

STAFF REPORT

SAUSALITO PLANNING COMMISSION

PROJECT: Hadfield/61 Wolfback Ridge Road
Design Review Permit
DR 09-023

MEETING DATE: April 1, 2009

PROPERTY OWNER: Mark and Pamela Hadfield

APPLICANT: Mark Hadfield

STAFF: Brian Stanke, Contract Planner 

REQUEST

Approval of a modification to previously approved Design Review Permit (VA/DR/TP 05-044). The modification would substitute a gravel roof for the approved native grass roof at 61 Wolfback Ridge Road (APN 200-310-17).

REGULATORY FRAMEWORK

General Plan: Very Low Density Residential

Zoning: R-1-20 (Single-Family Residential)

Required Approval: Modification of Approved Permits (Zoning Ordinance Section 10.50.180)
Design Review Permit (Zoning Ordinance Section 10.54.50)

Environmental Review: Exempt from the California Environmental Quality Act (CEQA) per Section 15301(e) – Existing Facilities – of the CEQA Guidelines

EXISTING SETTING

Subject Parcel:

The subject parcel has a gross area of 33,282 square-feet and contains an approximately 4,000 square-foot single-family residence. The site is accessed via a joint driveway easement off Wolfback Ridge Road. The parcel is downward sloping with a level shelf at the top or “front” of the lot. Wolfback Terrace Road bisects the parcel.

A ten-foot wide public utility easement runs from the southeast corner of the property to Wolfback Terrace Road.

Neighborhood:

The neighborhood consists of single-family homes on large lots, consistent with the R-1-20 zoning classification. The lower part of Wolfback Terrace, which bisects the subject property, is relatively undeveloped.

PROJECT DESCRIPTION AND BACKGROUND

The project application for a Design Review Permit was originally submitted on September 08, 2005. Public hearings were held by the Planning Commission on February 8, and February 22, 2006. The Planning Commission approved the Design Review Permit on the February 22, 2006. A roof planted with native California grasses was part of the approved design and was mentioned in the Findings of the Resolution of approval (**Exhibit C**) and several times in the staff report and hearing minutes (**Exhibits D, E, and F**).

The applicants obtained building permits and built the residence according to approved plans. The residence was structurally designed and built to support a native grass roof. During a Planning staff inspection in January 2009 the property owners indicated that due to financial issues, they wished to forego the cost of installing a native grass roof and had installed artificial turf on the roof. Planning staff reviewed the request for a change in roof material and informed the owners that per Zoning Ordinance Section 10.50.180 Planning Commission approval was needed because the roof was noted in six of the Findings in the Resolution of approval. Further an artificial turf roof would not comply with the City's Class A fire rating requirements for roofs. The applicant subsequently removed the artificial turf and installed a tar and gravel roof which met the Class A requirements. The applicant also applied for retroactive Planning Commission approval of the change in roof material.

The applicant has submitted a letter explaining their reasons for the modification (**Exhibit B**) and several letters of support (**Exhibits H-J**). An unsigned letter from the Wolfback Estates Homeowners' Association approves of a time extension giving the Hadfields until December 2010 to install the native grass roof, as required by the Homeowners' Association covenants (**Exhibit G**).

GENERAL PLAN CONSISTENCY

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

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

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

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

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

ZONING ORDINANCE CONSISTENCY

Zoning Standards

The proposed change would not affect the setbacks, lot coverage, or other development standards in the zoning ordinance.

Site Review

Staff visited the site and performed a visual inspection. Photos of the tar and gravel roof are provided as **Exhibit K**. The photos were taken the street from in front of 31 Wolfback Ridge Road.

Design

The existing single-family two-story structure is consistent with the modern style of most homes in the Wolfback Ridge neighborhood. Exterior materials such as wood siding, dark metal trim, and cement board are in keeping with the natural characteristics of the site and help the structure blend into its surroundings. The proposed gravel roof would not change the height or pitch of the roof from the original design. The proposed gravel roof will have limited visual impact as it is only visible from a handful of properties and a short section of Wolfback Ridge Road. The properties that the roof is visible to include:

- 31 Wolfback Ridge Road
- 35 Wolfback Ridge Road
- 51 Wolfback Ridge Road
- 4 Wolfback Ridge Terrace

As part of the initial Design Review process for the residence in 2006, staff analyzed the project in compliance with both Section 10.54.050 (Design Review) and the Architectural Standards outlined in the Wolfback Estates Subdivision Settlement Agreement. The native grass roof was mentioned in six findings in the Resolution of Approval (**Exhibit C**) and discussed in the February 8, 2006 staff report (**Exhibit D**) and meeting minutes (**Exhibit E**). The roof is cited in design review Findings 1, 2, and 6. It is also cited in Wolfback Ridge Architectural Standards E, I, and K. All of these findings relate to innovative design, blending into environment, and low roof visibility.

In order to approve the Design Review Permit the Planning Commission would need to find that the residence at 61 Wolfback Ridge would have met the standard findings for Design Review and would have met the Wolfback Ridge architectural standards if proposed with a gravel rather than a native grass roof. The Findings for Design Review in which the native grass roof was cited were:

1. The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.
2. 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.
6. 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.

Additionally three findings for the Wolfback Architectural standards mention the roof:

- E. The design of residential exteriors and appurtenances must be harmonious with the natural character of the project's Wolfback Ridge Site.
- I. Building materials and colors should be subdued to minimize contrast with the natural

landscape on Wolfback Ridge.

- K. Where roof surfaces will be visible from on-site or off-site vantage points, natural appearing roofing materials (tile, fire-retardant shake, etc.) should be used to minimize visual impacts.

The substitution of a gravel roof for the original native grass roof would not cause the project to fall short of any of the required Findings or contradict General Plan policies. The three Design Review findings cite the native grass roof as an innovative measure that goes beyond the requirements and add "creative solutions" and "an exemplary project." Wolfback Ridge standards E and I discuss design and material compatibility with natural character and natural landscape. The change in roof material would not impact the overall appearance as the building as the roof is not visible from most vantage points. Standard K specifically requires that the roof be of "natural appearing" material. Tile is specifically mentioned as a possible roofing material. A gravel roof would use a more natural looking material than tile, therefore would be allowed.

PUBLIC NOTICE AND INPUT

Notice

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

Written Input

Beyond the letters submitted with the application mentioned above, staff has not received any written or oral feedback from the public regarding this application. Any late correspondence received from this project will be posted on the City's website at: <http://ci.sausalito.ca.us>

RECOMMENDATION

Staff recommends the Planning Commission approve the attached resolution (**Exhibit A**) which approves the Design Review Permit for the substitution of a gravel roof for a native grass roof on the single-family residence at 61 Wolfback Ridge Road based upon the findings and Conditions of Approval provided therein;

Alternatively, the Planning Commission may:

1. Approve the extension with modifications;
2. Continue the public hearing for additional information, or project revisions,; or
3. Deny the extension and direct Staff to return with a Resolution of Denial.

EXHIBITS

- A. Planning Commission Resolution (Draft)
- B. Letter from Applicant, date stamped March 23, 2009
- C. Planning Commission Resolution No. 2006 – 08
- D. Planning Commission Staff Report dated February 8, 2006
- E. Planning Commission Staff Report dated February 22, 2006
- F. Planning Commission Meeting Minutes February 8, 2006 (Excerpt)
- G. Letter from Wolfback Estates, date stamped February 12, 2009
- H. Letter from Matthew Naythons, date stamped March 23, 2009
- I. Letter from Margaret Hutchins, date stamped March 23, 2009
- J. Letter from Newton and Beth Cope, date stamped March 23, 2009
- K. Site Photos taken by staff, dated March 11, 2009

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

**A RESOLUTION APPROVING A DESIGN REVIEW PERMIT
FOR THE SUBSTITUTION OF GRAVEL ROOF FOR A NATIVE GRASS ROOF ON THE
SINGLE-FAMILY RESIDENCE AT 61 WOLFBACK RIDGE ROAD
(DR 09-023)**

WHEREAS, an application has been filed by the applicants and property owners Mark and Pamela Hadfield requesting Planning Commission approval of a Design Review Permit to substitute a gravel roof for the previously approved native grass roof on the single-family residence at 61 Wolfback Ridge Road (APN 200-310-17); and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on April 01, 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 153031 (e); and

WHEREAS, the Planning Commission has reviewed and considered the project plans date-stamped received on March 23, 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 report for the proposed project; and

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

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the Zoning Ordinance as described in the staff report.

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

1. The Design Review Permit for substitute a gravel roof for the previously approved native grass roof 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 date-stamped March 23, 2009 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the adjourned regular meeting of the Sausalito Planning Commission on the ___ day of April, 2009, by the following vote:

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

Jeremy Graves, AICP
Secretary to the Planning Commission

ATTACHMENTS

- 1- Findings for Approval of a Design Review Permit
- 2- Conditions of Approval
- 3- Project Plans

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PLANNING COMMISSION RESOLUTION
April 01, 2009
DR 09 – 023
61 WOLFBACK RIDGE ROAD

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:

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

The proposed project is consistent with the Sausalito General Plan in its compatibility with the surrounding neighborhood and its sensitivity to the steep slope and natural constraints of the parcel. The project incorporates unique architectural elements such as the flatpack house design to create an exemplary project while maintaining a low profile below Wolfback Ridge. The project conforms with the requirements of the Wolfback Estates Settlement Agreement and is consistent with the regulations of Chapter 10 of the Sausalito Municipal Code.

The replacement of the native grass roof with a tar and gravel roof will meet general plan policies and zoning provisions. The proposed roof will meet the Class A fire resistance requirements of the Municipal Code.

2. 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 project residence is consistent with the modern style of most homes in the Wolfback Ridge neighborhood. The exterior materials and overall architectural design of the structure maintains the prevailing design character of the district. Additionally, features such as the flatpack house design introduce creative solutions that work with the unique characteristics of the project site and contribute to the overall design diversity of Sausalito.

A wide variety of roofs exist on Wolfback Ridge Road including sod, gravel, and metal roofs. Several existing residences on Wolfback Ridge Road have gravel roofs. The proposed roof will have the same low vertical profile as the originally approved native grass roof.

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

The proposed change in roof material will not alter the scale of the project residence.

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

The proposed change in materials will not raise the height of the roof. It will therefore create no additional impacts to public or private views.

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

The existing residence sits just below the ridgeline and therefore does not result in a silhouette above Wolfback Ridge. The proposed change in materials will not increase the structure height.

6. 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 approved landscape plan indicates preservation of the majority of the natural native vegetation on the site. All new landscaping is proposed to be native vegetation to compliment the existing character of the site and the overall character of the Wolfback Ridge neighborhood. The proposed landscaping will provide visual relief to the new structure and will blend the structure into the unique characteristics of the site.

The replacement of the native grass roof with a tar and gravel roof will reduce somewhat the amount of visual relief proposed by the site plan. The vast majority of the site will retain natural native vegetation, and will contain a little over half of the allowed impervious surface. The change in roof material will not impact the calculations for impervious surface.

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

The proposed change in materials will not alter and building size, setbacks, or shadow profile.

8. 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.

The project does not propose any changes to the mechanical equipment or chimneys.

9. 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 proposed change in materials will not impact the level of privacy on the site or adjacent properties.

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

Vehicular access will not be impacted by the proposed change of materials.

11. 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.

No tree removals are proposed.

The overall siting of the existing structure minimizes site degradation and excavation by locating the home on the level shelf at the southwestern portion of the otherwise steeply sloping property.

12. 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 [Design] Review Findings).

The project does not exceed 80% of any of the maximum allowable coverages, and therefore Heightened Review is not required for review of the proposed project.

2. WOLFBACK RIDGE ARCHITECTURAL STANDARDS

The following standards are explicitly outlined in the Settlement Agreement, dated December 15, 1993, between Alan Patterson, Carolyn Wean and the City of Sausalito. The proposed project has been reviewed and approved by the Wolfback Estates Design Review Committee and was found to have met the architectural standards outlined in the Settlement Agreement.

- A. Architectural design for side slope and ridge top crest residential structures should be visually adaptive and generally sensitive to the hillside topography.

The existing structure is not located on the ridge top.

- B. The design of residential and accessory structures should be subordinate to existing hillside and ridge line forms. Hillside and ridge crest homes should be constructed in multiple levels to achieve a better fit with the existing side slopes, reduce the need for grading, increase overall visual compatibility with Wolfback Ridge and maximize architectural interests.

The proposed change in materials will not involve new grading or the alteration to the existing structures.

- C. Use of hillside "stilt" design should be avoided. Building elevations on the downhill side should continue to the ground.

The existing residence is not designed with stilts.

- D. Regraded areas should be generally limited to portions of each home site covered by the grade beam and pier building foundations, driveways, leach fields and minor drainage provisions.

The proposed project does not involve any grading.

- E. The design of residential exteriors and appurtenances must be harmonious with the natural character of the project's Wolfback Ridge Site.

The use of wood siding and dark trim compliment the natural character of Wolfback Ridge. The majority of the site will remain natural vegetation with the main development impacts focused in the front of the lot. The substitution of a gravel roof for the approved sod roof will not significantly alter the character of the residence.

- F. Building heights and scales should be compatible with the existing terrain, other project home sites and surrounding existing homes on Wolfback Ridge.

The proposed change of materials will not change height or scale of the residence.

- G. Residential design should be articulated to achieve low profile forms on the upper side slopes and ridge line crests.

The existing home is not sited on the ridgeline. The change of materials will not change the profile of the residence.

- H. Hillside and ridge top design should incorporate a combination of small volume and varying surface planes to create visual interest and to avoid, if possible, conspicuous large bulk structures and box-like masses.

The proposed change of materials will not change the articulation of the existing residence.

- I. Building materials and colors should be subdued to minimize contrast with the natural landscape on Wolfback Ridge.

The exterior building materials and colors are natural wood and dark colors that blend into the natural landscape on Wolfback Ridge. The substitution of a gravel roof for the sod roof will not introduce any incompatible elements into the building design.

- J. Reflective windows and building materials shall be prohibited.

The gravel roof would not be a reflective material.

As previously conditioned, all windows on the existing residence are glazed to minimize reflection.

- K. Where roof surfaces will be visible from on-site or off-site vantage points, natural appearing roofing materials (tile, fire-retardant shake, etc.) should be used to minimize visual impacts.

The tar and gravel roof would use small stone gravel. Such a roof would be more natural looking than other allowed roofing materials, such as tile.

- L. Roof top appurtenances should be located and grouped to conceal them from off-site vantage points below and from direct view of neighboring homes.

Roof top appurtenances have been minimized to be invisible from vantage below and from direct view of neighboring homes.

- M. Cantilevered decks and balconies on any visible side slope portion of project homes should be limited in size or avoided entirely. Cantilevered decks shall not cantilevered away from any structure except as approved by the Design Review Board.

The proposed project involves no change to the approved deck.

- N. Swimming pools and tennis courts must be accommodated totally within site grades approved as part of, and as shown on, the tentative map.

The proposed project does not include a swimming pool or tennis court.

PLANNING COMMISSION RESOLUTION
April 01, 2009
DR 09-023
61 WOLFBACK RIDGE ROAD

ATTACHMENT 3: CONDITIONS OF APPROVAL

These conditions apply to the project plans date-stamped received on March 23, 2009.

General

1. As a condition of this approval, no alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Planning 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.
2. 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.
3. In accordance with Ordinance No. 1160, the applicant shall pay any and all City costs arising out of or concerning the proposed project, including without limitation, permit fees, attorneys' fees, engineering fees, license fees and taxes, whether incurred prior to or subsequent to the date of this approval. Applicant acknowledges and agrees that City's costs shall be reimbursed prior to this approval becoming valid.
4. 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.
5. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
6. All applicable terms and conditions of the Settlement Agreement and the FEIR shall be met.

7. Roof leaders from the project buildings shall be placed so that storm water is evenly distributed and not channelized into erosion inducing concentration. This requirement can be satisfied by directing such runoff to an appropriately located, sized and designed leaching field. The storm drainage systems shall be engineered and designed to meet City and Cal-Trans specifications so as to ensure satisfaction that the system will not cause or exacerbate soil moisture and erosion impacts on hillside slopes above Wolfback Terrace and Highway 101.

Advisory Notes:

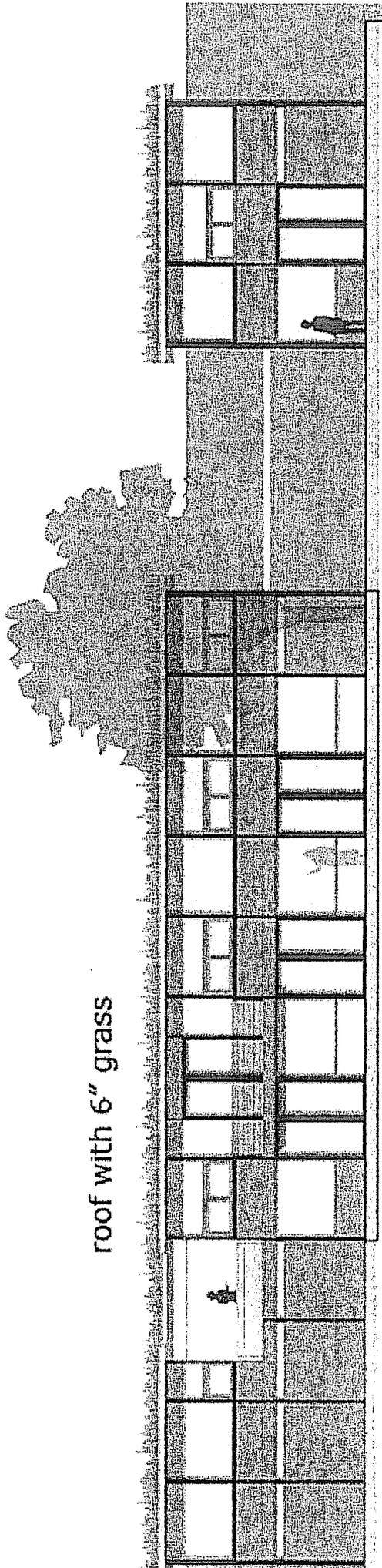
Advisory notes are provided to inform the applicant of (a) Sausalito Municipal Code requirements, or (b) requirements imposed by other agencies. The advisory notes are not a part of the Conditions of Approval.

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. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
3. The Developer shall pay all applicable City fees as established by City Council resolution and City ordinances.
4. The Developer shall pay encroachment permit, grading permit, third party review fees (cost plus 10%) fees.
5. Dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited pursuant to Sausalito Municipal Code (SMC) Chapter 11.17. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with SMC Section 11.17.060.B.
6. Other agencies: obtain those permits required by other agencies having jurisdiction within construction area.

PLANNING COMMISSION RESOLUTION
April 01, 2009
DR 09-023
61 WOLFBACK RIDGE ROAD

ATTACHMENT 3: PROJECT PLANS

roof with 6" grass



First Elevation

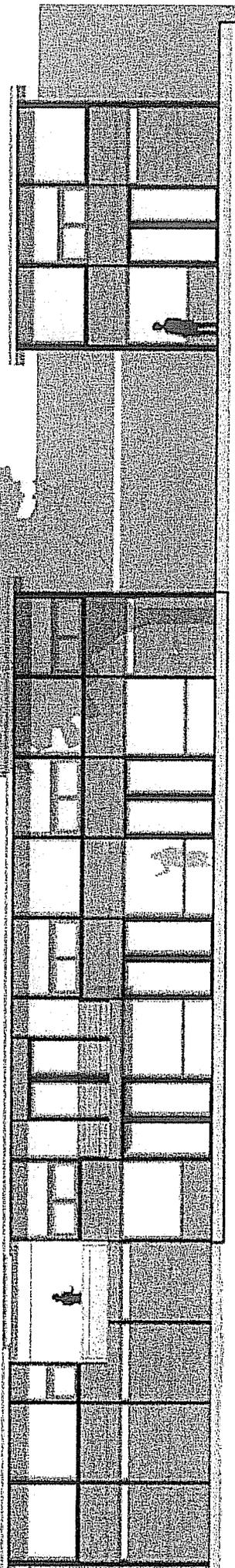
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RECEIVED

MAR 23 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

roof without grass:
please note no neighbors in front of or behind house to see roof with grass



North elevation

1

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RECEIVED

MAR 23 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Sausalito Planning Commission
420 Litho Street
Sausalito
CA 94965
March 23, 2009

Gravel Roof at 61 Wolfback Ridge

Dear Planning Commission,

To provide some background on our request to modify our previously approved Design Review Permit, please consider the following.

Background

Our house was approved for construction with the installation of a living turf roof by the planning commission approximately two years ago. As we fully expected to complete the house with this detail, it was structurally designed and constructed to support the living sod (at significant extra expense).

Reasons for our lack of completion

During the course of construction, the ever increasing costs of building, and the changing economic conditions have put the finishing living sod roof financially out of reach at this time. The house has 2,000 s.f of roof space and the lowest quote we have found on living sod is \$30 per s.f. (approximately \$60,000). Although our preference would have been living sod from an aesthetic, and environmental standard it is simply not an option for us at this time.

We have attempted to negotiate with Sausalito Building Department to install synthetic turf as an alternative but were unsuccessful in convincing them of the fire retardant suitability of this material for a Sausalito roof. This was actually installed and subsequently removed by us (again at additional expense).

Current Status

At this time, the house has been installed with a standard (hot mop and gravel) roof similar to what is found in 90% of Sausalito homes by our observation.

Neighborhood Opinion

We are unaware of any objection to the gravel roof on our house. We submit with our application three letters of support from our nearest neighbors. The head of the HOA – Alan Patterson – has provided us with a two year period to complete the installation of living sod in keeping with our original agreement with the HOA. Only one neighbor (Mrs Johnston) actually has a direct view of the roof itself, and she has written in support of the gravel.

ITEM NO. 2 PAGE 17

Exhibit B
(2 Pages)

In conclusion we ask for the consideration of the planning commission to grant the approved amendment to our application at this time. Since the house is structurally designed to support a sod roof, we may at some time in the future complete the installation if our financial situation permits.

For now we need the finalized Certificate of Occupancy to close on our financing and pay a list of builders and subcontractors that are impatiently awaiting their final payments.

Sincerely,



Mark and Pamela Hadfield

61 Wolfback Ridge
Sausalito
CA 94965

RESOLUTION NO. 2006-08

RESOLUTION OF THE SAUSALITO PLANNING COMMISSION
APPROVING DESIGN REVIEW AND TREE PERMIT APPLICATION DR/TP 05-044
FOR A NEW SINGLE-FAMILY STRUCTURE AT 61 WOLFBACK RIDGE

WHEREAS, an application for Design Review and Tree Permits was filed on September 7, 2005 by applicant/property owners Mark and Pamela Hadfield requesting Planning Commission approval of a Design Review and Tree Permit application to construct a new single-family home at 61 Wolfback Ridge (APN 200-310-17); and

WHEREAS, the Planning Commission has conducted duly noticed public meetings on February 8, 2006 and February 22, 2006 in the manner prescribed by local ordinance, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Hadfield Residence", with revisions dated November 15, 2005; and

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

WHEREAS, the Planning Commission has reviewed and considered the information contained in the February 8, 2006 and February 22, 2006 staff reports for the proposed project attached hereto; and

WHEREAS, the development of the proposed project must comply with the terms and conditions outlined in the Settlement Agreement by and between Alan Patterson, Carolyn Wean, and the City of Sausalito dated December 15, 1993 as amended by the First Amendment to Settlement Agreement dated May 6, 1997 (collectively referred to herein as the "Settlement Agreement") and the Final Environmental Impact Report for the Proposed Wolfback Estates Project dated December 1989 (the "FEIR"); and

WHEREAS, in accordance with Section 4 of the Settlement Agreement notice of the hearing on this project was provided to the Golden Gate National Recreation Area ("GGNRA"), Division of Resource Management and Planning; and

WHEREAS, the Planning Commission finds and determines based upon substantial evidence in the record, including without limitation, the staff report and testimony received during the public hearings, as follows:

- a. As conditioned herein, the proposed project complies with the General Plan; and
- b. The project is Categorically Exempt from the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (CEQA") pursuant to Section 15303 (Class 3 Categorical Exemption) of the State CEQA Guidelines (Title 14, California Code of Regulations Section 15000, *et seq.*).

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

1. The Design Review Permit and Variance are approved as outlined in the attached findings (Attachment A).
2. The Design Review Permit and Variance are approved, for project plans titled "Hadfield Residence" with revisions dated November 15, 2005 (Attachment B), subject to the attached conditions of approval (Attachment C).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 22nd day of February, 2006, by the following vote:

AYES:	Commissioner:	Bossio, Keller, Peterson, Vice-Chair Leone, Chair Kellman
NOES:	Commissioner:	
ABSENT:	Commissioner:	
ABSTAIN:	Commissioner:	



SECRETARY TO THE PLANNING COMMISSION

PLANNING COMMISSION HEARING
FEBRUARY 22, 2006
APPLICATION NO. DR/VA 05-044
61 WOLFBACK RIDGE ROAD

ATTACHMENT A: FINDINGS

Variance Findings

Prior to approving this application, the Planning Commission must determine whether the proposed project is in conformance with the findings specified in Section 10.68 of the Sausalito Municipal Code:

1. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property, that do not apply generally to other property or uses in the same district.

The subject property is divided into three distinct segments as a result of exceptional physical characteristics of the lot. The first defined portion of the lot is the existing level shelf that runs the width of the property and is approximately 20 feet in depth. This area is accessed from the joint driveway off of Wolfback Ridge Road. At the edge of the level shelf, the property slopes steeply downhill and the remainder of the parcel is divided by Wolfback Terrace Road. The third segment is also steeply sloped and is bordered by Wolfback Terrace Road to the south and Cloudview Trail to the north. Although the property is more than 33,000 square-feet in gross parcel area, the segmenting of the property between three level terraces, two of which are private roadways, creates a unique physical condition on the property.

The existing slope on most of the lot is one to one and has been acknowledged as an area of drainage and slope stability concern. This factor in addition to the unique physical configuration of the lot limits the buildable area. The limited buildable area forces development in a long rectangular shape thereby creating the need for a variance. This characteristic of the property is very unique to the area and especially to other properties in the R-1-20 zoning district.

2. Owing to such exceptional or extraordinary circumstances, the literal enforcement of the provisions of the Title would result in practical difficulty or unnecessary hardship.

The unique division and existing topography of the subject property creates a unique physical condition on the parcel that makes the literal enforcement of the increased side yard setback along all three "side" property lines a physical hardship in developing the property. The Final Environmental Impact Report (FEIR) that was completed for the original subdivision application for Wolfback Estates identified the eastern slope of the ridge in this particular area as having stormwater drainage and slope stability issues that required particular attention when developing. The existing downward slope of the property is one to one. These constraints limit the buildable area on the property. An increased side yard setback along the south property line would further limit the development potential and create an unnecessary hardship for the property owners, driven by the unique physical characteristics of the lot.

3. Such Variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

The property is located in the R-1-20 zoning district, which permits one single-family home per parcel. The pending application at 61 Wolfback Ridge is for an approximately 3,900 square-foot single-family home. The size of the proposed home is in character with other homes in the area.

The requested Variance is necessary to preserve the property owner's right to develop a single-family home on the subject parcel and within the existing level shelf of the property which avoids conflict with Wolfback Terrace Road or Cloudview Trail, both of which are private roadways that bisect or border the subject property. Additionally the granting of the requested Variance preserves the property owner's property right without necessitating a substantial excavation undertaking, which could in turn threaten the stability and foundation of the existing hillside.

4. The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

The proposed placement of the structure does not directly impact a public roadway or immediately border the nearest private roadway, Wolfback Ridge Road. Due to the flag lot configuration of the lot the placement of the structure is tucked behind another existing parcel. This coupled with the surrounding topography minimizes the impacts associated with the reduced side setback along the south property line and therefore the granting of the requested Variance would not be materially detrimental to the public welfare or to any neighboring property.

5. The granting of the Variance will not constitute a special privilege inconsistent with the limitations on other properties classified in the same zoning district.

Due to the unique circumstances with the subject property, the granting of the requesting Variance would not constitute a special privilege. The proposed structure is in keeping with the use and general size of surrounding homes in the Wolfback Ridge area. Because the site's unique physical constraints are not conditions typical of other lots in the area, the challenges in developing the lot and the resulting Variance request does not constitute a special privilege, but rather uses the mechanism of a Variance to allow the property owners to develop the parcel in keeping with the character of the R-1-20 zoning district and the surrounding homes in the area, despite extraordinary physical conditions on the lot.

6. The granting of such Variance will be in harmony with the general purpose and intent of this Title and the General Plan.

As discussed in more detail under the General Plan Consistency segment of this report, the proposed project is in keeping with the intent of the Sausalito General Plan. Additionally, the requested Variance is sought for flexibility from increased side yard setback requirements along the south property line. As discussed in Section 10.40.070, the general purposes of setback requirements are to "provide light and open space between structures", "to provide open space between structures and adjoining pedestrian ways", and "to increase setbacks and provide visual relief along property lines with long unbroken walls". Because of the distance between the proposed structure and any surrounding structures the reduced setback along the south property line would not impact light or relative open space between structures. Additionally, the siting of the proposed structure does not adjoin any pedestrian way. Finally, due to the configuration and topography the increased building length would not readily impact any other property and therefore the proposed eight-foot setback would provide adequate visual relief along the south property line.

Design Review Permit Findings

Prior to approving this application, the Planning Commission must determine whether the proposed project is in conformance with the findings specified in Section 10.54.050(D) of the Sausalito Municipal Code:

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

The proposed project is consistent with the Sausalito General Plan in its compatibility with the surrounding neighborhood and its sensitivity to the steep slope and natural constraints of the parcel. The project incorporates unique architectural elements such as the native grass roof and flatpack house design to create an exemplary project while maintaining a low profile below Wolfback Ridge. The project conforms with the requirements of the Wolfback Estates Settlement Agreement and is consistent with the regulations of Chapter 10 of the Sausalito Municipal Code.

2. 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 proposed structure is consistent with the modern style of most homes in the Wolfback Ridge neighborhood. The exterior materials and overall architectural design of the proposed structure will maintain the prevailing design character of the district. Additionally, features such as the native grass roof and flatpack house design introduce creative solutions that work with the unique characteristics of the project site and contribute to the overall design diversity of Sausalito.

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

The proposed single-family home is approximately 3,900 square-feet and is a two story structure with an overall building height of 21'-9" The proposed home is consistent with existing structures in the neighborhood both in the size and mass of the individual structure and in its relationship to the lot size and coverage.

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

Due to the slope of the site, the proposed placement of the structure, and the height and design of the proposed single-family home it does not appear that the structure will cause view obstruction from any neighboring private property. Both Wolfback Ridge Road and Wolfback Terrace are private roads and therefore do not constitute public views. However, the proposed home will not interfere with view corridors from either of these private roadways.

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

The proposed home sits just below the ridgeline and therefore does not result in a silhouette above Wolfback Ridge.

6. 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 submitted landscape plan indicates preservation of the majority of the natural native vegetation on the site. All new landscaping is proposed to be native vegetation to compliment the existing character of the site and the overall character of the Wolfback Ridge neighborhood. The proposed native grass roof and other proposed landscaping will provide visual relief to the new structure and will blend the structure into the unique characteristics of the site.

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

The project site is a large lot and the structure is sited with substantial setbacks to ensure adequate light and air to adjacent properties. Due to the slope of the site and the proposed placement of the structure on the level shelf that exists on the property, there will be minimal visibility of the home from Wolfback Ridge Road.

8. 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.

Although a lighting plan has not been submitted, as conditioned by this resolution the project will have specific requirements for shielded, downward facing exterior lights to minimize unnecessary glare and meet the requirements of Section 10.54, the Wolfback Estates Settlement Agreement, and the suggestions contained in the GGNRA comment letter.

Mechanical equipment, chimneys have been designed to minimize visual impacts from adjacent properties.

9. 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 main outdoor living area and the majority of the windows face toward the water. Due to the slope and the placement of the structure on the upper portion of the lot, these areas will look out over Wolfback Terrace and the properties below. The courtyard design of the development is flanked on either side by the proposed structures, the steep upward slope to the north, and looks out to the south. The placement of the structure, combined with the configuration of the deck and windows will not negatively impact the privacy of any adjoining properties.

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

The site is accessed from an existing joint driveway off Wolfback Ridge Road. The existing access will provide the sole vehicular access to the site and to the proposed attached garage. Use of the existing driveway and proposed parking and internal circulation will not negatively impact traffic safety or ease of movement from Wolfback Ridge Road.

11. 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.

A Tree Permit was issued for the removal of the Madrone Tree shown on the site plans. The tree had been identified as being in poor health by a certified arborist and was removed in conformance with the Tree Permit issued by the City.

No other tree removals are proposed.

The overall siting of the proposed structure minimizes site degradation and excavation by locating the home on the level shelf at the southwestern portion of the otherwise steeply sloping property.

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened Review Findings).

The project does not exceed 80% of any of the maximum allowable coverages and therefore Heightened Review is not required for review of the proposed project.

Wolfback Ridge Architectural Standards

The following standards are explicitly outlined in the Settlement Agreement between Allan Patterson, Carolyn Wean and the City of Sausalito. The proposed project has been reviewed and approved by the Wolfback Estates Design Review Committee and was found to have met the architectural standards outlined in the Settlement Agreement.

- A. Architectural design for side slope and ridge top crest residential structures should be visually adaptive and generally sensitive to the hillside topography.

The proposed structure is not located on the ridge top.

- B. The design of residential and accessory structures should be subordinate to existing hillside and ridge line forms. Hillside and ridge crest homes should be constructed in multiple levels to achieve a better fit with the existing side slopes, reduce the need for grading, increase overall visual compatibility with Wolfback Ridge and maximize architectural interests.

The proposed home has been designed and sited with sensitivity to the existing slope and hillside formation. The placement of the home on the level shelf in the southwestern portion of the site minimizes the need for excavation and grading and complements the natural characteristics of the site and Wolfback Ridge in general.

- C. Use of hillside "stilt" design should be avoided. Building elevations on the downhill side should continue to the ground.

The proposed home is not designed with stilts.

- D. Regraded areas should be generally limited to portions of each home site covered by the grade beam and pier building foundations, driveways, leach fields and minor drainage provisions.

There is minimal grading associated with the proposed structure. The only proposed grading is for the building foundation.

- E. The design of residential exteriors and appurtenances must be harmonious with the natural character of the project's Wolfback Ridge Site.

The use of wood siding, dark trim, and sod roof compliment the natural character of Wolfback Ridge. The majority of the site will remain natural vegetation with the main development impacts focused in the front of the lot.

- F. Building heights and scales should be compatible with the existing terrain, other project home sites and surrounding existing homes on Wolfback Ridge.

The proposed structure has an overall building height of 21'-9", which is substantially less than the maximum height allowance of 32 feet. The low profile of the home and its placement on the site will minimize impacts to surrounding homes and will compliment the hillside as viewed from below.

- G. Residential design should be articulated to achieve low profile forms on the upper side slopes and ridge line crests.

The proposed home is not sited on the ridgeline. As illustrated in the submitted photo simulations, the proposed single-family home is visible from Old Town below, but the design, placement, height, and exterior materials, allow the proposed structure complement the hillside and not unnecessarily call attention to the structure.

- H. Hillside and ridge top design should incorporate a combination of small volume and varying surface planes to create visual interest and to avoid, if possible, conspicuous large bulk structures and box-like masses.

The proposed development has been sensitively designed to lie entirely within the small level shelf of the lot, minimizing grading and reducing the impact to the natural characteristics of the site. Although the placement is limiting to the design, the proposed structure has achieved articulation and variation through the use of the open breezeway above the ground level garage and the outdoor courtyard between the main house and the library/guest room structure in the north portion of the site.

- I. Building materials and colors should be subdued to minimize contrast with the natural landscape on Wolfback Ridge.

The exterior building materials and colors are natural wood and dark colors that will blend into the natural landscape on Wolfback Ridge. Additionally, the use of the native grass roof further complements the site and blends the built and natural environments.

- J. Reflective windows and building materials shall be prohibited.

As conditioned, all windows will be glazed to minimize reflection. The stained wood and cement board are not reflective materials.

- K. Where roof surfaces will be visible from on-site or off-site vantage points, natural appearing roofing materials should be used to minimize visual impacts.

A native grass roof is proposed for the entire structure.

- L. Roof top appurtenances should be located and grouped to conceal them from off-site vantage points below and from direct view of neighboring homes.

Roof top appurtenances have been minimized to be invisible from vantage below and from direct view of neighboring homes.

- M. Cantilevered decks and balconies on any visible side slope portion of project homes should be limited in size or avoided entirely. Cantilevered decks shall not cantilevered away from any structure except as approved by the Design Review Board.

The proposed project includes a cantilevered deck off the north elevation of the structure. The

project, including the cantilevered decks have been reviewed and approved by the Wolfback Estates Architectural Committee. Additionally, due to the limiting physical factors of the site and the property owner's efforts to maintain the building within the existing 20-foot wide graded terrace on the lot, the cantilevered deck provides the primary outdoor living space on the property.

- N. Swimming pools and tennis courts must be accommodated totally within site grades approved as part of, and as shown on, the tentative map.

The proposed project does not include a swimming pool or tennis court.

PLANNING COMMISSION HEARING
FEBRUARY 22, 2006
APPLICATION NO. DR/VA 05-044
61 WOLFBACK RIDGE ROAD

ATTACHMENT C: CONDITIONS OF APPROVAL

1. Approval of this Application is limited to the project plans titled "Hadfield Residence", with revisions dated November 15, 2005; and
2. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
3. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.
4. Pursuant to Ordinance 1143, the operation of construction, demolition, excavation, alteration, or repair devices within all residential areas or within a 500 foot radius of residential zones shall be limited to the following hours:
 - a. Weekdays – Between 8 a.m. and 7 p.m.
 - b. Saturdays – Between 9 a.m. and 5 p.m.
 - c. Holidays – Between 9 a.m. and 7 p.m.

Such operation is prohibited on Sundays except by a homeowner residing on the property. Such work shall be limited to 9 a.m. to 7 p.m.

In addition to the above hours, all truck traffic shall be restricted during construction to between the hours of 8:00 a.m. and 5:00 p.m. weekdays; all internal combustion equipment used on-site during construction must be routinely maintained with noise mufflers, and all equipment must satisfy Cal-OSHA noise restrictions. All such equipment shall be located away from existing homes whenever possible.

5. During project construction, heavy equipment, such as bulldozers, backhoes, trenchers and paving machines, must be trucked to and from the site.
6. Dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited pursuant to Sausalito Municipal Code (SMC) Chapter 11.17. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with SMC Section 11.17.060.B.

7. As a condition of this approval, no alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Planning 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. In accordance with Ordinance No. 1160, the applicant shall pay any and all City costs arising out of or concerning the proposed project, including without limitation, permit fees, attorneys' fees, engineering fees, license fees and taxes, whether incurred prior to or subsequent to the date of this approval. Applicant acknowledges and agrees that City's costs shall be reimbursed prior to this approval becoming valid.
10. 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.
11. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
12. All applicable terms and conditions of the Settlement Agreement and the FEIR shall be met.

Planning:

13. Exterior lighting shall be employed in such a manner as to ensure against nighttime visual impacts on off-site vantage points employing low intensity fixtures of low mounting heights; closely spaced luminaries; and light refractors, reflectors, or diffusers. No street lighting, except as provided in the preceding sentence, shall be allowed.

Prior to the issuance of a Building Permit, the applicant shall submit a lighting plan that meets the above-specified requirements. The lighting plan shall be reviewed and approved at the discretion of the Community Development Director.

14. All guest rooms, as labeled on the approved plans, shall not include high voltage wiring, separate metering, or gas lines in order to maintain their use as "guest rooms" and not individual dwelling units.

15. Prior to the issuance of a building permit the applicant shall submit revised plans illustrating the following changes:

- a. Building coverage revisions to account for roof eaves of a depth greater than 2'-6" as required in Section 10.40.050(B) of the Sausalito Municipal Code;
- b. At grade emergency staircase from Wolfback Terrace Road and necessary limitations on bedroom egress windows to meet access requirements of the Southern Marin Fire Protection District; and
- c. Revised landscape plan in conformance with suggestions contained in the GGNRA letter dated January 26, 2006 and incorporating the recommendations included in the Costello Kennedy Landscape Architecture letter dated February 17, 2006.

Engineering:

16. During construction, all overhead utility services to the property (electric, phone, cable) shall be placed underground.
17. Any additional information that is relevant to the project such as arborist and traffic reports or other information required by the Resolution of Approval shall also be submitted (in triplicate) to and approved by the City Engineer.
18. Prior to issuance of any building or grading permit, the applicant's general contractor shall provide City with evidence of a standard comprehensive general liability insurance policy containing coverage for bodily injury, property damage, and completed operations and including liability resulting from earth movement. The policy shall provide limits of coverage not less than \$1,000,000 and the policy shall continue in force until a date five (5) years following completion of construction.
19. A Construction Impact Report that addresses haul routes for deliveries and off-hauling material and any needed traffic control for deliveries or off-hauling shall be submitted to the specifications of the City Engineer. The report can be a plan with notes or a narrative with exhibits prepared by project designer or contractor.

Drainage and Stabilization:

20. Improvement and Grading Plans showing all grading, drainage, new and existing utility services, driveways, walkways, curbs, gutters, and vegetation shall be submitted to and approved by the City Engineer. All plans shall be prepared by a Registered Civil Engineer and be in an engineering scale of 1" = 20' or better.
21. A Storm Water Pollution Prevention and Erosion Control Plan that addresses both the construction impacts and the post construction measures shall be submitted to and approved by the City Engineer. The plan shall be in accordance with NPDES and County-wide requirements (MCSTOPPP).

22. A Hydrologic Report showing the existing drainage and the increase in runoff for a 10-year storm shall be submitted to and approved by the City Engineer. The report will express the impacts of the increased drainage and the mitigation measures proposed. The report will include a narrative of assumptions, existing and proposed conditions, findings, and supporting calculations including any off-site impacts and shall be prepared by a Registered Civil Engineer. The expanded drainage plan shall show how site runoff gets to a public drain system with minimal impacts.
23. A Design Level Geotechnical Report prepared by a Registered Geotechnical Engineer that addresses all proposed grading, cuts and fills shall be submitted to and approved by the City Engineer. If a project specific Geotechnical Report that meets the design requirements was submitted with the planning application, the Geotechnical Engineer may submit a letter stating such, in lieu of a new report.
24. No grading and excavation operations shall occur between October 15th and April 1st. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence and conclude within a single dry season.

Exception to this requirement may occur with formal written approval from the Community Development Department.

25. Grading Permits are required for projects with more than 50 cubic yards of cut or fill, projects with excavations (cuts) of 2 feet or more, fills of 1 foot or more and grading on slopes in excess of 20%. Excavation for building foundations and footings are covered as part of the Building Permit and do not require a separate grading permit; however, if the material excavated is placed as fill, a grading permit is required.
26. A Geotechnical Engineer shall be on the site during grading and foundation operations.
27. The applicant shall submit written evidence that the wastewater system has been installed in accordance with City and County codes governing such systems prior to issuance of an occupancy certificate.
28. Roof leaders from all homes constructed in the subdivision shall be placed so that storm water is evenly distributed and not channelized into erosion inducing concentration. This requirement can be satisfied by directing such runoff to an appropriately located, sized and designed leaching field. The storm drainage systems shall be engineered and designed to meet City and Cal-Trans specifications so as to ensure satisfaction that the system will not cause or exacerbate soil moisture and erosion impacts on hillside slopes above Wolfback Terrace and Highway 101.

29. Prior to construction or excavation, the applicant shall prepare, have approved by the City, and be bound by a project erosion and sedimentation plans, which shall include restrictions on disturbances of vegetative areas until actual construction of site improvements is ready to commence. The erosion and sedimentation plans shall also include provisions for revegetation of disturbed areas, provisions for the direction of runoff away from disturbed areas, and provisions for the inclusion of sedimentation basins in the project design.
30. Prior to construction or excavation, the application shall submit site-specific geotechnical investigation to determine and identify roadway and building foundation design specifications that are needed to prevent hillside ground failure.
31. If uphill roadway cuts are made, all such cuts shall be engineered and made to uphill banks only, with no fill deposited downhill; slope retention, stabilization and drainage shall be as required by the City Engineer.
32. The applicant shall demonstrate to the City and Cal-Trans that drainfield design will not exacerbate existing soil moisture conditions above Highway 101 or cause any instability of the slopes above Highway 101.
33. Disturbed slopes must either be planted, mulched, hydroseeded or the use of retaining walls employed to ensure long term stabilization, provided however that grading shall be restricted to building footprints and road bed alignments to the greatest degree possible.

Septic:

34. The septic system shall be designed and permitted in accordance with County of Marin regulations (Chapter 18.06 of the County of Marin Code) and in accordance with the terms and conditions of the Settlement Agreement.
35. All drainfield designs must include measures and precautions to ensure that wastewater does not resurface a short distance down slope.
36. Trenches should be sited and constructed to ensure long term, maintenance free operation. Drainfield design must minimize and prevent the possibility of over saturation of the soil on the oceanside "bowl" area designated as S-4.
37. Drainfield excavation and construction on the oceanside "bowl" must be done by hand, as necessary, to minimize impact on the existing eucalyptus grove. Measures must be included in drainfield design and location to ensure against long term over irrigation impacts on the eucalyptus grove.
38. To ensure against over-compaction, no drainfield shall be located under any proposed or approved access or easement.
39. Drainfields should be located in gardens or other vegetative areas whenever possible to maximize the absorption effluent by plants and other vegetation.

Other Agencies:

40. The recommendations and suggestions contained in the comment letter from the Golden Gate National Recreation Area, dated January 26, 2006 shall be incorporated by reference as conditions of approval.
41. The applicant shall provide evidence that water service is being provided by the Marin Municipal Water District.
42. All requirements as specified in the comment memo from the Marin Municipal Water District shall be satisfied.
43. All requirements as specified in the comment memo from the Southern Marin Fire Protection District shall be satisfied to the discretion of the Fire Chief.

Miscellaneous:

44. The applicant shall provide evidence demonstrating the house has been designed to include sufficient noise insulation to maintain an average indoor 24 hour noise levels at or below 45 dba and that all outdoor living areas on the east side of the house are adequately shielded from Highway 101 noise.
45. If cultural resources are encountered during project construction, alteration of the materials and their surrounding area shall be halted until evaluated by a cultural resource professional, and if required, prescribed mitigation measures undertaken prior to resuming construction activities.
46. Prior to the issuance of an occupancy certificate the applicant shall submit written evidence demonstrating an average indoor 24 hour noise level at or below 45 dba and illustrating that outdoor living areas on the east side of the house are adequately shielded from Highway 101 noise.

STAFF REPORT

SAUSALITO PLANNING COMMISSION

Agenda Item Number 3

PROJECT: DR/TP 05-044 / 61 Wolfback Ridge / APN #200-310-17

MEETING DATE: February 8, 2006

STAFF: Heather Hines, Contract Planner

**APPLICANT/
PROPERTY OWNERS:** Mark and Pamela Hadfield

REQUEST

Property owners, Mark and Pamela Hadfield are requesting Planning Commission approval of a Design Review Permit to construct an approximately 4,000 square-foot single-family home at 61 Wolfback Ridge. An attached two-car garage is proposed with driveway access from Wolfback Ridge. The project site is located in the R-1-20 zoning district.

The property owners are also requesting approval of a Tree Permit for removal of an existing Madrone Tree.

REGULATORY FRAMEWORK

Zoning: R-1-20 (Single-Family)

General Plan: Very Low Density Residential / Wolfback Ridge

Special Regulations: Wolfback Ridge Subdivision Settlement Agreement and the Final Environmental Impact Report for the Proposed Wolfback Estates Project dated December 1989

CEQA: Categorically exempt pursuant to CEQA Section 15303

Required Permits: Design Review Permit
Tree Permit

Exhibit D
(12 Pages)

EXISTING SETTING

Neighborhood: The neighborhood consists of single-family homes on large lots, consistent with the R-1-20 zoning classification. The lower part of Wolfback Terrace, which bisects the subject property, is relatively undeveloped.

Subject Parcel: The subject parcel has a gross area of 33,282 square-feet and is currently undeveloped. The site is accessed from a joint driveway easement off Wolfback Ridge Road. The parcel is downward sloping with a level shelf at the top or "front" of the lot. Wolfback Terrace Road bisects the parcel.

The lot is currently covered in natural vegetation with the exception of recently paved Wolfback Terrace Road and the existing gravel driveway providing access from Wolfback Ridge Road.

A ten-foot wide public utility easement runs from the southeast corner of the property to Wolfback Terrace Road.

PROJECT DESCRIPTION

Structures: A single-family home is proposed on the subject property. As outlined in the following chart, the proposed home consists of approximately 3,913 square-feet of floor area. This figure does not include 500 square feet of garage area pursuant to SMC Section 10.40.040(B).

The proposed building is two stories and sits on the level shelf at the front of the lot. The proposed building coverage is 4,778 square-feet, approximately 14% of the overall site area, and includes 1,025 square feet of elevated deck area that sits more than two feet above the natural grade.

A portion of the structure is separated from the main building by an outside courtyard.

Design: The proposed home is of modern design with a mixture of exterior materials including cedar cladding, cement board, and black metal trim. A mahogany window casing frames the windows and a black perforated metal is proposed for railings. The white metal roofing materials is covered with a sod roofing of native grasses.

The two-story single-family home is made up of two distinct structures separated by a 24 foot by 21 foot outdoor courtyard. A second level covered breezeway provides a break in the main structure façade.

A two-car garage makes up the ground floor of the east elevation, with a wood deck walkway providing access from the driveway around the south side of the home to the front entry. This walkway also accesses the exterior spiral staircase leading to the second story breezeway.

The north elevation is made up of a variety of glass planes in different configurations, sizes, and trim. Cedar cladding is the other primary material on the north elevation. The second story breezeway at the east portion of the structure and the courtyard separation at the west end of the structure provide variety and modulation along the north elevation.

The proposed south elevation is comprised of cement board on the ground level and cedar cladding on the second floor level. Window placement is sparser on the south elevation and the only door is the main entrance to the house.

The roof slopes upward to the north by approximately 1'-2". A 3'-9" roof overhang extends out over the north and south elevations of the building. A smaller 1'-6" roof overhang extends over the east and west walls of the structures.

A wood deck extends approximately 12 feet out from the north elevation of the home. The deck runs approximately 64 feet along the main portion of the home before stepping in to a depth of five feet for another 56 feet along the north elevation. Due to the narrow shelf on the lot the deck is mostly cantilevered over the downward slope. A three-foot tall clear glass guardrail with metal vertical supports and a metal top rail surrounds the deck.

Land Use/Density:

A single-family home is proposed on the currently undeveloped lot. The overall density on the property will be one dwelling unit per 28,498 square-feet of net parcel area.

Tree Protection:

An existing Madrone tree is proposed for removal. The tree is considered a Heritage Tree pursuant to the City of Sausalito's tree ordinance and a tree permit is required, as discussed below.

New Landscaping:

The submitted landscape plan (Sheet A-002) indicates that the majority of existing natural vegetation on the lot is to remain. A new Madrone tree is proposed in the courtyard between the two proposed structures. The area to the north of the proposed structures would be native grass.

A "native grass roof" is proposed for the structure. California meadow sedge is proposed on the sod roof. This plant is durable and has a mature height of six inches. The vegetation is deer resistance and although it flowers in early spring it is not considered to be "showy".

CEQA

Staff has determined that the proposed project qualifies as a Class 3 categorical exemption pursuant to CEQA Section 15303(a), which states that a single-family structure within an urbanized area is categorically exempt. The project is located in the R-1-20 zoning district and proposes the construction of a single-family structure on the legally existing parcel.

A Environmental Impact Report for Wolfback Estates was completed in December 1989 for the entire Wolfback Estates Subdivision. Additionally, on April 30, 2004 the City of Sausalito received a letter from the United States Department of the Interior's Fish and Wildlife Service (see attached) indicating that "habitat for mission blue butterflies or any other federally listed species does not exist on lots 1, 2, 3, and 5" of the Wolfback Estates Subdivision. The proposed project is located on Lot 1.

ANALYSIS

Setbacks/Variance

The proposed parcel is considered a flag lot due to the 30-foot wide appendage that connects the main portion of the parcel with Wolfback Ridge Road. As illustrated in Diagram 10.40.070-B, this type of lot requires three side yard setbacks, with the rear parcel boundary identified as the property line opposite the flag of the lot (front). In determining the length of the building Staff considered the two side property lines running the greater length of the parcel, toward the rear lot as the applicable sides, thereby determining that the length of the building did not exceed 40 feet in length as measured parallel to these property lines. However, because the "front" is actually considered a side property line, the proposed structure must also be measured parallel to the south "side" property line. The main structure measures approximately 100.5 feet along a line parallel to the south property line. This calculation would require an increased setback of approximately 22 feet. This increased setback would not allow the current siting of the proposed structure on the existing level shelf of the lot.

To approve the project as proposed the Planning Commission must approve a Variance from side yard setbacks. Because the project was not noticed as a Variance the review and discussion of the project must focus on the requested Design Review and Tree Permits. The project will be renoticed as a Variance and will return to the Planning Commission on February 22, 2006 for review and consideration. Staff has discussed the issue with the City Attorney who has indicated that the Planning Commission may hold a public hearing on the Design Review and Tree Permit application only. A separate public hearing will be held with regard to the Variance request after required noticing has been satisfied.

Design

The proposed single-family two-story structure is consistent with the modern style of most homes in the Wolfback Ridge neighborhood. Exterior materials such as wood siding, dark metal trim, and cement board are in keeping with the natural characteristics of the site and will help the structure blend into its surroundings. The sod roof further enhances the structure and its compatibility with its surroundings. The proposed structure is approximately 3,900 square-feet with an overall building height of 21'-9". Both the size and mass appear to be in character with the neighborhood in terms of the individual structure and in its relationship to the lot size and coverage. Additionally, architectural elements such as the covered breezeway and exterior courtyard break up the otherwise rectangular mass of the proposed structure, and the use of different sized windows and doors provide interest to the north and south elevations.

The long narrow style of the home was designed to site on the existing shelf or terrace of the lot. This design minimizes grading and excavation, utilizes the existing driveway easement, and works with the natural topography on the lot. Due to the slope of the site, the placement of the structure, and the height and design of the single-family home, it does not appear that the structure will cause view obstruction from any neighboring property.

With the exception of landscaping directly around the structure and proposed sod roof, there is no change proposed to the existing vegetation on the site. The existing Madrone tree is proposed for removal, as discussed further in a proceeding section of this report.

Staff has analyzed this project in compliance with both Section 10.54 (Design Review) of the Sausalito Code and the Architectural Standards outlined in the Wolfback Estates Subdivision Settlement Agreement. Architectural Standard M states, "cantilevered decks and balconies on any visible side slope portion of project homes should be limited in size or avoided entirely. Cantilevered decks shall not cantilever away from any structure except as approved by the Design Review Board." The proposed home includes a ten-foot wide wood deck along approximately 64 feet of the north elevation of the main structure. At the west end of the main structure the deck is reduced to five feet in width for an additional 56 lineal feet along the north elevation. The proposed deck is cantilevered over the downhill slope. Although this does not appear to be out of character with other homes in the area, and is necessitated by the narrow terrace that the home is being sited on, the cantilevered deck is visible from the down hill slope and is runs approximately 120 feet along the north elevation of the home. As specified in the attached Neighborhood Participation Plan, the applicants received approval from the Wolfback Ridge Home Owners Association for the proposed project. Although Staff does not believe the proposed deck causes a considerable design impediment for the project, the language of the Architectural Standards focuses this issue for discussion.

Staff believes that the design of the proposed project satisfies code requirements as outlined in Section 10.54 (Design Review) of the Sausalito Municipal Code and meets the objectives of the Sausalito General Plan. Staff believes the proposed project indicates awareness to the uniqueness of the site as well as a testament to innovative design elements such as the sod roof and flatpack house design.

Guest Rooms

The proposed project includes two guest rooms that are physically separated from the main house and are accessed by separate exterior doors. To the north of the main house, separated by an exterior courtyard is a two-story structure containing the library on the ground level and a guest room and full bathroom on the second level. A second guest room and full bathroom is proposed on top of the attached garage and is separated from the main house on the second story level by a covered breezeway. An exterior spiral staircase accesses the breezeway and provides access to the unit without entering the main structure. An additional entry to the main house is provided directly across the breezeway.

The Sausalito Municipal Code does not provide specific guidelines for guest homes or related structures and uses. Therefore, it is upon Staff to err on the side of caution when reviewing projects that pose potential for the creation of separate dwelling units inconsistent with the base zoning of the property.

Section 10.88 of the Sausalito Municipal Code defines a dwelling unit as "one or more habitable rooms that are designed and/or used as independent living space for one household, with facilities for living, eating, and sleeping, with no more than one kitchen and at least one bathroom, and where all such habitable areas have access to each other from within the building." As proposed each of the two guest

quarters include a bedroom, bathroom, and potential living space. Because the rooms would be plumbed for hot water the ease at which a kitchen facility could be created raises concern that both of these guest rooms provide a nearly invisible opportunity for conversion to separate dwelling units. The creation of additional dwelling units is not only inconsistent with the base R-1-20 zoning of the property, but creates additional impacts on parking, roads, and other facilities.

Staff brought this concern to the attention of the property owners soon after the initial application was filed with the City. The property owners submitted the attached response to Staff's concern indicating their design considerations and the uniqueness of the site. The property owners have cited their desire to have the separated guest quarters for a number of reasons, including visitation of elderly parents, future live-in domestic help, and art studio space for Mrs. Hadfield. Additionally, the property owners have referred to the slope and siting of the structure in arguing that the separation of the northern guest room would not actually be accessible except by passing through the main house.

The Planning Commission's approval of 135 Bulkley on July 7, 2004 included a 365 square-foot second unit. The unit was considered a second unit due to the lack of interior access to the main unit and the inclusion of a kitchen, bathroom, and bedroom. Although the small unit was informally considered likely for domestic help to the main dwelling, it was considered a separate unit. This distinction necessitated the request and granting of a parking variance to allow one parking space for the second unit as opposed to the 1.5 parking spaces required for a one bedroom dwelling unit. If the guest room over the garage were to be used for domestic help it may practically necessitate accommodation of an additional vehicle. Although not considered in the overall on-site parking total for the project, the garage level floor plan illustrates adequate room for three cars, two in tandem.

It is Staff's opinion that because these separate guest quarters are physically separated from the primary residential structure, include private exterior access, and would be plumbed to include hot water, that the likelihood of conversion to separate units in the future should be considered in analyzing the project. As proposed, neither of the guest rooms include kitchen facilities.

If the Commission believes that the potential for conversion of the guest rooms into separate living quarters should be addressed as part of this proposal, Staff recommends that the plans for 61 Wolfback Ridge be revised to provide an enclosed connection between the main residence and each of the two guest quarters. By eliminating the physical separation Staff believes the project would more clearly read as one residence with guest accommodations as opposed to potentially three separate units.

Building Coverage

Section 10.40.050(B) of the Sausalito Municipal Code excludes roof eaves from building coverage calculations up to a depth of 2'-6". The proposed structure includes roof eaves of 3'-9" along the north and south elevations. Because the additional roof overhang was not considered in the building coverage calculations along the south elevation and around the garage portion of the structure, Staff recommends that revised calculations be submitted prior to the issuance of a building permit in order to ensure a more accurate zoning permit figure. Because the proposed development is well below any maximum coverages on the lot the small increase in building coverage due to the 1'-3" increase in roof overhang will not create a noncompliance or exceed the threshold for heightened review for the project.

Septic

A reduced plan set was sent to the Marin County Environmental Health Department for their review and comments associated with the proposed single-family home and the need for a septic system. With the

exception of the parcels on Wolfback Ridge, all parcels within the City of Sausalito are supported by the City sewer and do not necessitate review by the County's Environmental Health Department.

The property owner has not specifically called out a location for the proposed leach field on the submitted plans. Because of this, representatives from the County Environmental Health Department have indicated that the application is considered incomplete and that the property owner must satisfy requirements of Chapter 18.06 of the County of Marin Code for an on-site sewage disposal. Mr. Smith's memo states that the proposed siting of the home "appears to encroach on the proposed septic system area". Upon further discussion with the property owner it has been determined that an alternative leach field location can be used. The property owner has contracted with Questa Engineering to work with the Environmental Health Department regarding the leach field location. Any project approval would be conditioned with specific requirements to obtain the appropriate permits from Marin County Environmental Health Department, in compliance with the conditions of the Wolfback Ridge Settlement Agreement and in keeping with the comment memo from the County.

GGNRA

The attached letter from the Golden Gate National Recreation Area provides feedback from their review of the project. Many of the comments contained in the GGNRA letter duplicate conditions already included in a draft resolution, including septic requirements and drainage/erosion plans. Staff will also adopted the requirements of the GGNRA letter by reference in any future resolution for the project, and will specifically added a condition that a revised landscape plan shall be reviewed and approved by GGNRA before issuance of a building permit.

MMWD

As outlined in the attached comment memo, received February 1, 2006, the parcel at 61 Wolfback Ridge does not front be a water main and therefore the development of this parcel will require a pipeline extension to establish water service to the site. The property owner will be responsible for the necessary costs associated with this development and will be required to obtain the appropriate permits from MMWD.

Tree Permit

The proposed project involves removal of an existing Madrone Tree on the site. The submitted Tree Assessment indicates that the existing tree is diseased and suffering from Botryosphaeria Canker and has lost approximately 25% of the foliage from the disease. The assessment also identifies the steep slope as creating unstable soil that necessitates the removal of the tree. The arborist concludes the assessment by stating that the existing Madrone Tree "has significant evidence of Botryosphaeria Canker, has a heavy trunk lean, is poorly located on a steep hill, and should be removed due to hazardous conditions and poor health."

Due to the size of the existing tree, trunk circumference of 50 inches at 4.5 feet above soil grade, it is classified as a Heritage Tree pursuant to Chapter 11.12 of the Sausalito Municipal Code. In order to remove a Protected or Heritage Tree a tree permit is required and specific criteria must be made to approve the applicable tree permit. When the removal of the tree is associated with a development proposal the issuance of a tree permit goes before the Planning Commission.

The submitted Tree Assessment indicates the poor health and hazardous conditions created by the existing Madrone Tree. Additionally, the placement of the proposed structure on the level shelf of the parcel is the most sensitive placement for development on this parcel. Based on these factors Staff believes that the criteria for issuance of a Tree Permit can be met.

Home Occupations

The Hadfields indicated the potential for conducting a home occupation out of the "guest room" above the garage. An artist studio is an allowable use pursuant to Section 10.44.030(B)(1) of the Sausalito Municipal Code. Staff reminds the property owner that the appropriate permit must be obtained prior to the commencement of a home occupation and that all applicable regulations must be met, with specific attention brought to limitation of total floor area dedicated to the home occupation of 400 square-feet, limitations on vehicle delivery and pick up, retail sales, and patron visitation. The requirements of 10.44.030 have been adopted to allow home occupations while maintaining the residential character of an area and are important to maintaining the balance between the two uses.

Neighborhood Comments

Staff has received two e-mail comments voicing concern with storm water drainage down the slope onto Wolfback Terrace Road and Cloudview Trail. Because of the steep slope it will be essential for a thorough study to be completed prior to the issuance of a building permit to look at the volume and velocity of run off and ensure that the proper tools are used to control and dissipate the water. The City Engineer included specific requirements in his January 9, 2006 comment memo and indicated that although there are "concerns about the lack of information to determine where and how site runoff is conveyed to a public storm drain system", those issues can be addressed at the construction permit stage. In addition to the City Engineer's requirements, the Wolfback Estates Settlement Agreement contains specific conditions applying to drainage and stabilization. These conditions will be outlined specifically in any future resolution for approval of the project.

Settlement Agreement – The project parcel is subject to the parameters of the Settlement Agreement between Allan Patterson, Carolyn Wean, and the City of Sausalito for Wolfback Estates (attached). The Settlement Agreement contains specific architectural standards for development on the recorded Wolfback Ridge lots. Staff believes the proposed project meets the standards outlined in the Settlement Agreement and each standard has been outlined in the attached Resolution of Approval.

61 Wolfback Ridge

	Existing	Code	Proposed	Compliance
Net Parcel Area:	28,498 sq. ft.	20,000 sq. ft. min.	28,498 sq. ft.	Yes
Land Use:	Undeveloped	Single-family	Single Family	Yes
Dwelling Units:	0	1	1	Yes
Unit/Parcel Area:	NA	1 d.u./parcel	1 d.u./28,498 sq. ft.	Yes
Setbacks:				
Rear Yard:	NA	20'-0"	72' - 0"	Yes
East Side Yard:	NA	5'-0"	18' - 3"	Yes
West Side Yard:	NA	5'-0"	24' - 0"	Yes
South Side Yard:	NA	22'-0"	8' - 0"	No**
Height:	NA	32' max from a.g.	21' - 9"	Yes
Building Coverage:	NA	8,549 sq. ft. (30%)	4,778 sq. ft. (17%)	Yes
Floor Area:	NA	9,973 sq. ft. (0.35)	3,913 sq. ft. (0.14)	Yes
Impervious Surface:	NA	18,522 sq. ft. (65%)	9,401 sq. ft. (33%)	Yes
Parking Spaces:	NA	2/unit	2 parking spaces	Yes

*Increased setback required due to length of proposed structure in excess of 40 feet as measured parallel to the south property line.

**A Variance is being requested for flexibility from increased side yard setback requirements.

GENERAL PLAN CONSISTENCY

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

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

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

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

Policy CD-1.7: Landscaping. Emphasize the importance of landscaping to any design and the role of landscaping as a compliment to the streetscape and the neighborhood.

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

Policy CD-2.2: Steep Sloping Sites. Give special attention to addressing the special design considerations for proposed development on steeply sloped sites.

Policy EQ-3.2.: Natural Terrain and Native Vegetation. Protect the natural terrain and native vegetation.

Staff believes the proposed single-family home at 61 Wolfback Ridge has been designed to satisfy minimum standards and is an exemplary project in integrating the objectives and policies as outlined in the General Plan. The proposed structure is well below the maximum coverages allowed in the R-1-20 zoning district, leaving the majority of the lot untouched by the proposed development. By siting the structure on the existing level shelf the development has respected the natural terrain of the site, minimized disturbance to the site, and integrating the structure into the natural environment. Additionally, the minimal disturbance has allowed the property owners to respect the existing natural vegetation on the site and all proposed landscaping, including the sod roof, has been chosen to compliment and enhance the natural native vegetation.

The design of the proposed structure is in keeping with the modern architectural character of other homes in the Wolfback Ridge neighborhood. The sod roof and flatpack house design are innovative design aspects of the proposed structure that support the General Plan policy to encourage architectural innovation in new residential construction.

PUBLIC NOTICE AND FEEDBACK

Notice: More than ten days prior to the scheduled hearing notices were mailed to all parcels within a 300 foot radius of the site. Additionally, at least ten days prior to the scheduled public hearing, notices were posted on the site.

Staff sent notice and reduced plans sets to the Marin Municipal Water District, Cal Trans, and Marin County Environmental Health Department. Additionally, a full sized plan set was sent to GGNRA for their review and comments. As of the writing of this report Staff has received comments from Marin County Environmental Health, MMWD, and GGNRA, as discussed above.

Neighborhood Outreach: The property owners submitted the attached Neighborhood Participation Plan indicating their outreach efforts.

Public Comments: Two public comment letters have been submitted indicating drainage concerns associated with the proposed project.

STORY POLES

- Installation:** Story poles in conformance with the submitted story pole plan were installed three weeks prior to the February 8, 2006 Planning Commission hearing. The story pole placement has been certified by a licensed land surveyor and a copy of the certification has been submitted to the City.
- View and Light Impacts:** The story poles represent the outline of the proposed structure and do not appear to create view obstruction from any of the neighboring properties.

RECOMMENDATION

- Overall Staff Recommendation:** Staff recommends continuance of the project to the February 22, 2006 hearing in order to renotice the project as a Variance application to address the increased south side setback requirement. Staff recommends that the Commission discuss and provide feedback to the applicant with regard to the requested Design Review and Tree Permits, as noticed for the February 8, 2006 public hearing.

EXHIBITS

1. Zoning Application
2. Vicinity Map
3. Site photos submitted by the applicant
4. Examples of Neighboring Homes in Wolfback Ridge Neighborhood, submitted by the applicant
5. Examples of Proposed Home: 61 Wolfback Ridge, submitted by the applicant
6. Neighborhood Participation Plan, submitted by the applicant, September 7, 2005
7. Hadfield Dwelling Design Narrative, submitted by the applicant, October 14, 2005
8. Tree Assessment completed by ArborLogic, dated July 25, 2005
9. Geotechnical Investigation completed by Salem Howes, dated June 8, 2005
10. City Engineer's Comment memo, January 9, 2006
11. County of Marin, Environmental Health Services, comment memo, January 19, 2006
12. National Park Service comment letter, January 26, 2006
13. MMWD comment letter, received February 1, 2006
14. Fish and Wildlife Service comment letter, received April 27, 2004
15. Superior Court of the State of California, Settlement Agreement, approved December 15, 1993
16. City of Sausalito Memo regarding Amendment to the Wolfback Ridge Subdivision Settlement Agreement, dated May 6, 1997
17. First Amendment to Settlement Agreement, dated May 6, 1997
18. Public comment letter (Cope), January 17, 2006
19. Public comment letter (Warren), January 31, 2006
20. Story pole certification, received December 22, 2005

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- 21. Site Photos
- 22. Reduced Plan Set

STAFF REPORT

SAUSALITO PLANNING COMMISSION

Agenda Item Number 5

PROJECT: VA/DR 05-044 / 61 Wolfback Ridge / APN #200-310-17

MEETING DATE: February 22, 2006

STAFF: Heather Hines, Contract Planner

**APPLICANT/
PROPERTY OWNERS:** Mark and Pamela Hadfield

REQUEST

Property owners, Mark and Pamela Hadfield are requesting Planning Commission approval of a Design Review Permit to construct an approximately 4,000 square-foot single-family home at 61 Wolfback Ridge. An attached two-car garage is proposed with driveway access from Wolfback Ridge. The project site is located in the R-1-20 zoning district.

Approval of a setback Variance is being requested for flexibility from an increased side yard setback requirement as a result of the requirements of the flag lot configuration and the increased building length parallel to the south property line.

BACKGROUND

The Design Review portion of the application was reviewed by the Planning Commission at the February 8, 2006 hearing and the project was continued to a date certain, February 22, 2006 to allow time for proper public notification of the required Variance. The Planning Commission reviewed and discussed the design aspects of the project and provided the applicant with feedback for potential revisions to the design review permit application.

The Commission requested additional Fire Department review to ensure that the setback along the south property line was adequate for required emergency access. Additionally, a few of the Commissioners provided design suggestions to decrease glazing on the north elevation and make small changes to decrease the horizontal prominence of the structure's design. Other Commissioners expressed their support of the design as submitted.

ANALYSIS

Variance -- The proposed parcel is considered a flag lot due to the 30-foot wide appendage that connects the main portion of the parcel with Wolfback Ridge Road. As illustrated in Diagram 10.40.070B, this type of lot requires three side yard setbacks, with the rear of the parcel boundary identified as the property line opposite the flag of the lot (front). In determining the length of the building, the proposed structure must be measured parallel to all three of the side property lines. The main structure measures approximately 98 feet along a line parallel to the south property line. This calculation requires an increased setback of

Exhibit E
(3 Pages)

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approximately 22'-4". The increased setback would allow not allow the current siting of the proposed structure on the existing level shelf on the lot. A variance is being requested to grant flexibility from the side yard setback requirements along the south side of the property.

Staff believes the required findings can be made to grant a Variance for the project and recommends approval based on the Variance findings outlined in the attached Resolution of Approval.

Design Changes – The property owners submitted the attached design response to address issues discussed at the February 8, 2006 public hearing. Staff is supportive of the overall design of the project and believes that both the required Design Review findings and the Wolfback Ridge Estates Architectural Standards can be made for the project, as outlined in the attached Resolution of Approval.

Fire Department – Staff met with a representative from the Southern Marin Fire Protection District to discuss access requirements to the rear portion of the proposed development. The Fire Department requires unobstructed pedestrian access to the rear of the structure. Access must be four feet wide and be level, allowing a fire fighter to get a hose and ladder around the rear of the building in emergency situations. The structure is setback eight feet from the south property line. The project architect has indicated that approximately 6'-9" of that is between the wall and the structure and therefore would be adequate to meet the requirements of the Fire District. The location of the proposed spiral staircase could potentially interfere with that access and therefore the applicant is discussing this layout with the Fire District. Staff included a condition of approval requiring revised plans in compliance with the requirements of the Fire District prior to the issuance of the Building Permit.

Tree Permit -- As discussed at the February 8, 2006 Planning Commission hearing, a tree permit was previously issued for the Madrone tree on the site and the tree has been removed. An existing Live Oak exists on the site and will be preserved in the courtyard area.

Guest Bedrooms -- There was minimal discussion at the February 8, 2006 hearing regarding the proposed separation of guest quarters and the potential for conversion into separate dwelling units. Staff maintains the original concern associated with the relative ease these guest rooms could be converted due to the physical separation from the main house, as discussed at length in the February 8 staff report (attached).

PUBLIC NOTICE AND FEEDBACK

Notice: The project was noticed as a Variance application in conformance with City and State noticing requirements.

Public Comments: No additional public comment letters have been submitted.

RECOMMENDATION

Overall Staff Recommendation: Staff recommends conditional approval of the project subject to the attached Resolution of Approval. The attached Resolution contains specific conditions dealing with drainage, slope stability, and septic that were taken directly from the FEIR and Settlement Agreement for

Wolfback Estates Subdivision, as well as additional City Engineer comments. Additionally, the Resolution includes reference to comment memos received from MMWD, Marin County Environmental Health, GGNRA, and the Southern Marin Fire District.

The Planning Commission may alternatively:

1. Continue the project; or
2. Deny the project.

EXHIBITS

1. Draft Resolution of Approval
2. February 8, 2006 Staff Report with exhibits
3. Fire Department Comment memo, dated February 8, 2006
4. Wolfback Estates Architectural Committee approval letter, dated June 17, 2005
5. Summary of changes submitted by the applicant, dated 02-13-06

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1 **3. 61 Wolfback Ridge (DR/TP 05-044)**
 2 **Mark and Pamela Hadfield (Applicants and Owners)**

3
 4 **Planning Commission consideration of a Design Review Permit to construct an**
 5 **approximately 4,000 square-foot single-family home and a tree permit to remove**
 6 **an existing madrone tree on the site.**

7
 8 **Staff report by Contract City Planner Heather Hines**

9
 10 Ms. Hines reported (via a PowerPoint presentation), that this is a new, approximately
 11 3,900 square foot single family home in a subdivision. It is a flag lot. The property has a
 12 relatively flat drive that is shared with another property; there is an existing terrace that
 13 was previously graded. Staff was unable to find a grading permit to determine when it
 14 was graded. The original layout according to the subdivision map made this shelf the
 15 access for this parcel so it is assumed that it was relatively flat there already. It is
 16 steeply sloped with the exception of this shelf/terrace.

17
 18 Issues to be considered by the Commission include:

19
 20 **CEQA.** Single family homes are generally categorically exempt from CEQA unless staff
 21 determines there is some area of environmental sensitivity. A Final Environmental
 22 Impact Report (EIR) was prepared in 1989 for the original subdivision approval for the
 23 whole of Wolfback Estates. After litigation, a settlement agreement was arrived at and
 24 many of the specific mitigation measures from that final EIR were carried into the
 25 settlement agreement as conditions to be required when the lots were developed. Some
 26 of those issues are the issues that have come up with this lot.

27
 28 This project as noticed as a Design Review and a Tree Permit, but in fact it also needs
 29 a variance because it is a flag lot and the ordinance requires the Commission to
 30 consider this (pointing) and this (pointing) as a side property line in determining setback
 31 requirements. The length of the building is required to be measured along that property
 32 line as well as the other sides. It does exceed 40 feet along that property line and
 33 increased setback is required. It was not noticed as a variance, so the Commission
 34 cannot discuss the variance that evening. The City Attorney agreed that it could be
 35 reviewed that evening as to the Design Review and Tree Permit.

36
 37 **Design.** In terms of design, all of the lots that are part of the subdivision are required to
 38 comply with certain architectural standings according to the settlement agreement,
 39 which must also be considered by the Commission. Those findings will be outlined in
 40 any future resolution of approval for the project.

41
 42 The building has been designed with respect to the site; they have sited the building on
 43 this level shelf. It's a 21'9" high building from that grade. It does not have any impact on
 44 primary views; no concerns have been expressed by the neighbors. It did go through
 45 the homeowner design review board and was approved; the Commission has that letter
 46 of approval from June, 2005.

1
2 **Materials.** Materials include wood siding and a native grass roof. There are
3 architectural breaks in the structure, including a break with a covered breezeway.
4 Looking up from Old Town, the dark siding and roof blend into the hillside. There is a
5 cantilevered deck. One of the architectural standards in the settlement agreement says
6 that cantilevered decks should be minimized or avoided, at the discretion of design
7 review. Staff feels that because they are locating on the shelf their ability to have
8 outside living area is limited, so the cantilevered deck is a natural choice. Staff looked at
9 other homes in the area and the cantilevered deck doesn't seem out of character with
10 some of the things you see in the area. The homeowners association did not object to
11 the deck in its review.

12
13 **Guest rooms.** There is a separate structure separated by a grass courtyard. It is shown
14 as a library on the bottom floor and on the second floor as a guest room and bath.
15 Additionally, there is a guestroom on the top floor of the garage separate from the rest
16 of the house and accessed by a spiral staircase. Both of those guest rooms have hot
17 water plumbed to them and have the ability to be accessed without going through the
18 main house. These two guest rooms could easily be converted into separate units and
19 the Commission should decide whether that needs to be reviewed as being out of
20 character with the R-20 zone and whether there would be impacts that go along with it
21 in terms of parking and traffic. The Hadfields have indicated they are not interested in
22 turning the rooms into rentals; they have indicated there is a possibility of housing
23 domestic help or of in-laws staying there. Staff encourages the Planning Commission to
24 discuss the second unit possibility and whether there should be some sort of enclosed
25 breezeway between the two portions of the structure to minimize that potential. The
26 applicants have pointed out the slope behind this is very steep.

27
28 **Septic.** There is a notice from Marin County saying that they have concerns that the
29 proposed leach field being located where the building footprint is. The applicant
30 proposes to use the leach field on lot 8 across Wolfback Ridge that is written in as an
31 easement for the title report for this property. That leach field has been approved by the
32 county and the county has indicated using this as the leach field is a viable option. This
33 is an item that was dealt with in length in the EIR. Although it seems to be a little
34 ambiguous in the staff report, this issue has been sorted out.

35
36 Staff also noticed the Golden Gate National Recreational Area (GGNRA); there is a
37 letter from GGNRA in the staff report. There were no direct concerns but GGNRA also
38 had some questions about landscaping and where the leach field was going to be.

39
40 The Marin Municipal Water District commented on the landscape plan. She has spoken
41 with MMWD and received no indication of red flags from MMWD. The only sod area is
42 in the courtyard; most of the lot will not have maintenance requirements; there will be a
43 note in the plan that there will be an automatic shut off for the area.

44
45 The comments from the fire department have the standard recommendations.
46

1 The issue of drainage was discussed at length in the EIR, and has also been raised by two
2 neighbors in letters to the Commission. There are specific drainage requirements in the
3 settlement agreement and the City Engineer has also included specific conditions to be met
4 prior to building permit.

5
6 Since the staff report was prepared, she has learned that a permit was issued a couple of
7 months ago and the tree has been removed. There is a young oak tree that an arborist has
8 looked at and indicated it can be kept there instead of replacing it with a madrone, which is
9 very sensitive to construction impacts.

10
11 In response to a question from Chair Kellman, Ms. Hines said this application will have to
12 come back to the Commission to review the variance; it has been noticed as a variance
13 hearing for the February 22, 2006 meeting. Staff's recommendation is that the project be
14 continued to come back with the variance analysis.

15
16 **Presentation by Applicant Mark Hadfield**

17
18 Mr. Hadfield explained that despite the size of the property the only place to build is this strip.
19 They love the madrone, but the arborist reported that it is diseased and they had to take it
20 out. Fortunately there is a live oak there. He also explained the reasoning for the design of
21 the guest rooms and stated he has no intention of turning them into second units. (Portions of
22 Mr. Hadfield's comments were not audible.)

23
24 Vice Chair Leone noted, as he is sure Mr. Hadfield is aware, the development of this area
25 was very contentious, hence the settlement agreement. Mr. Hadfield is right that the general
26 terms of the settlement were for the whole area. However, two of the elements called out in
27 Mr. Hadfield's design pertinent to prohibitions in the settlement agreement are decks and
28 box-like structures. Help him see how this is not a box-like structure. He recognizes some of
29 the constraints of the lot. But he's struggling with the design elements that go against the
30 settlement agreement.

31
32 Mr. Hadfield's comments were partially inaudible. He noted the location of the driveway, the
33 view of the house from downtown Sausalito. He doesn't think the design is out of context.

34
35 Vice Chair Leone said he understands his points and a lot of them are valid. Among the
36 issues for Wolfback Ridge relative to glazing are day time views and one is nighttime views,
37 because the lights create a beacon up the hill for the people who live down below. And that
38 was an issue when this settlement went through. As far as the daytime issue, the house
39 below has bigger visual impact because the site is more open. But has Mr. Hadfield given
40 any thought to maybe articulating the building a little bit? He recognizes that the design tries
41 to accomplish that with the different materials. Mr. Hadfield may have to sacrifice some floor
42 area, or have a deck on the second floor inside the envelope of the buildings.

43
44 Ms. Hines pointed out there is some articulation, there is a deck. That (pointing) is open. And
45 that structure is an open breezeway, which leads back to the spiral staircase. The roof cuts
46 back.

1
2 Commissioner Bossio said the grass roof is a great idea, but are there any moisture
3 concerns that affect to the structural integrity of the house, the possibility of mold or mildew
4 accumulating? She assumes there has to be some water supply to the grasses.

5
6 Commissioner Petersen noted the roof is great fire protection. He also noted the membranes
7 they put down are modern, but grass roofs have been used in Europe for many years.

8
9 Vice Chair Leone said he doesn't see any problem with the roof, although it can turn into an
10 eyesore if you don't take care of it.

11
12 Commissioner Petersen echoed some of Vice Chair Leone's concerns. He referred to the
13 photo simulation. It is an intensely vertical site. The windows are going to be a lot more
14 reflective, but there's very little you can do about that, because of course you want to look at
15 the views. It's just such an incredibly horizontal solution in a very vertically delineated site. It
16 would be great if the house wasn't truncated right at this one datum, right there. That's the
17 only thing that seems to make a loud statement in what would normally be an extremely quiet
18 presence on that hill. He doesn't know where to go with it, but only points that out. He saw a
19 cream-colored 9-11 Porsche the other day and he thought Porsche is the only auto
20 manufacturer designer who could make cream look like a loud color. In a way, it's sort of like
21 that. That juxtaposition of the strong horizontality is the only thing that could make such quiet
22 materials really, really stand out on the hill up there. It could be that the photo simulation is
23 exaggerating the fascia piece a little more than it would actually look like. It wouldn't be
24 unfeasible, it wouldn't necessarily be a matter of grading or digging into the hill to really break
25 it up a little bit and modulate that roof line, to try to have some dialog with all of the trees that
26 are up there, all that verticality that is up there.

27
28 Vice Chair Leone asked the applicant if he proposing to put in the same kind of non reflective
29 glazing that was discussed on the previous application?

30
31 Mr. Hadfield indicated yes.

32
33 Commissioner Petersen said his question was what was the thinking behind just stopping
34 right there? Was it Alan saying "no going above a certain level" on that site? Why is that line
35 right there, that strong horizontal line?

36
37 Mr. Hadfield (inaudible)

38
39 Vice Chair Leone said if you go up at all you go up in his view shed, is that right?

40
41 Mr. Hadfield (inaudible)

42
43 Vice Chair Leone asked if it is a written agreement? There's a height limit?

44
45 Mr. Hadfield (inaudible)

1 Vice Chair Leone said the design is interesting, the material choices are great. He's just
2 wondering if there is some way – he wants to accommodate him having a studio. You are
3 going to be able to walk around that circular staircase? No? Is the fire department okay with
4 that? You usually have to be able to get through a site to get to the back to fight a fire.

5
6 Mr. Kermoyan said the fire department requires at least a three-foot clearance to attack the
7 fire, so yes, he'll need access there.

8
9 Vice Chair Leone said even though Mr. Hadfield doesn't have a neighborhood problem that
10 would require multiple iterations, he can't help but think there is something that could be
11 done to satisfy the neighbor who is concerned, to give a different roof angle.

12
13 Commissioner Petersen said there is a "bite" right there, and even those little bites help a
14 little bit in providing articulation.

15
16 Commissioner Keller noted that the weather up there is pretty lousy. Has he thought about
17 putting any kind of covering on the walkway?

18
19 Mr. Hadfield said yes, they have considered that.

20
21 Commissioner Petersen said he was happy to see how the applicant honored that wall; it's a
22 very beautiful wall back there. He was relieved to see that he is leaving openings and views
23 to it and having windows toward it and largely leaving it alone because it is really quite
24 stunning. It is really beautiful masonry.

25
26 Chair Kellman asked if there was further public comment.

27
28 No response.

29
30 **Public Comment closed.**

31
32 Chair Kellman noted that the Commission has discussed design review and expressed their
33 concerns. She actually thinks this is wonderful. She completely appreciates the minimalist
34 attitude the design takes incorporating the natural environment. She likes it. When you look
35 at the intent in the settlement agreement, the intent of the language regarding cantilevered
36 decks, for example, was in fact to prevent "too much stuff," and when you have a design like
37 this, which is really opposite of that, she doesn't see the applicability regarding the intent of
38 the agreement. If they are trying to work toward consensus, she could see suggesting some
39 sort of breezeway covering or alerting the roof of the separate guest structure, but personally
40 she doesn't need those changes to like the project. The comment about the fire access is a
41 relevant one and that needs to be addressed.

42
43 Commissioner Keller said he also likes the design.
44

1 Commissioner Bossio said it would make sense to have some kind of connection, roofline,
2 protection between the library and main house for purposes of weather. That would be a
3 good addition.

4
5 Chair Kellman asked if the other Commissioners wanted to see the applicant come back with
6 something in that courtyard area?

7
8 Commissioner Petersen said he doesn't.

9
10 Vice Chair Leone said no, it's a guest unit, the idea being it would be used infrequently.
11 That's your main outdoor space except for the deck area. So whether the applicant wants to
12 sacrifice some of that space to a covered space is really a personal decision; he thinks it is a
13 good thing that that is open.

14
15 Commissioner Bossio said it is a good point about the lawn; there really isn't much lawn
16 area.

17
18 Chair Kellman asked Commissioner Petersen about his comments about the windows.

19
20 Commissioner Petersen said one of the things they are talking about is things you can do to
21 bring down reflections. There are certain times of the day and certain positions that those
22 windows are going to be reflecting the sky. And depending on the array of windows,
23 sometimes it can be broken up so it looks like the same patches of sky you see through
24 trees, but rarely does that happen with square windows. But it's not a major concern; the
25 more major concern is light at nighttime, as Vice Chair Leone pointed out. But that also
26 comes with human beings living on earth.

27
28 Vice Chair Leone noted he lives below in Old Town and there are some houses up there that
29 become beacons at night, for example, Mr. Warren's, which was one of the earlier houses
30 built there. It has panoramic windows and it detracts from the hillside. But he understands
31 this is why you want to live there, because of the view. The applicant has minimized the
32 impact to a certain degree with some of the siding and arrangements, but maybe he can
33 further think about minimizing the look of walls of light. From a design standpoint, from any
34 other point in Sausalito, you are not going to be able to visualize the articulation because it is
35 pretty far up there, but the roof line is something that you will be able to notice, and he
36 wishes there was something that played with that a little more. This is just a design
37 discussion, there aren't any decisions being made that night. That might also cause problems
38 with the grass roof; because you may have drainage and flashing issues. It is because of the
39 building's length that that becomes extenuated. His concern is with the settlement agreement
40 and the design issues relative to decks and the box-like look.

41
42 Commissioner Petersen noted this is the one opportunity for building right there.

43
44 Vice Chair Leone noted again there were some very contentious issues resolved in this
45 agreement, so he doesn't think it would be appropriate to disregard them because time has
46 passed.

1
2 Commissioner Petersen said what's odd, getting back to the light issue, is that this
3 cantilevered deck is probably the thing that would provide the most light screening from the
4 town. One suggestion of a way to break up some of this, and this isn't just something you
5 would do only for the benefit of the town -- it's also something the applicant would get a lot
6 from -- would be do a saw tooth roof and get some south light because they are really going
7 to want south light up there. You are going to lose all your sun by 11 am. By inviting it in
8 through fractures in the roof, with just gentle slopes so you can maintain a grass roof, you
9 could really enliven the spaces inside there quite wonderfully and it would also relieve the
10 horizontality of that roof. He's just throwing that out there as something to consider, but that
11 may be a solution that would work both for the town and would allow the applicant to get
12 some afternoon sun.

13
14 Chair Kellman noted that what she has heard is that are some changes that could be made;
15 she and Commissioner Keller have voiced an appreciation for how it is now and one
16 Commissioner is undecided. In listening to her fellow Commissioners' comments, you do get
17 the sense that this might be just one step away from being approvable. Believe it or not,
18 people often find that they benefit from one more iteration. It will have to come back to look at
19 the variance and the applicant might want to look at the structure in terms of the
20 Commission's comments before then.

21
22 Vice Chair Leone said talk with his architect, he needs three votes out of five. See if there are
23 some changes that could be made after talking with his architect.

24
25 **Chair Kellman moved, seconded by Commissioner Petersen, to continue the item to**
26 **February 22, 2006.**

27
28 **The motion was approved unanimously by roll call vote.**

29
30 Vice Chair Leone noted for Ms. Hines that he'd like to make sure they talk to the fire
31 department a little more. This is a product of the City not having its own fire department
32 anymore; it's harder to get these responses from Southern Marin.

33
34 Ms. Hines said she will call and make sure they saw the access. They have a copy of the
35 plans but she'll follow up with them.

36
37 Vice Chair Leone said considering some the requirements they've made other people go
38 through in the same area because of fire concerns, he just wants to make sure. The last
39 thing he wants is if anything ever happens to this property, it turns out there wasn't adequate
40 review by the fire department.

41
42 Vice Chair Leone also pointed out that the Wolfback Estate Homeowners Association is a
43 very different entity than the Wolfback Ridge Homeowner's Association; one man controls
44 the Wolfback Estates projects because he owns all the lots; it's a different set of folks. Ms.
45 Hines had the right one, but he just wanted to point out that there are two different ones.

1 Ms. Hines said but the one she references is the appropriate one for that lot, correct?

2
3 Vice Chair Leone said yes.

4
5 Vice Chair Leone said the point is that when he was driving up there several neighbors asked
6 him where he was going and people who lived up there didn't know about it.

7
8 Ms. Hines said the City posted a notice at the Y intersection where you take Wolfback Ridge
9 to try to insure that there was a greater awareness.

10
11

12 **4. 300 Spencer Avenue (VA/UP/DR 05-049)**
13 **Roger Haas on behalf of Cingular Wireless (Applicant)/City of Sausalito (Owner)**

14
15 **Planning Commission consideration of modifications to antennas and cabinets at**
16 **an existing telecommunications site. The site predates the**
17 **Wireless Facilities Ordinance. The project would raise the building in excess of**
18 **the City's height limit. Replacement of rooftop antennas would be concealed from**
19 **view with shielding material.**

20
21

(This matter was continued.)

22
23

24 **5. 3 Wolfback Ridge Road (VA/DR 02-089)**
25 **Scott Couture, Couture Architecture (Applicant)/Bay Area Luxury Homes (Owner)**

26
27 **Planning Commission consideration of a Design Review Permit application to**
28 **construct an approximately 6,000 square-foot single-family home with an**
29 **attached 3-car garage on the currently undeveloped parcel. A Variance is being**
30 **requested for flexibility from increased side yard setback requirements**
31 **necessitated by the increased length of the building.**

32
33

This is the Commission's second review of the proposed project, which is being
34 **reviewed under the requirements of the previous zoning code.**

35
36

Staff Report by City Contract Planner Heather Hines

37
38

39 Ms. Hines reported this is the second review of this project; it was last heard in January of
40 2004. it has come back to the Commission as a new single family home of approximately
41 6,000 square feet in floor area with an approximately 765 square foot garage. It is a long,
42 narrow building and includes a variance request for side yard setbacks. It's on a flag lot;
43 there's a long flag here (pointing to PowerPoint Presentation) so again this is a situation
44 where this is the rear, there's side, side and side. The building is running this way
45 approximately 130 feet, requiring a 20-foot side yard setback. The parcel is 23,800 square
46 feet in keeping with the R-1-20 zone. This neighboring parcel is GGNRA property. Changes
to the plans since 2004 are reviewed in a summary in the packet. The height has been

City of Sausalito
Sausalito Planning Department
Litho Street
Sausalito, CA 94965

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FEB 12 2009
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

RE: Sod roof for 61 Wolfback Ridge Road

Dear Planning Department,

When the Hadfield's purchased their property from me, we agreed that they would install a sod roof on the construction of their house at 61 Wolfback Ridge Road.

During the construction of their home, the Hadfield's found the sod roof to be too cost prohibitive and have been unable to complete it at this time with living turf. Instead they have installed artificial turf on the roof. The house has been engineered and built to support a living roof sod, and so the installation is partially complete.

Although the Wolfback Estates covenants and agreement at the time of purchase require the Hadfield's to install the sod roof, we are sensitive to their financial situation and therefore are working with them through this period of economic difficulty. The Hadfields intend to complete the installation of the living turf no later than December 31, 2010.

Should they sell their home at 61 Wolfback Ridge Road prior to this date, it would be necessary for the new sod to be installed before the date of closing and property transfer. Under no circumstances will the December 31, 2010 date to complete the living roof installation be extended.

Wolfback Associates

51 Wolfback Ridge Road
Sausalito, CA 94965

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Exhibit G
(1 Pages)

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March 19, 2009.

To Sausalito Planning Department,

I am aware of the Hadfield's plans to put a Class A roof on their home at 61 Wolfback Ridge, rather than a sod roof as originally planned. I am signing this letter to confirm that as a neighbor I have no objection to their plans.

Print Name: Matthew Naythous

RECEIVED

MAR 23 2009

Signed: 

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Address: 31 WOLFBACK RIDGE RD
Sausalito, CA

(415) 332-9077 @

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March 19, 2009.

To Sausalito Planning Department,

I am aware of the Hadfield's plans to put a Class A roof on their home at 61 Wolfback Ridge, rather than a sod roof as originally planned. I am signing this letter to confirm that as a neighbor I have no objection to their plans.

Print Name: Margaret Hutchins

Signed: M Hutchins

Address: 7 Wolfback Terrace

SAUSALITO, CA 94965

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MAR 23 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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March 19, 2009.

To Sausalito Planning Department,

I am aware of the Hadfield's plans to put a Class A roof on their home at 61 Wolfback Ridge, rather than a sod roof as originally planned. I am signing this letter to confirm that as a neighbor I have no objection to their plans.

Print Name: Newton & Beth Cope

Signed: Beth Cope

Address: LIT 6, WOLFBACK RIDGE

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Exhibit J
(1 page)

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