



# Valhalla Residential Condominiums



**ENTITLEMENTS**

**MAY 14, 2014 | CITY OF SAUSALITO**

# Meeting Purpose



- To close the public review comment period on IES/MND
- To introduce and provide background information on the entitlements for the Valhalla Residential Condominium Project

# Presentation Overview



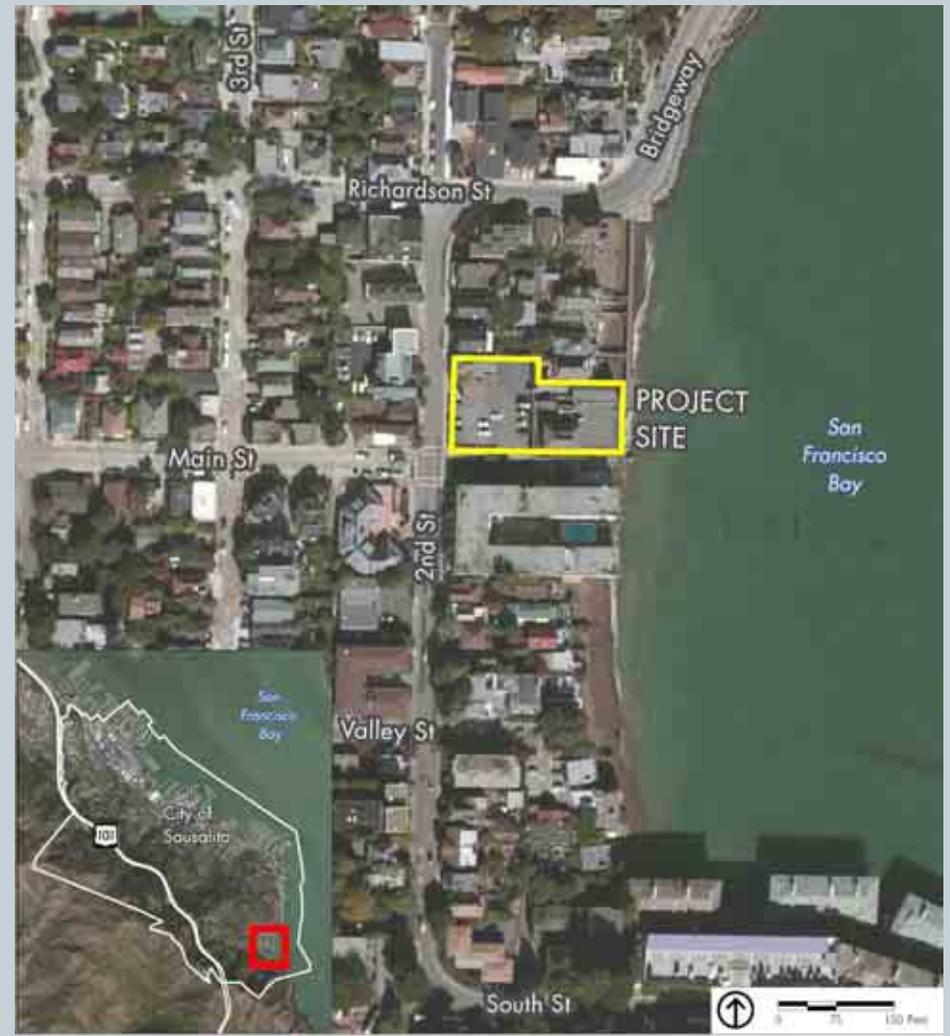
- I. Project Summary
- II. IES/MND
- III. Entitlements
- IV. Staff Conclusions
- V. Questions / Comments

# Project Summary

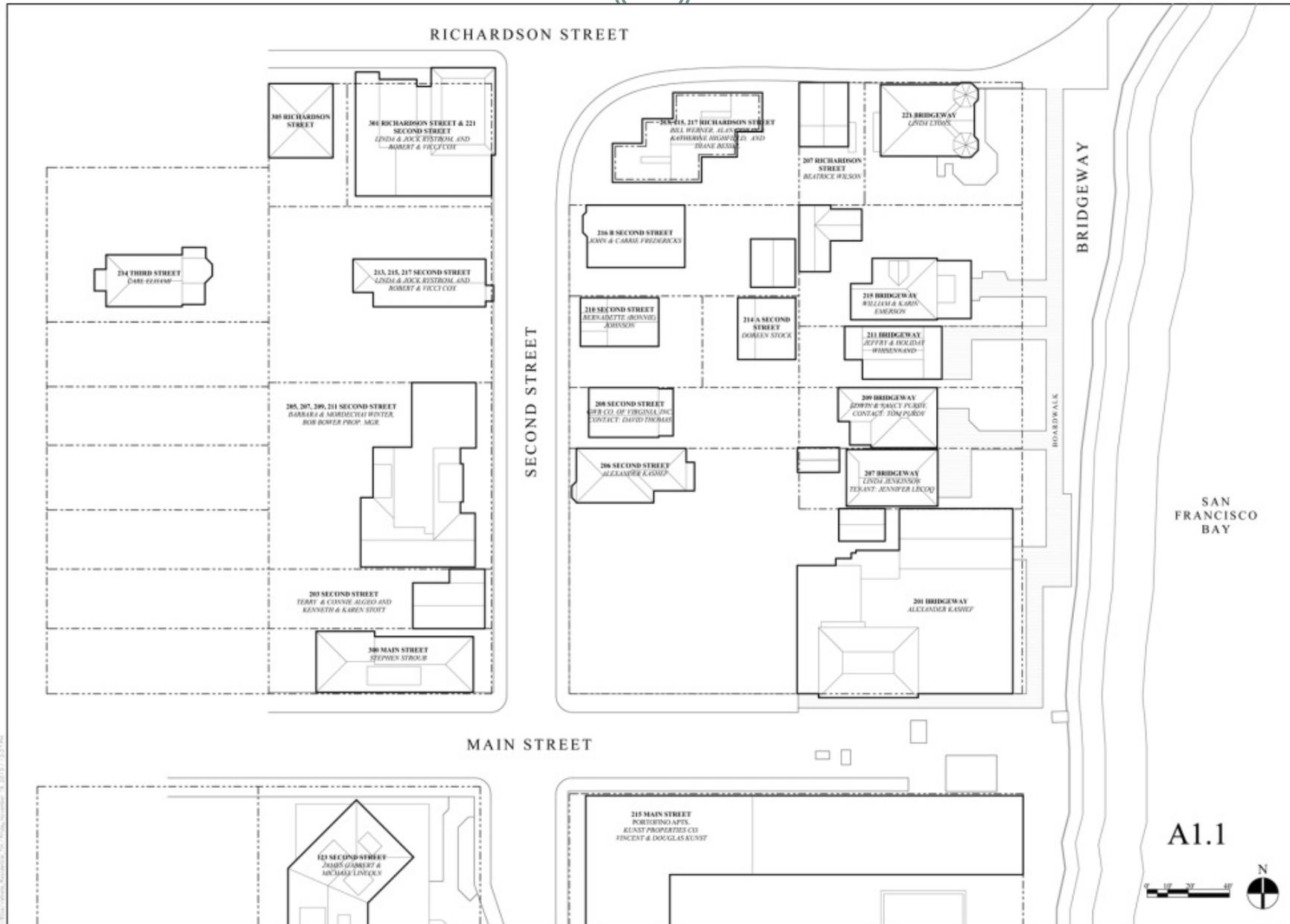


# Project Summary

- Major renovation of the Valhalla property
- 7 new residential condominiums
  - 4 units in the Valhalla structure
  - One unit in the banquet hall
  - Two new attached single-family residences
- Retain 206 Second residence
- Subdivision of property
- Landscaping, parking, and property frontage improvements



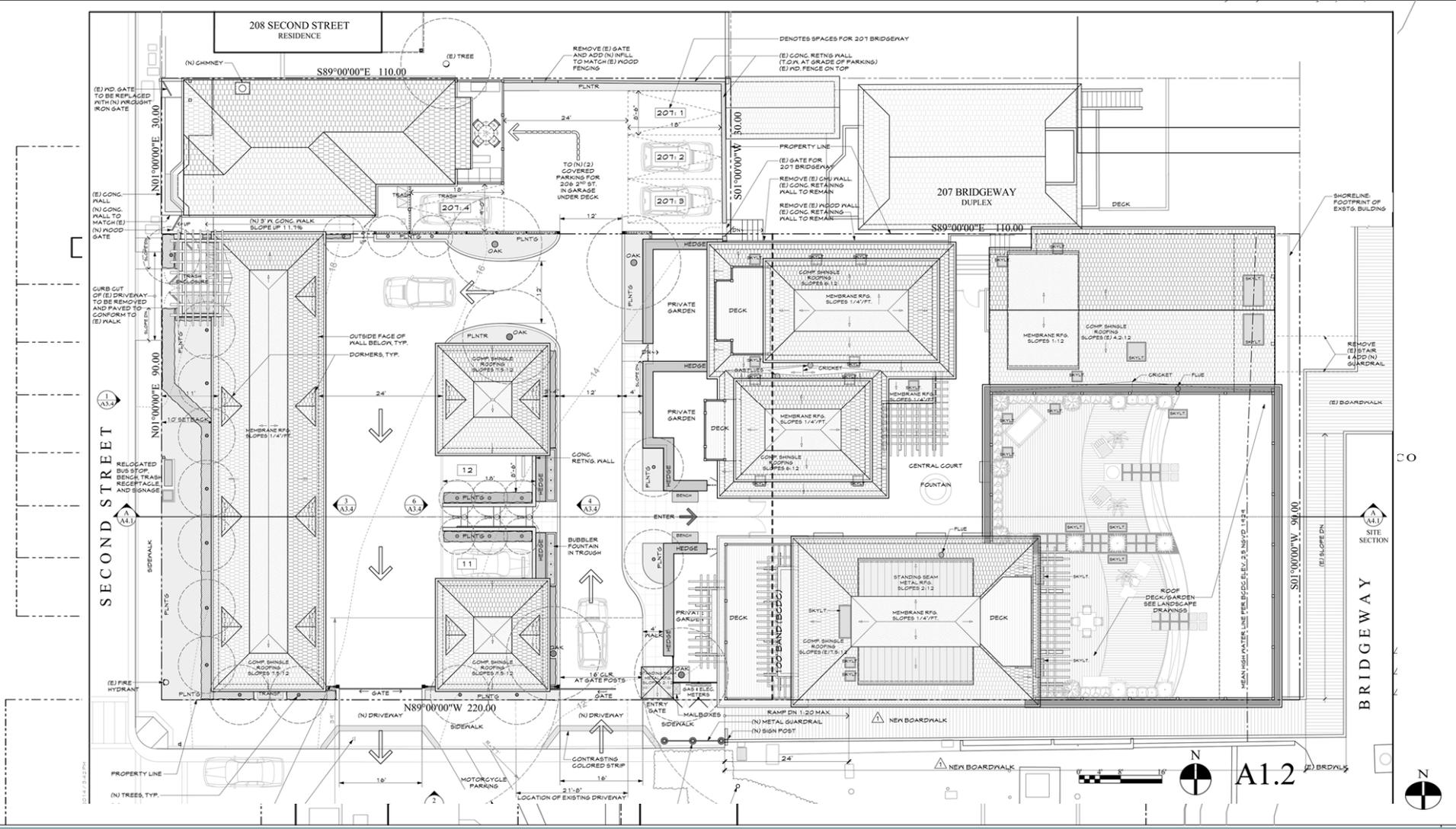
# Project Vicinity



A1.1



# Proposed Site Plan



A1.2









## II. IES/MND



# IES / MND



- 2013 – 2014: PlaceWorks (consultant) prepares IES/MND
- April 1, 2014: Public Review Draft IES/MND released
  - Submitted to the State Clearinghouse
  - Published in the Marin Independent Journal
  - Notices sent to property owners/occupants within 300'
  - Copy at City Hall
  - Distributed to State/Regional/Local Agencies
  - Available at <http://www.ci.sausalito.ca.us/index.aspx?page=578>
- April 30, 2014: Comments received at PC meeting
- May 14, 2014: Comments to be received, staff recommends close of public comment period

# IES/MND Next Steps



- **Staff Recommends:**
  - PC to accept public comment and close the public review comment period on May 14, 2014
- **PlaceWorks to prepare a response to comments memorandum by May 28, 2014 PC hearing**

# III. Entitlements



## II. Project Entitlements

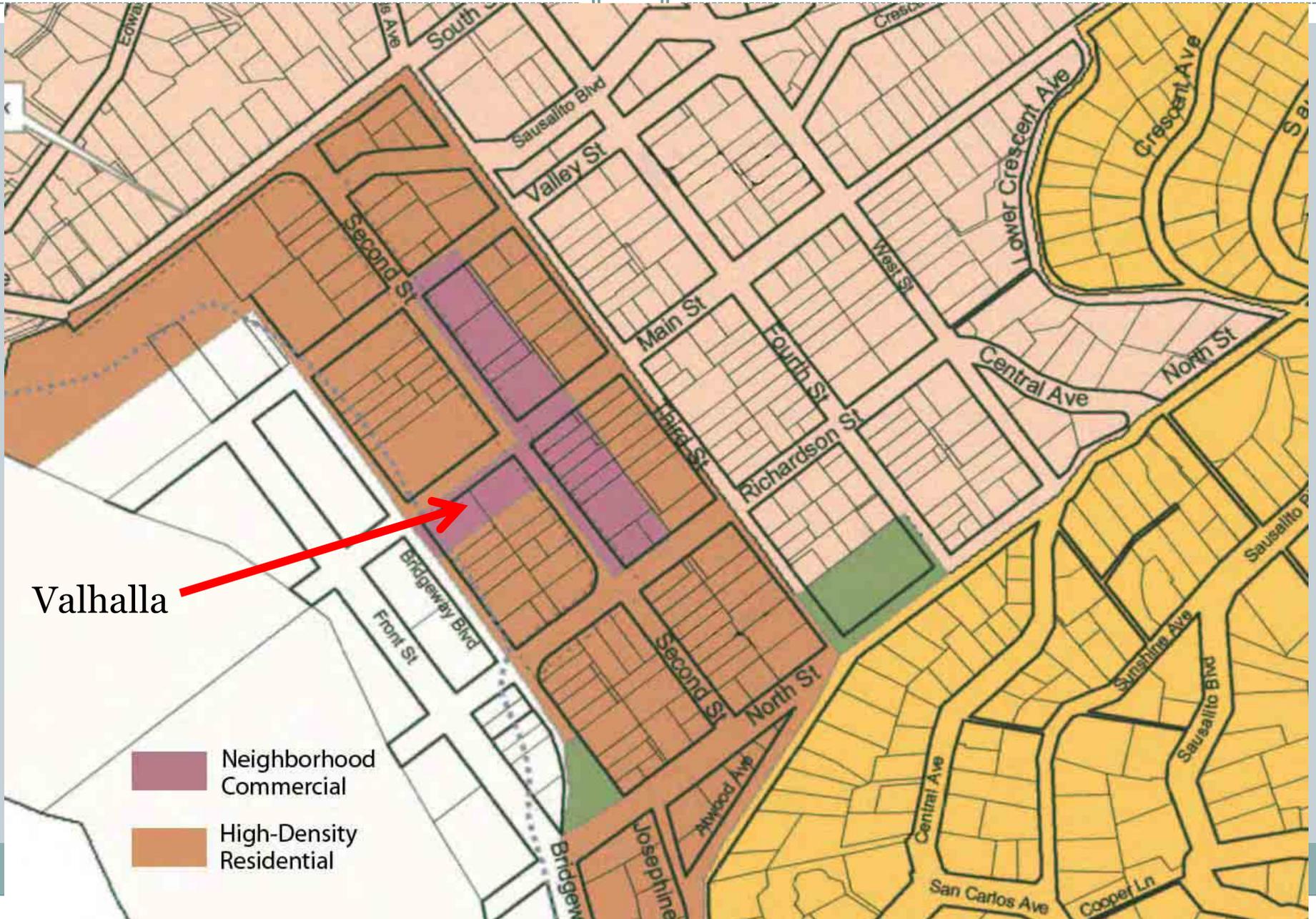


- General Plan Amendment
- Zoning Map Amendment (Section 10.80.070)
- Planned Development Permit (Section 10.28.060)
- Design Review Permit (Chapter 10.54)
- Tentative Subdivision Map (Chapter 9.30)
- Condominium Conversion Permit (Chapter 10.66)
- Encroachment Agreement (Chapter 10.56)

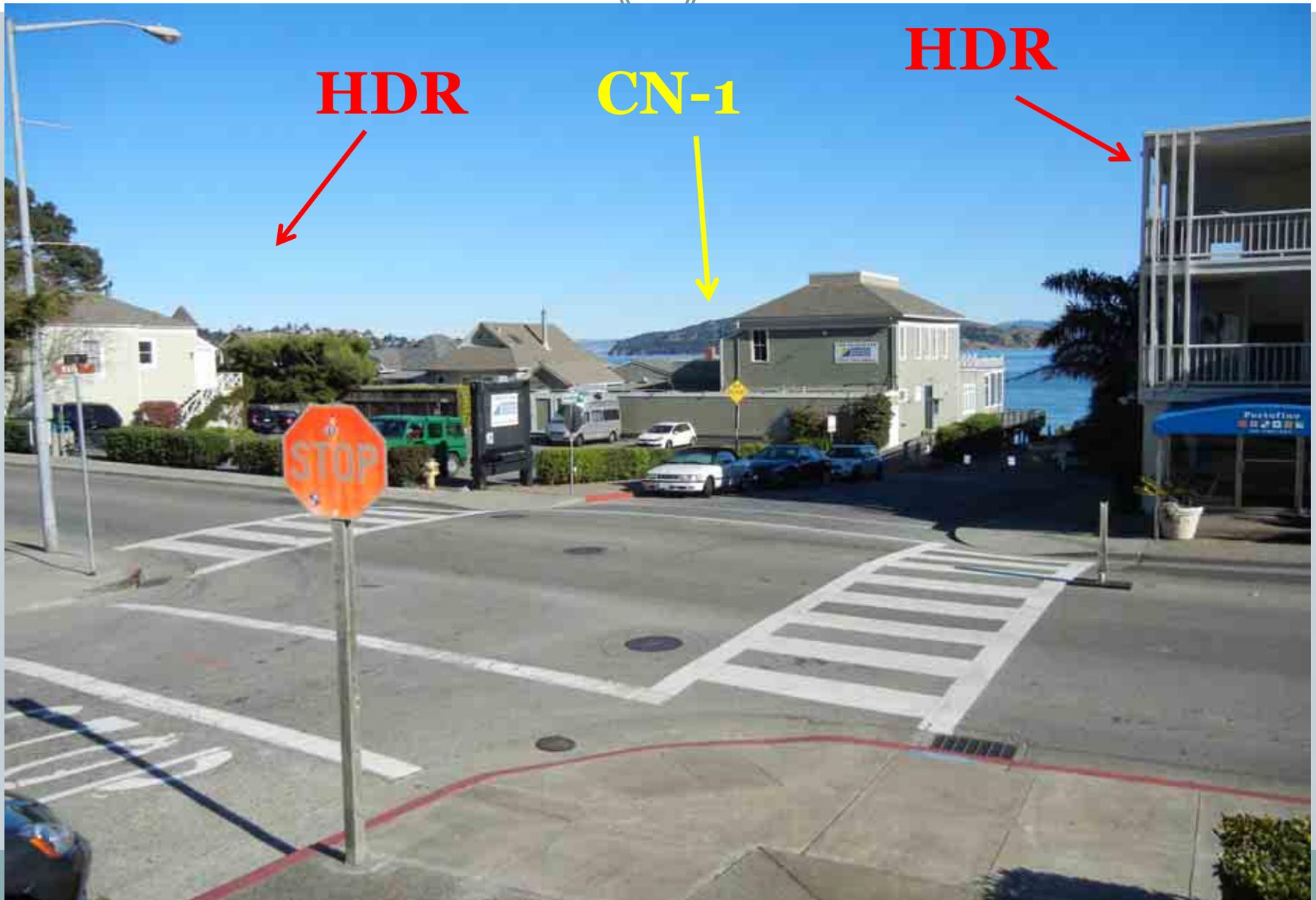
# General Plan Amendment



# Existing General Plan Designations

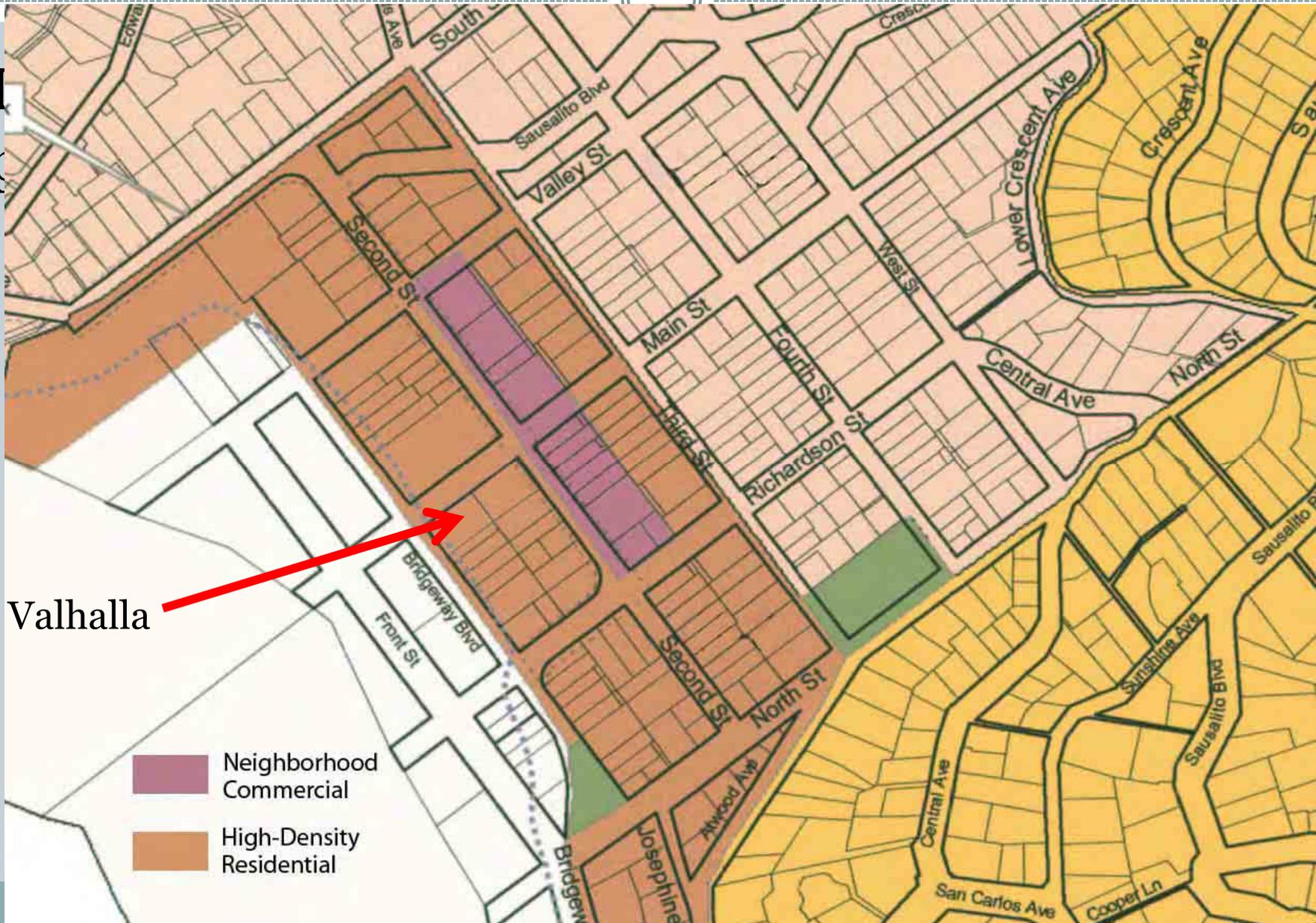


# Existing General Plan Designations



# Proposed General Plan Designations

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K



# Existing General Plan Designations



# General Plan Designation Comparison



	<b>CN-1 (Existing)</b>	<b>HDR (Proposed)</b>
Floor Area Ratio (FAR)	0.50	0.80
Permitted Land Use	resident serving commercial uses; residential above ground floor	Mix of single family residences, condominiums and apartment buildings

# Key Questions

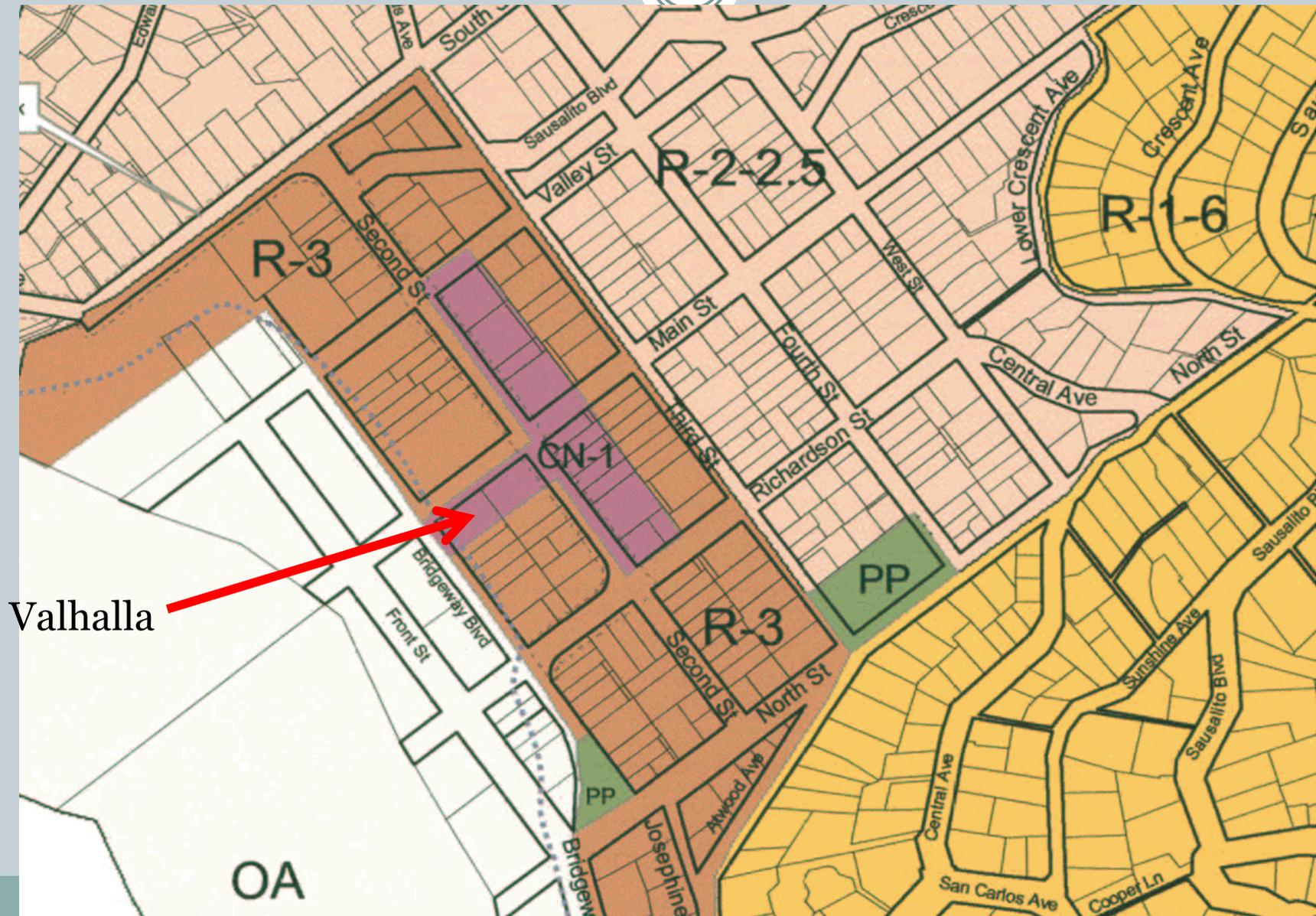


- What is the preferred land use for the subject property: neighborhood commercial or multi-family residential?
- Is the HDR designation compatible with adjacent uses and the general development pattern?
- Will a change of use from commercial to residential result in benefits or impacts to the community?

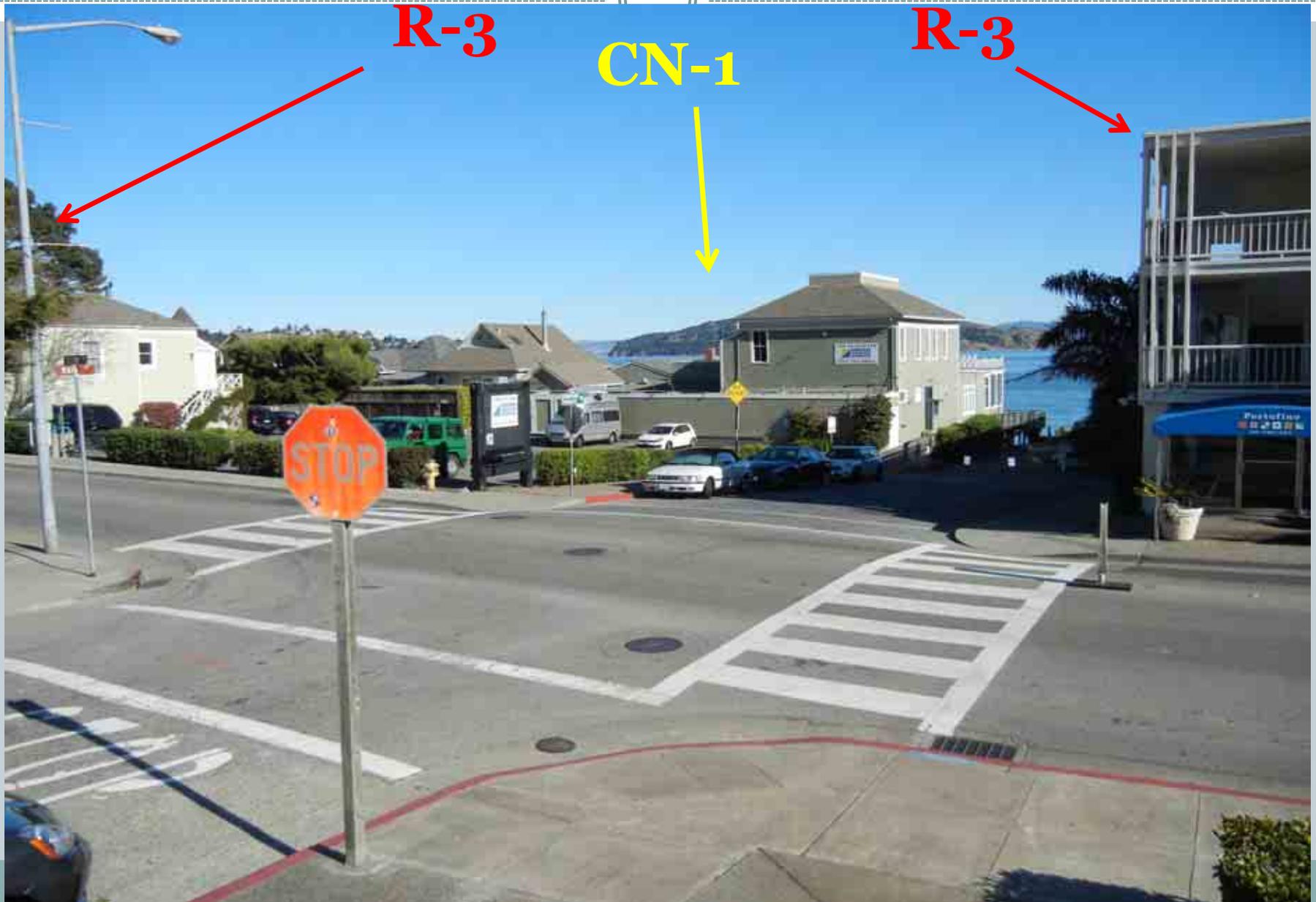
# Zoning Map Amendment

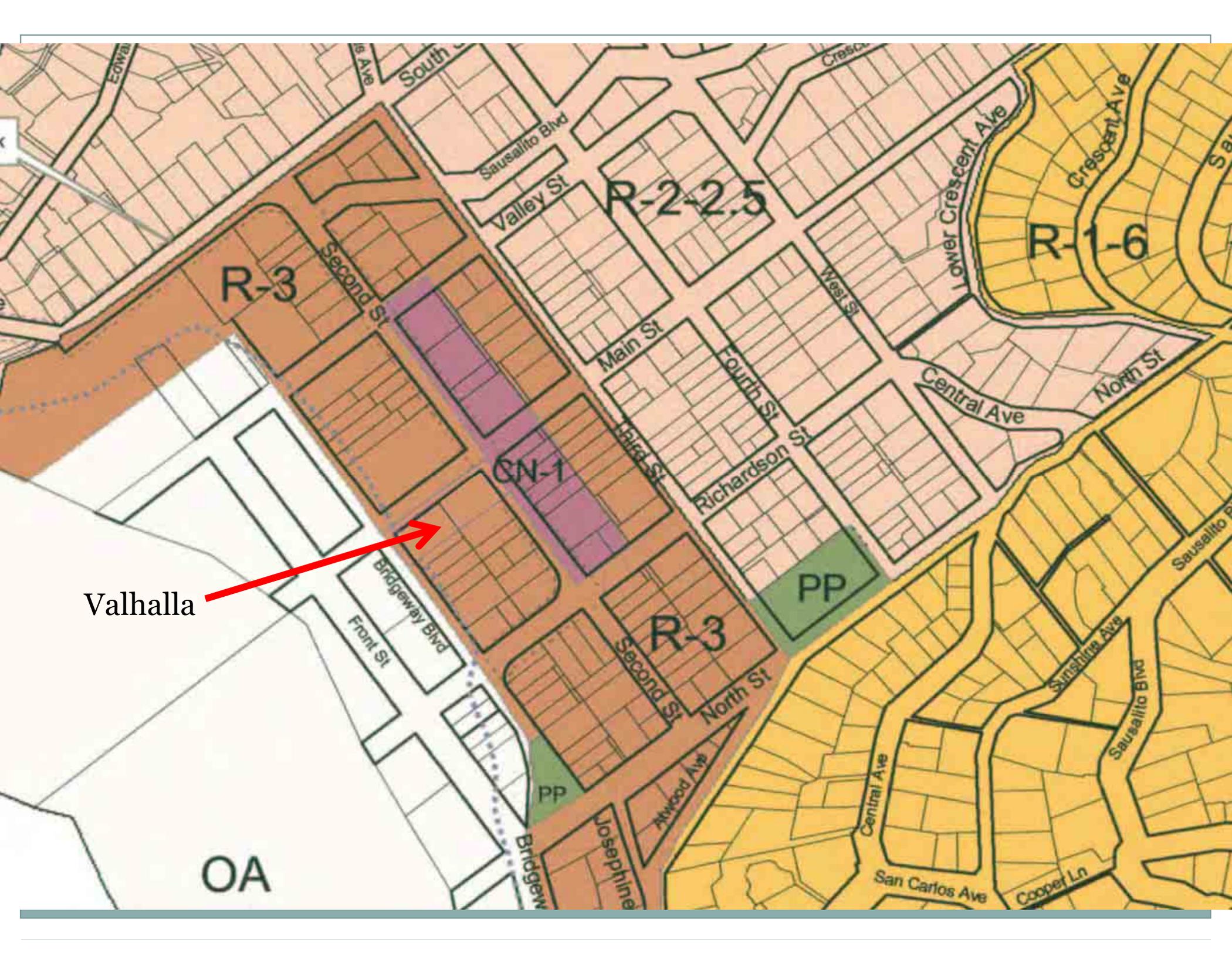


# Existing Zoning



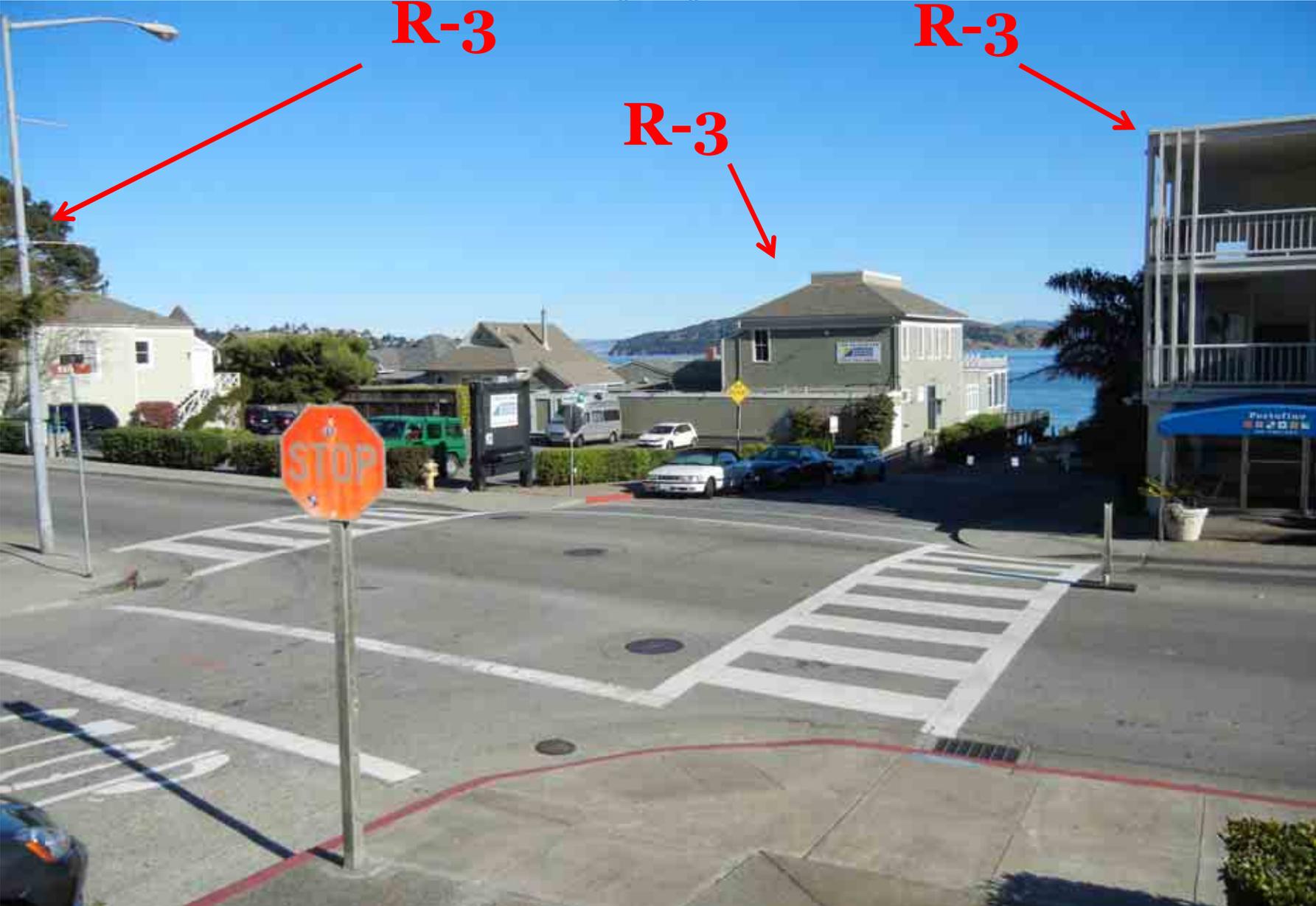
# Existing Zoning





Valhalla

# Proposed Zoning



# Zoning District Comparison



	<b>CN-1 (Existing)</b>	<b>R-3 (Proposed)</b>
Land Use	Restaurants and Bars Retail and Services Offices Public and quasi-public uses Upper Floor Residential	Single-family and multi-family residential Public and quasi-public uses
Density	1 unit/1,500 sq. ft.	1 unit/1,500 sq. ft.
FAR	0.50	0.80
Building Coverage	70%	50%
Impervious Surface	N/A	75%
Height	32 ft.	32 ft.

# Key Issues



- **Same as General Plan Amendment**
  - Preferred land use for property
  - Compatibility
  - Community benefits/impacts
- **Fair Traffic Initiative**

# Fair Traffic Initiative



- Voter initiative adopted in 1985
- Codified in Zoning Ordinance Section 10.40.020
- Applies to most commercial districts, including the CN districts
- Purpose:
  - To reduce the increase in automobile traffic generated by new development
  - Preserve maritime character by reducing permitted density
  - The maximum floor area ratios identified in the Commercial Neighborhood (CN-1) District may not be increased

# Fair Traffic Initiative



- “No site may be redesignated to any other zoning classification that would allow greater density or floor area ratio.”
- “No conversion or change in use may be permitted when that conversion or change in use will result in increased commercial usage or density.”
- The maximum floor area ratios for the CN zoning district may not be exceeded by variance, conditional use, planned unit development or any other device.

# Fair Traffic Initiative



- CN-1 District (existing)
  - FAR: 0.50
  - Density: 1 du/1,500 sq. ft.
- R-3 District (Proposed)
  - FAR: 0.80
  - Density: 1 du/1,500 sq. ft.
- Applicant proposes deed restriction to limit FAR to 0.50
- With deed restriction, staff concludes the project complies with the Fair Traffic Initiative

# Tentative Subdivision Map

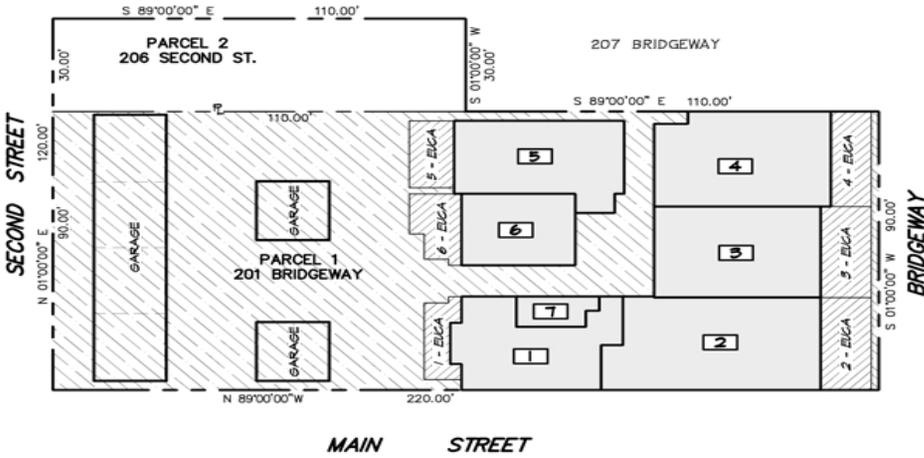


# Tentative Subdivision Map

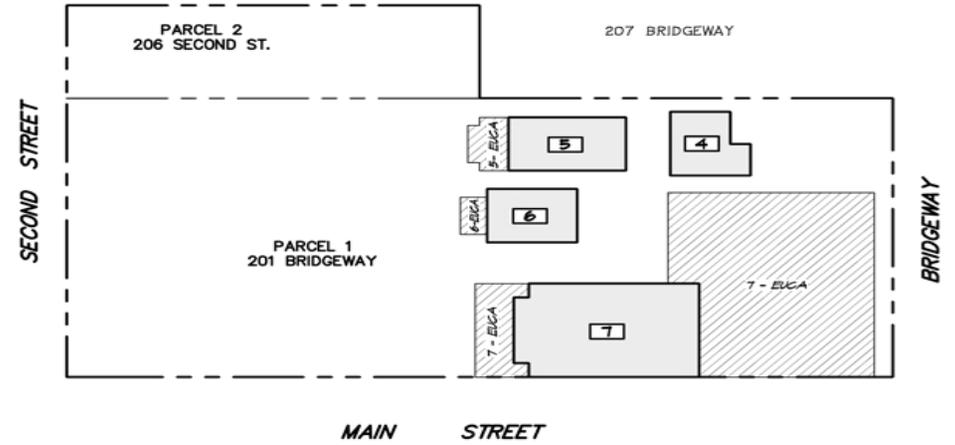


- The project site is currently one parcel
  - 201 Bridgeway (Valhalla)
  - 206 Second Street (Single-Family Residence)
- The project proposes subdividing 201 Bridgeway and 206 Second Street and creating seven residential condominiums on 201 Bridgeway
- Creation of 9 parcels total

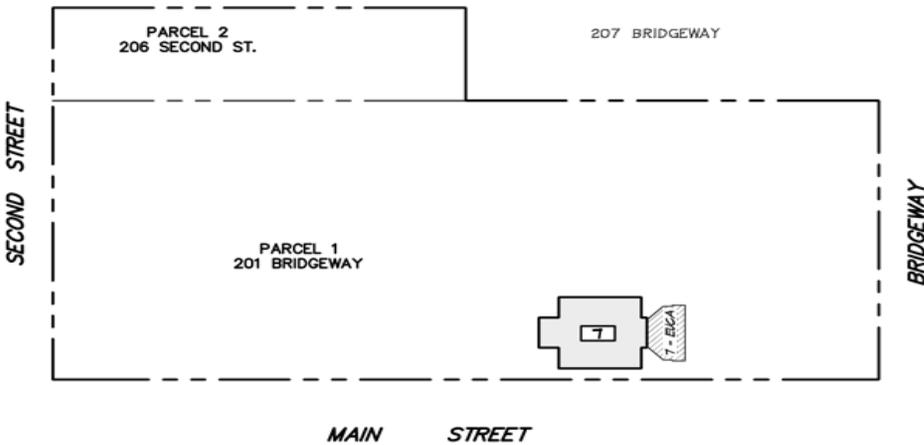
# Tentative Map



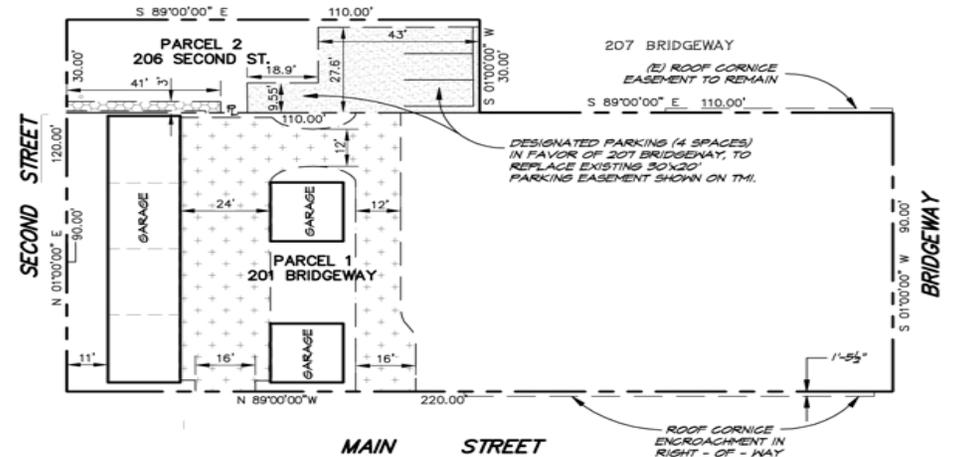
FIRST FLOOR - GROUND LEVEL



SECOND FLOOR



THIRD FLOOR



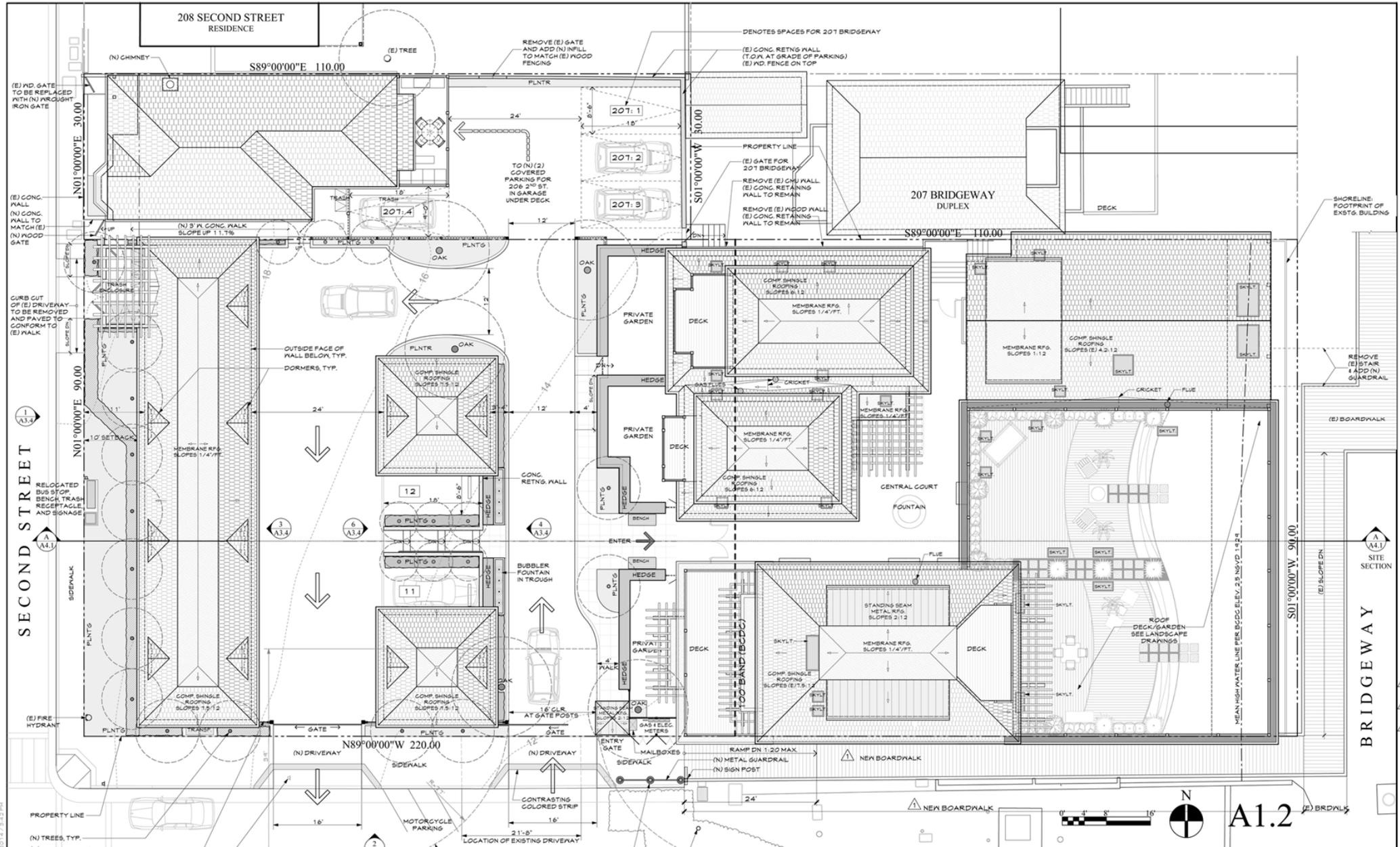
EASEMENTS

# Criteria for Approval



- General Plan consistency
- Size and shape of new lots
- Suitability for development
- Public and environmental impacts

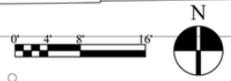
# Proposed Frontage Improvements



SECOND STREET

BRIDGEWAY

A1.2

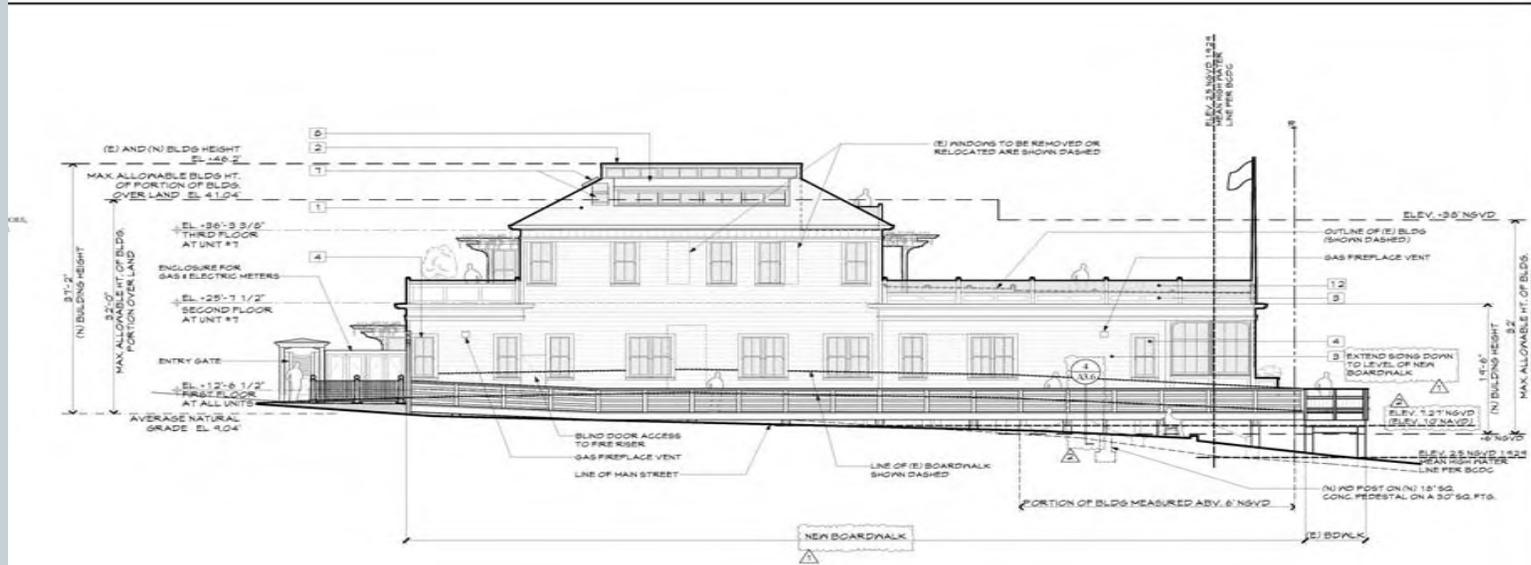


A4.1  
SITE SECTION

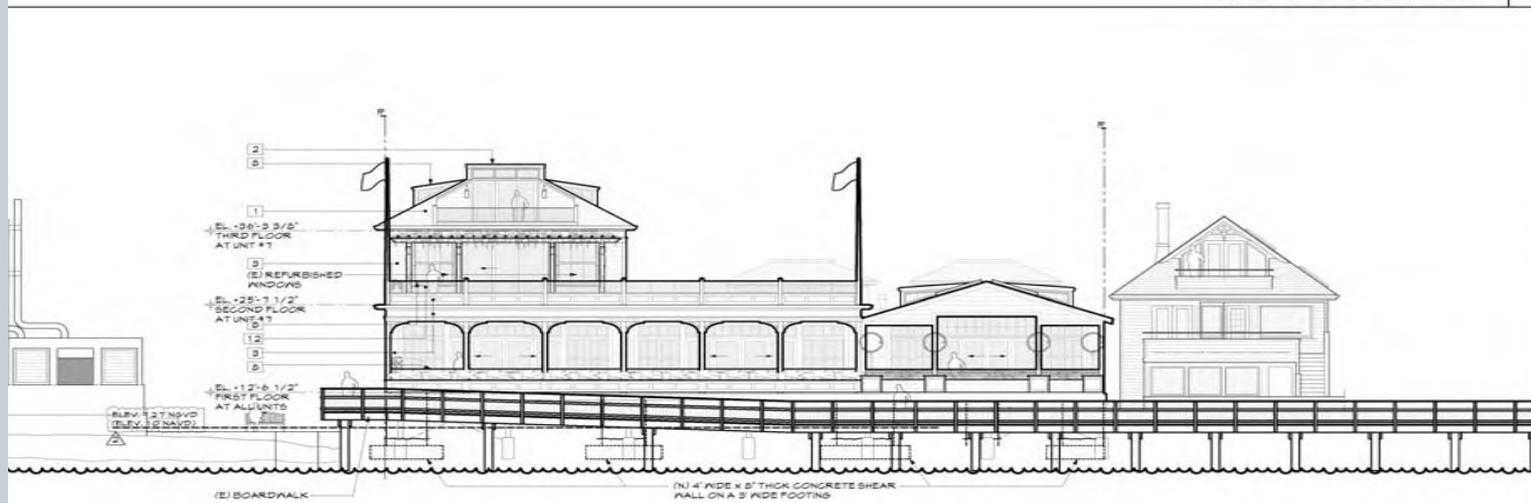
BRIDGEWAY

A4.1  
SITE SECTION

# Proposed Frontage Improvements



SOUTH ELEVATION 2



EAST ELEVATION 1

SEWER BUILDING

VALHALLA

207 BRIDGEWAY



# Frontage Improvements



- **Preliminary Analysis**
  - Project needs to make improvements to sidewalks, boardwalks and other public frontage features consistent with City standards
  - Staff expects to include as a condition of approval a deferred improvement agreement for Bridgeway Boardwalk adjacent to subject property

# Planned Development Permit



# Planned Development Permit



- The project site contains a historic structure which conflicts with existing zoning regulations in many ways
- Deviation from existing development standards is requested to renovate the project site and allow for the adaptive reuse of the property.

# Requested Deviations



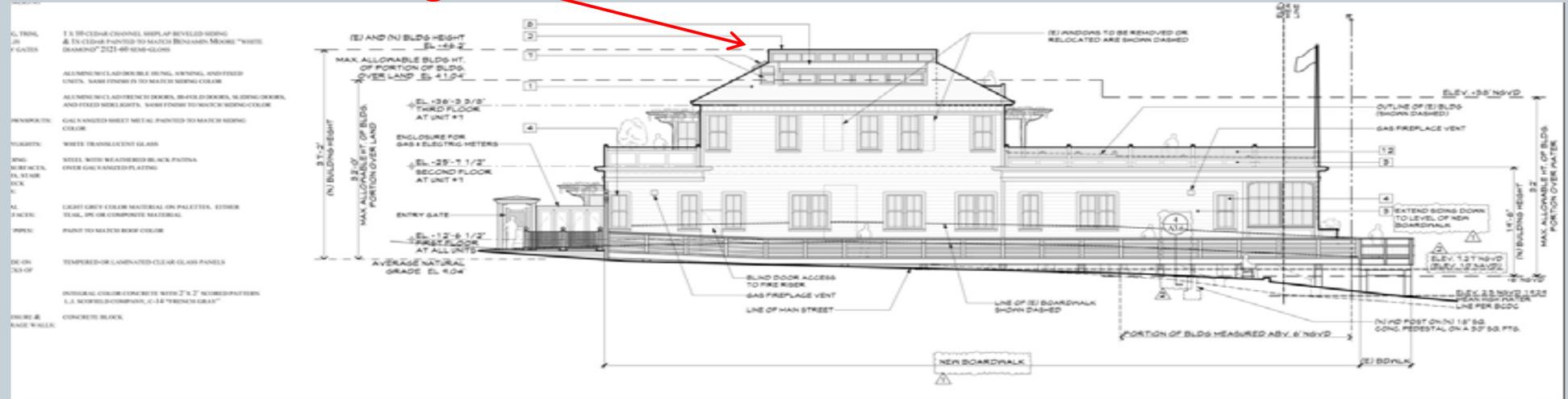
- Setbacks
- Height of Dormers
- Building Coverage
- Impervious Surface
- Parking Space Size



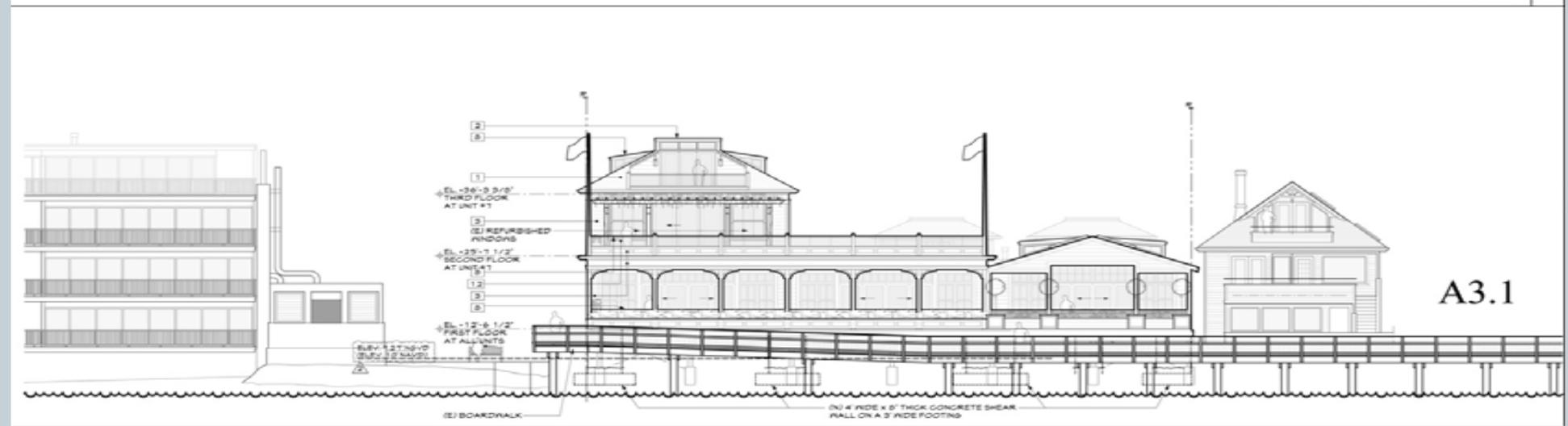
# Deviations from Site Development Standards



## Dormer Height



SOUTH ELEVATION 2



A3.1

# Planned Development Permit



- **Key Issues**
  - Is the project compatible with neighboring properties?
  - Do site conditions justify deviations?
  - Can the project site accommodate the deviations?
  - Do deviations allow for a superior project than would otherwise be allowed?

# Design Review Permit



# Why Is a Design Review Permit Required?



- Construction of new residential structures
- Heightened review required: project exceeds 80 percent of permitted building coverage

# Key Issues



- Compatibility with neighborhood
- Historical preservation
- View impacts

# Compatibility with Neighborhood



- Building envelope (mass and height)
- Site design
- Architectural style
- Building materials
- Landscaping
- Circulation

# Design Character of Neighborhood



# Design Character of Neighborhood



# Design Character of Neighborhood



View North on Second Street



**Valhalla Site**

# Neighborhood Scale



# Neighborhood Scale

View South from Second Street



# Neighborhood Scale

View West from Main Street/Second Street



# STREET VIEW FROM CORNER OF MAIN AND SECOND STREET



EXISTING CONDITIONS



CURRENT PROJECT

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## AERIAL VIEW



EXISTING CONDITIONS

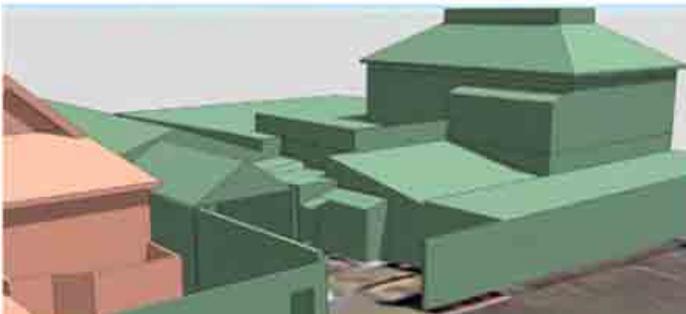


CURRENT PROJECT

A0.8

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## VIEW FROM NORTHWEST LOOKING SOUTHEAST TOWARDS S.F. SKYLINE





# View Impacts



- **Design Review Permit Finding:**
  - *The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.*
  
- **Primary View Definition:**
  - *Any view distance from primary viewing areas of a dwelling such as the living room, dining room, kitchen, master bedroom, and deck or patio spaces serving such living areas. A secondary view shall be any view from bathrooms, accessory bedrooms, passageways and utility areas*



# View Impacts

208A Second Street



View East from Master Bedroom/Deck



View Southeast from Master Bedroom/Deck



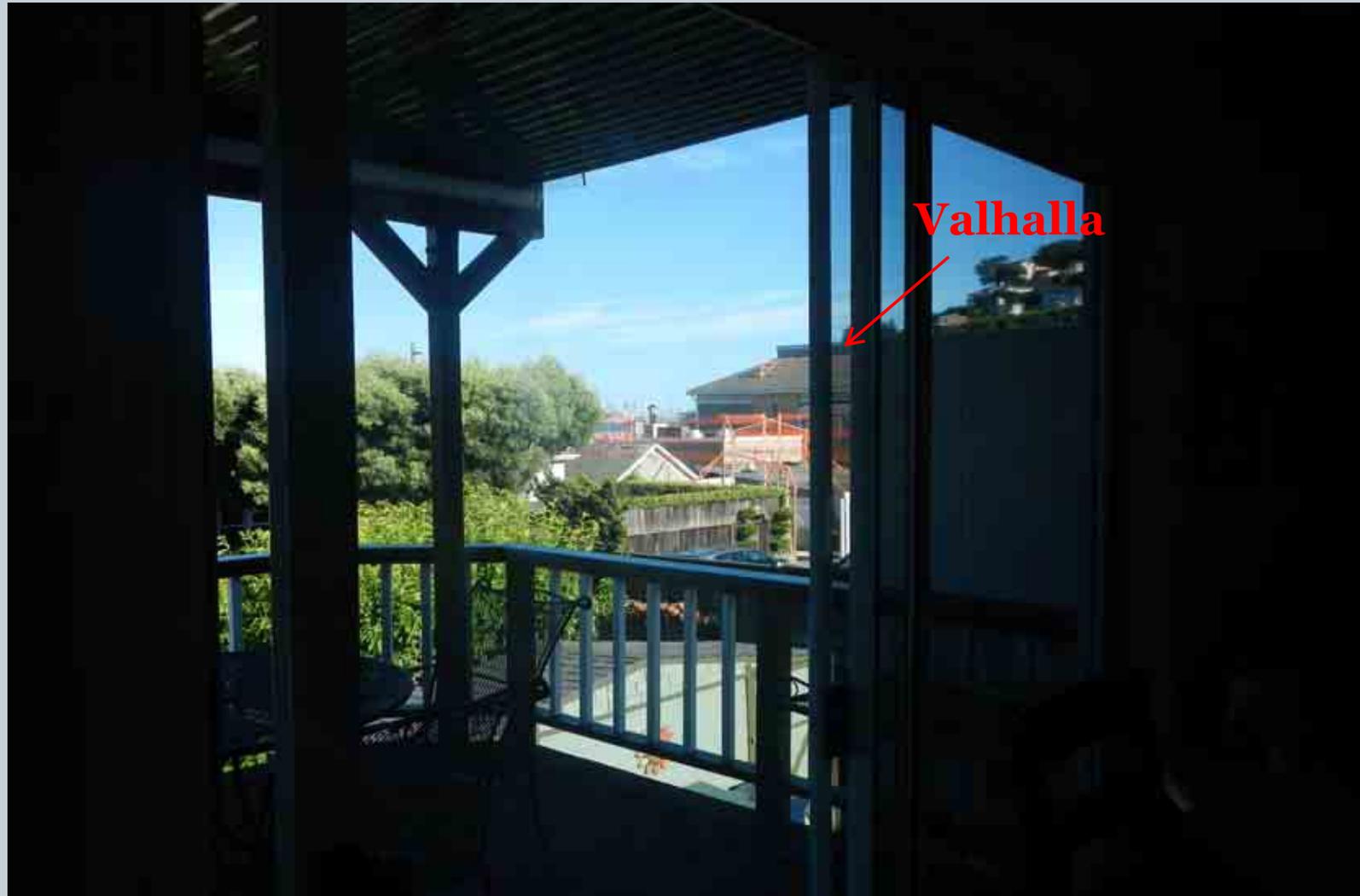
# 208B Second Street

View Southeast from Deck



# 210 Second Street

View Southeast from 2nd Floor Dining Room



# 210 Second Street

View Southeast from 2<sup>nd</sup> Floor Deck



Valhalla



# 210 Second Street

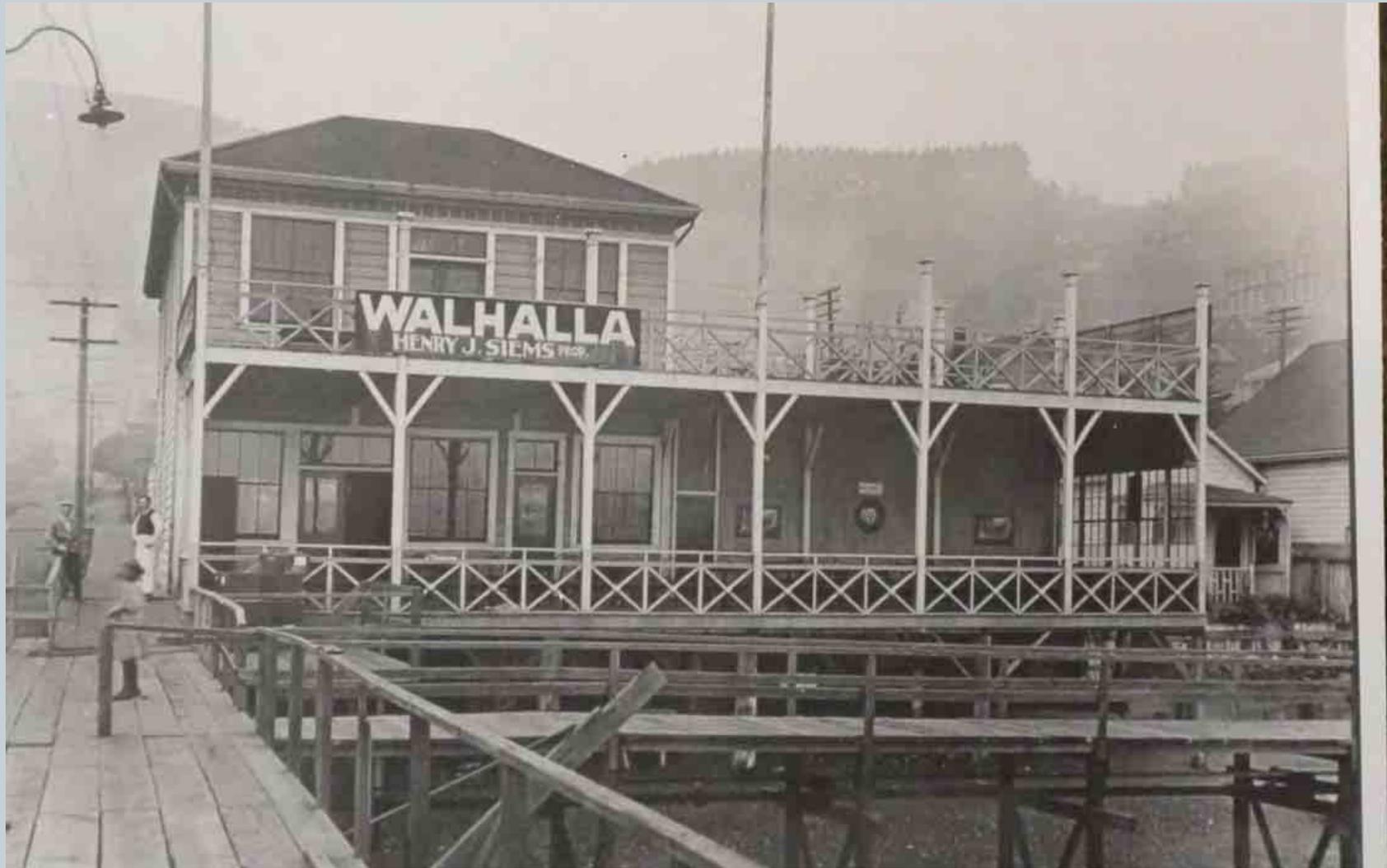
View Southeast from 2<sup>nd</sup> Floor Deck



Valhalla



# Historic Preservation



# Historic Preservation



- Property is not listed on the National, State, or local register of historic properties, and is not in the historic overlay zone.
- Two historic evaluations prepared for property
  - Both found property to not be eligible for listing on the California Register of Historic Properties
  - One report evaluated design of proposed project and found it consistent with the Secretary of the Interior's Standards for Rehabilitation

# Historic Preservation



- Historic Landmarks Board (HLB) reviewed project on April 9 and 30, 2014
- Determinations of historic significance:
  - Valhalla property has historic significance
  - 206 Second Street does not have historic significance
- HLB Recommendations on project design:
  - Strong support for project overall and general design
    - Comments on specific design features

# HLB Recommendation



A0.10

# HLB Recommendations



# Condominium Conversion Permit



# Condominium Conversion Permit



- Why it's required: Valhalla building proposed for residential condominium
- Key issue: affordable housing stock
  - Finding N: *The project will not result in a loss of low and moderate income housing stock of the City*

# Encroachment Agreement



# Encroachment Agreement



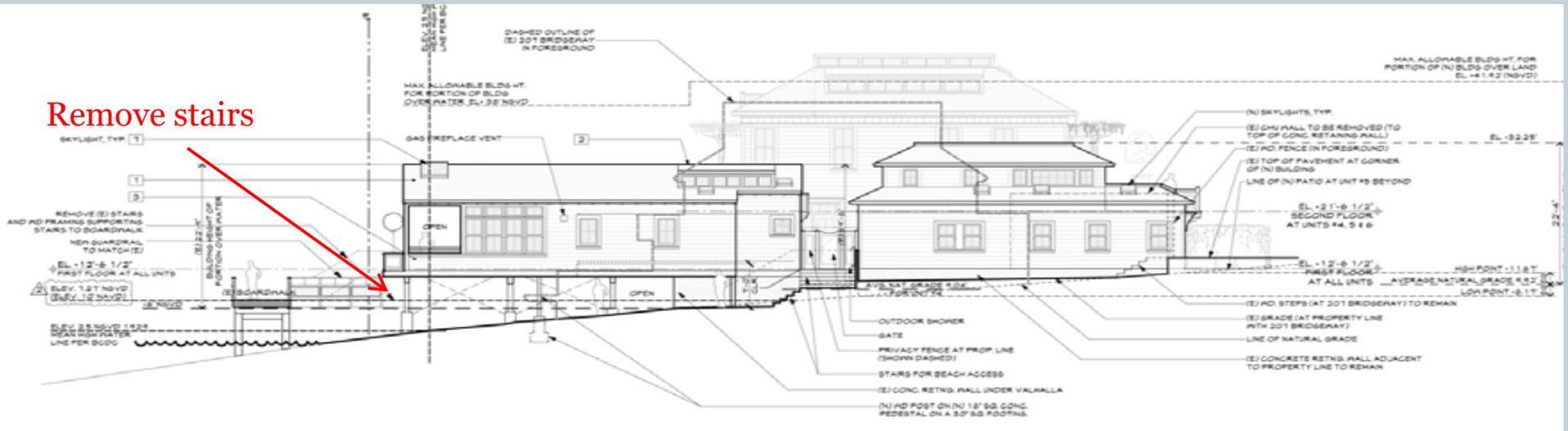
- An Encroachment Agreement is required for structures projecting into public lands, easements, or rights-of-way.
- The applicant proposes encroachments into the Main Street and Bridgeway rights-of-way



# Encroachment Agreement



Remove stairs



NORTH ELEVATION

A3.2



# Encroachment Agreement



- **Considerations**
  - Public circulation and safety
  - Neighborhood compatibility
  - Impacts on adjoining properties
  - Future termination of encroachment
- **Staff Assessment**
  - Encroachments are minor and will not negatively impact the neighborhood or adjoining properties

# Public Comment



- Staff has received over 35 comment letters on the proposed project
- Almost all have expressed support for the project
- Other comments
  - Public and private view impacts
  - Bus turnout

# IV. Conclusion



# Conclusion



- Overall, project is generally consistent with City policies and regulations
- Two outstanding issues:
  - View impacts
  - Frontage improvements

# Next Steps



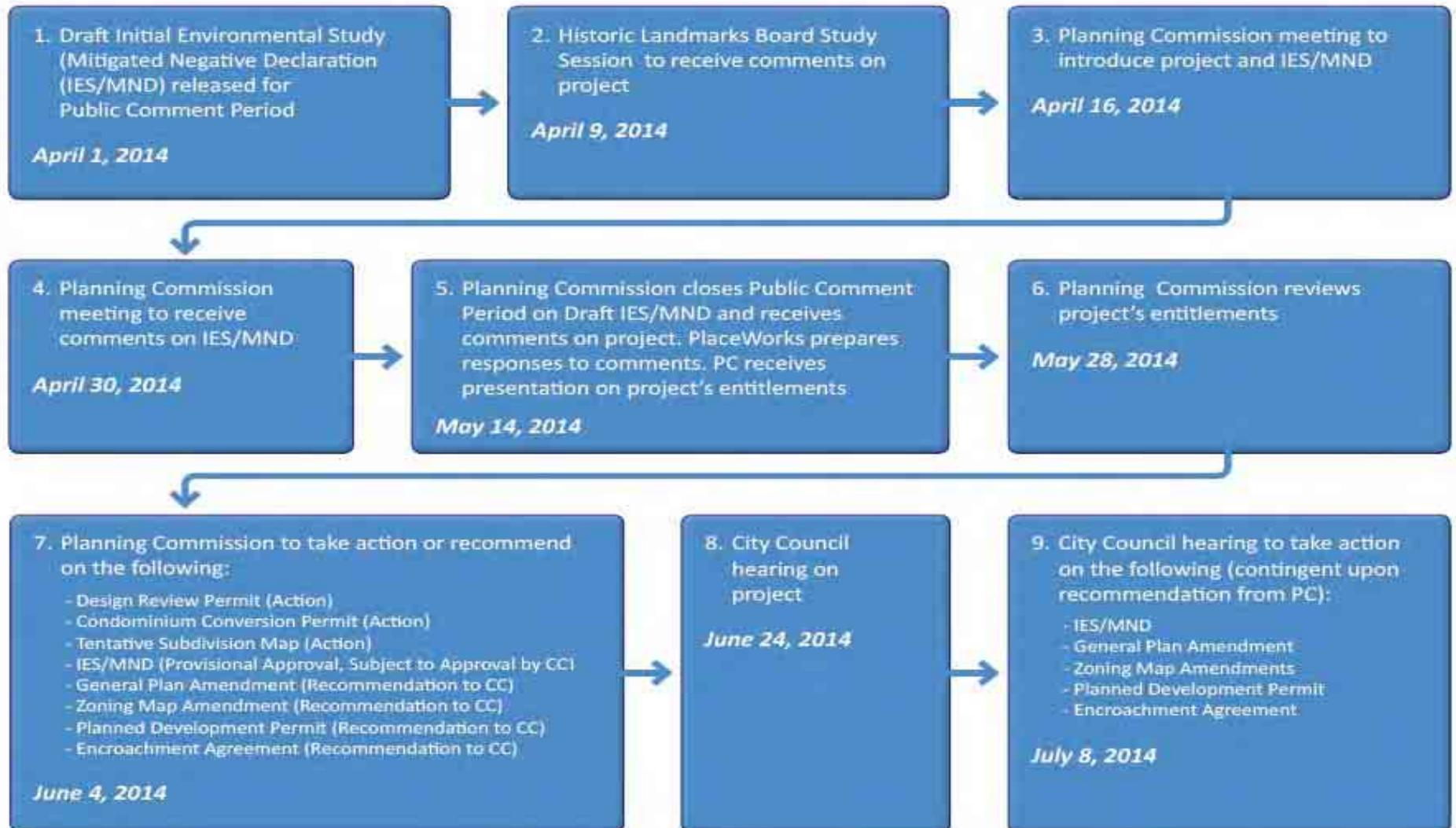
- Staff will return with a complete staff report at May 28 Planning Commission meeting
- Two additional Planning Commission hearing dates planned:
  - May 28
  - June 4
- Two City Council hearing dates planned
  - June 24
  - July 8

# IV. Questions / Comments



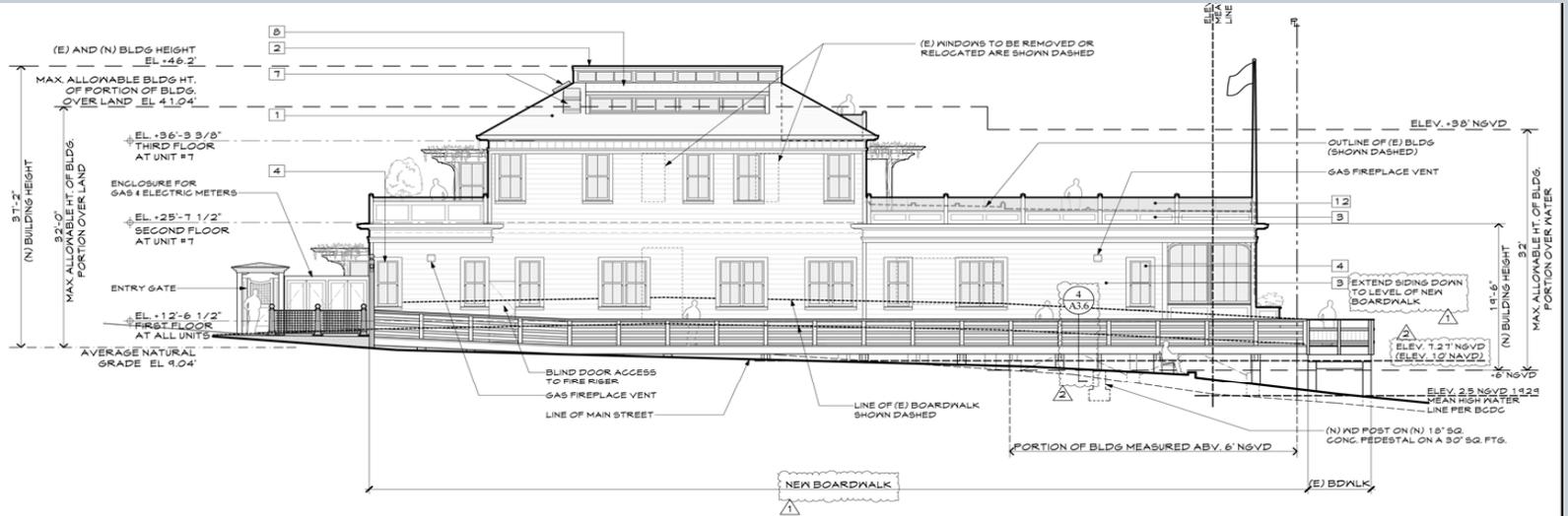
**??**

# Project Flow Chart

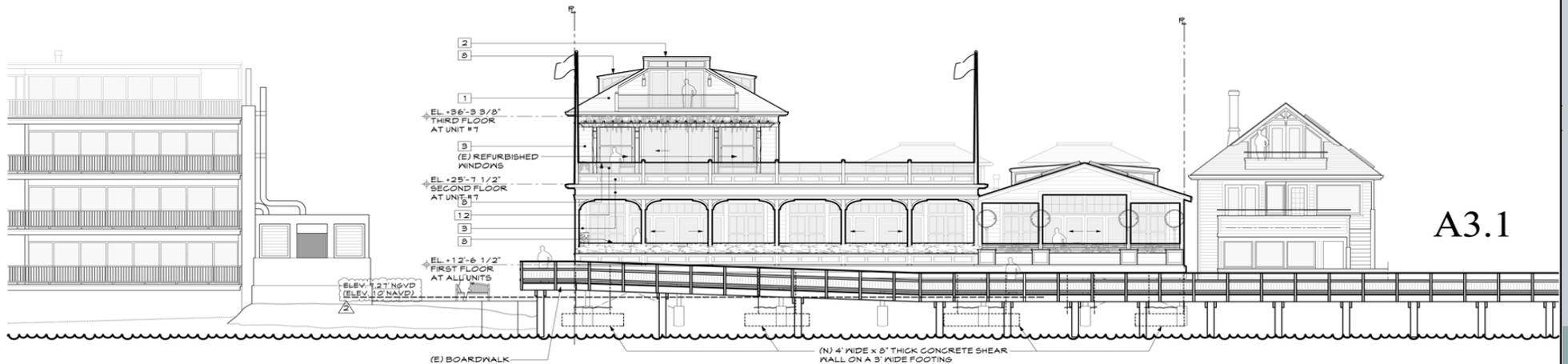


# South and West Elevations

- G, TRIM, IS: 1 X 10 CEDAR CHANNEL SHIP LAP BEVELED SIDING & 1 X CEDAR PAINTED TO MATCH BENJAMIN MOORE "WHITE DIAMOND" 2121-60 SEMI-GLOSS
- Y GATES: ALUMINUM CLAD DOUBLE HUNG, AWNING, AND FIXED UNITS. SASH FINISH IS TO MATCH SIDING COLOR
- ALUMINUM CLAD FRENCH DOORS, BI-FOLD DOORS, SLIDING DOORS, AND FIXED SIDELIGHTS. SASH FINISH TO MATCH SIDING COLOR
- WNSPOUTS: GALVANIZED SHEET METAL PAINTED TO MATCH SIDING COLOR
- YLIGHTS: WHITE TRANSLUCENT GLASS
- ING SURFACES, IS, STAIR DECK: STEEL WITH WEATHERED BLACK PATINA OVER GALVANIZED PLATING
- AL: LIGHT GREY COLOR MATERIAL ON PALETTES. EITHER TEAK, PIPE OR COMPOSITE MATERIAL
- PIPES: PAINT TO MATCH ROOF COLOR
- DE ON CKS OF: TEMPERED OR LAMINATED CLEAR GLASS PANELS
- OSURE & RAGE WALLS: INTEGRAL COLOR CONCRETE WITH 2" X 2" SCORED PATTERN L.J. SCOFIELD COMPANY, C-14 "FRENCH GRAY" CONCRETE BLOCK

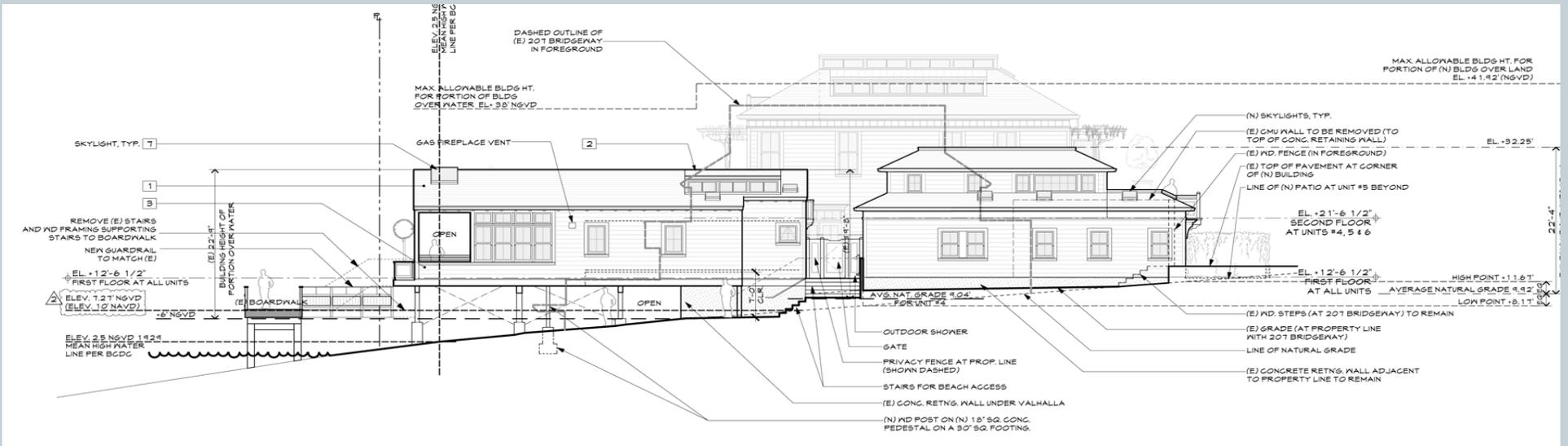


SOUTH ELEVATION | 2

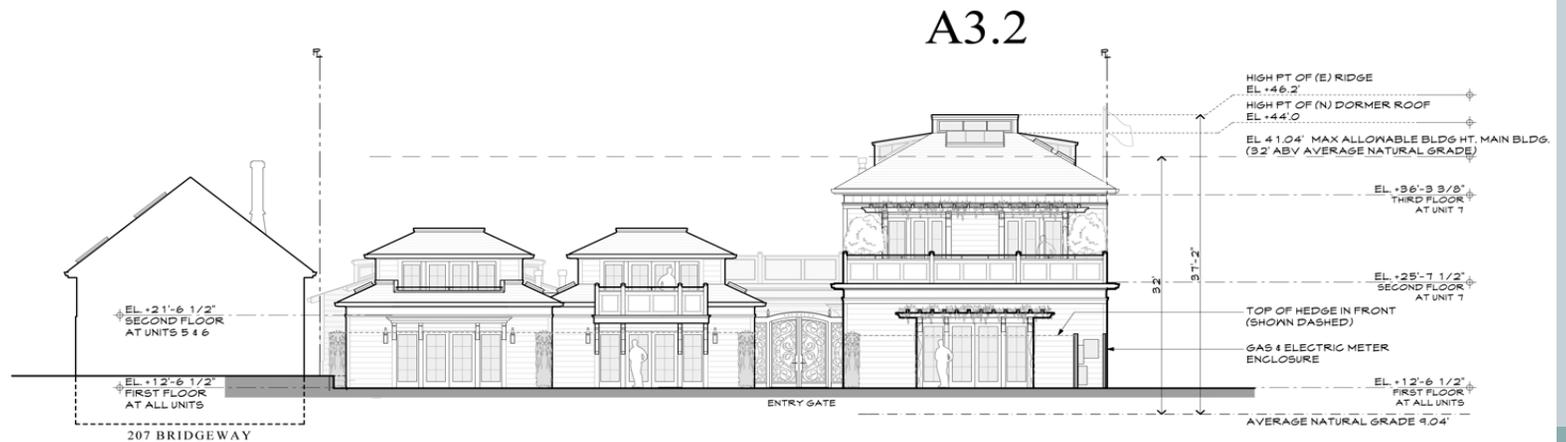


A3.1

# North and West Elevations

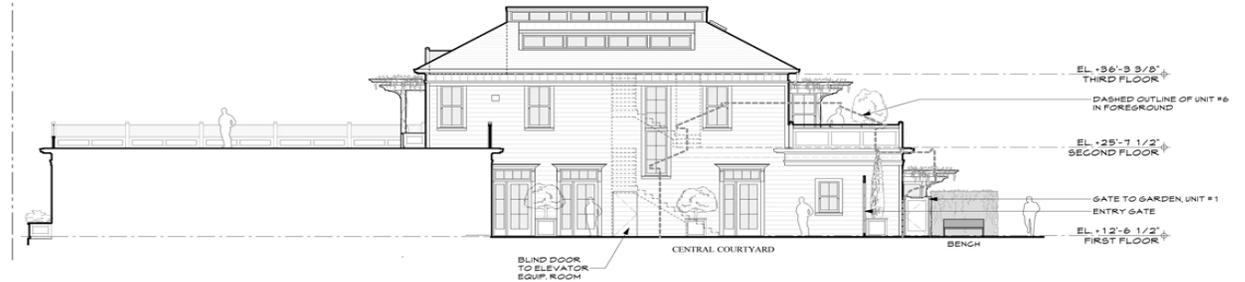


NORTH ELEVATION



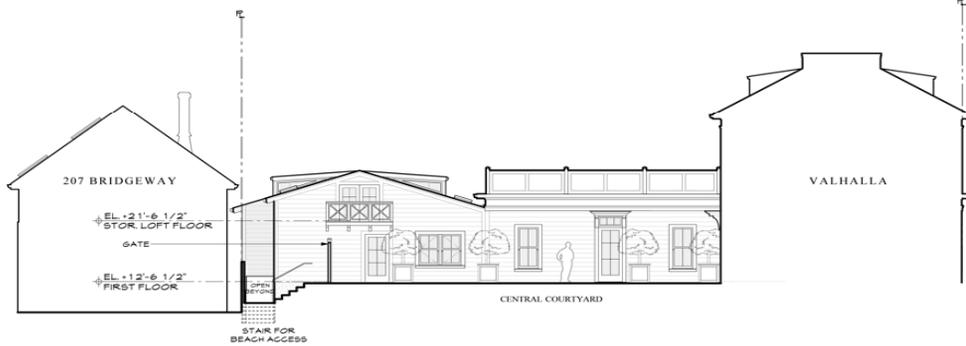
207 BRIDGEWAY

# North, West, and East Elevation - Courtyard



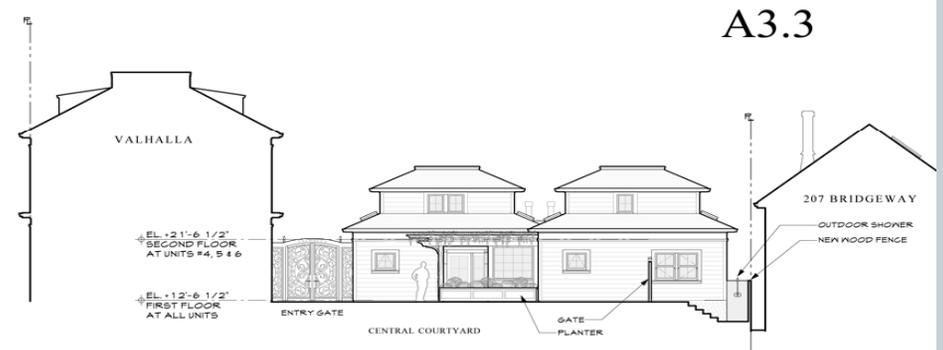
NORTH ELEVATION - COURTYARD

3



WEST ELEVATION - COURTYARD

2

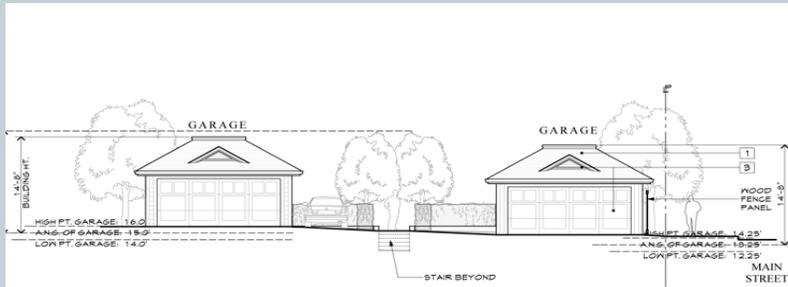


EAST ELEVATION - COURTYARD

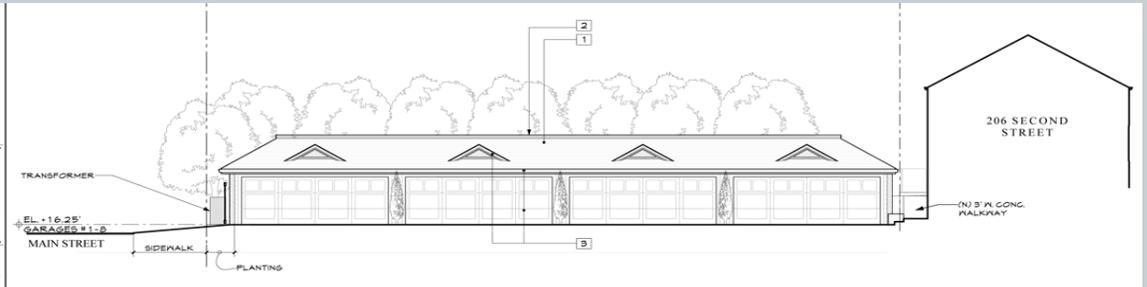
1

A3.3

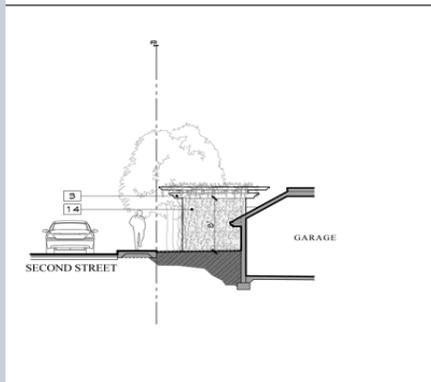
# Elevation - Garage



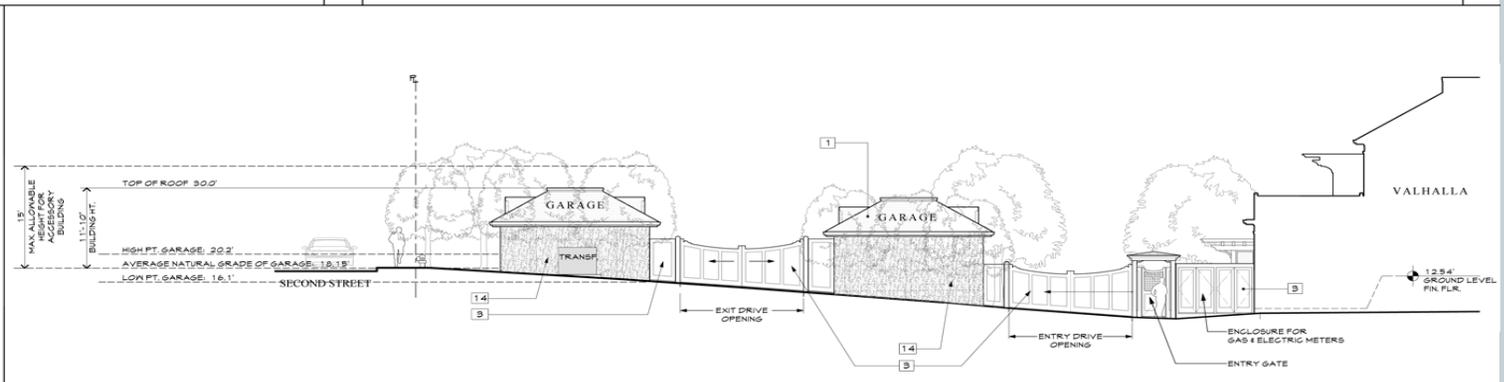
GARAGE--WEST ELEVATION 6



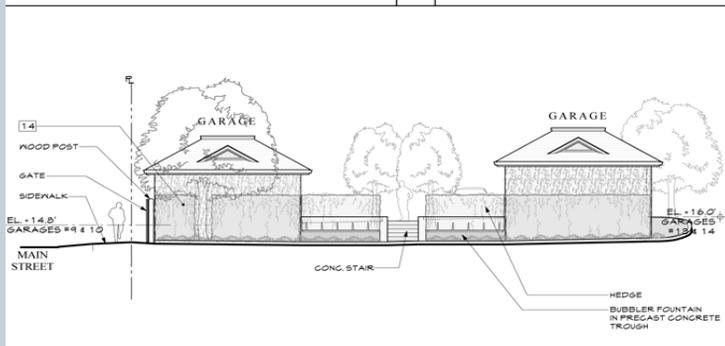
GARAGE--EAST ELEVATION 3



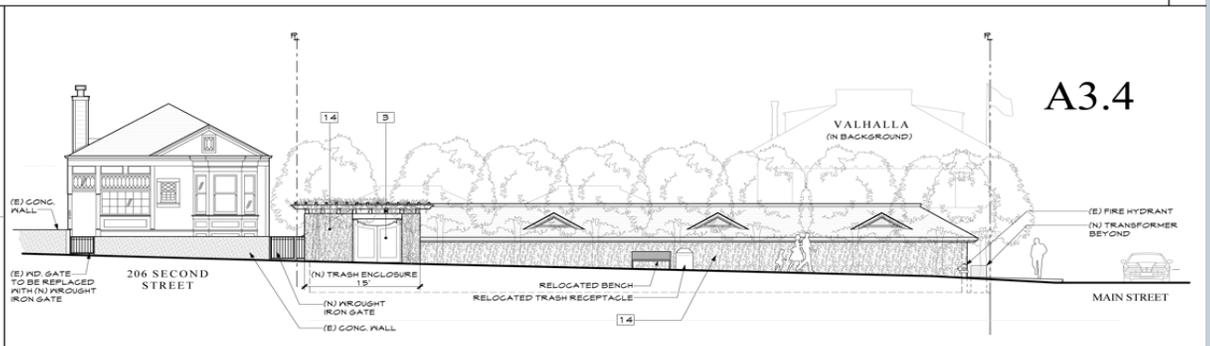
TRASH ENCLOSURE 5



ELEVATION ALONG MAIN STREET 2



GARAGE--EAST ELEVATION 4



ELEVATION ALONG SECOND STREET 1

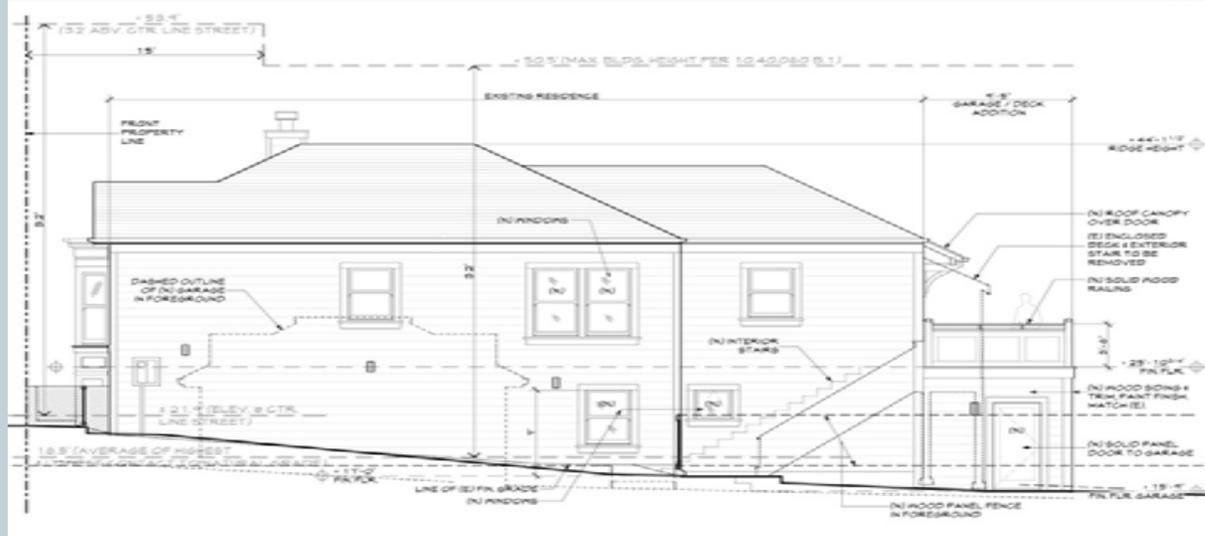
# 206 Second Street Elevation



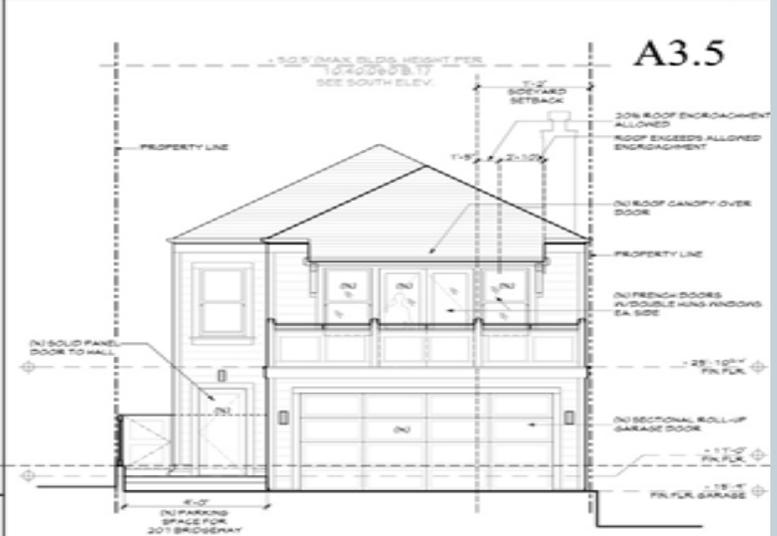
NORTH ELEVATION | 4



WEST ELEVATION | 2

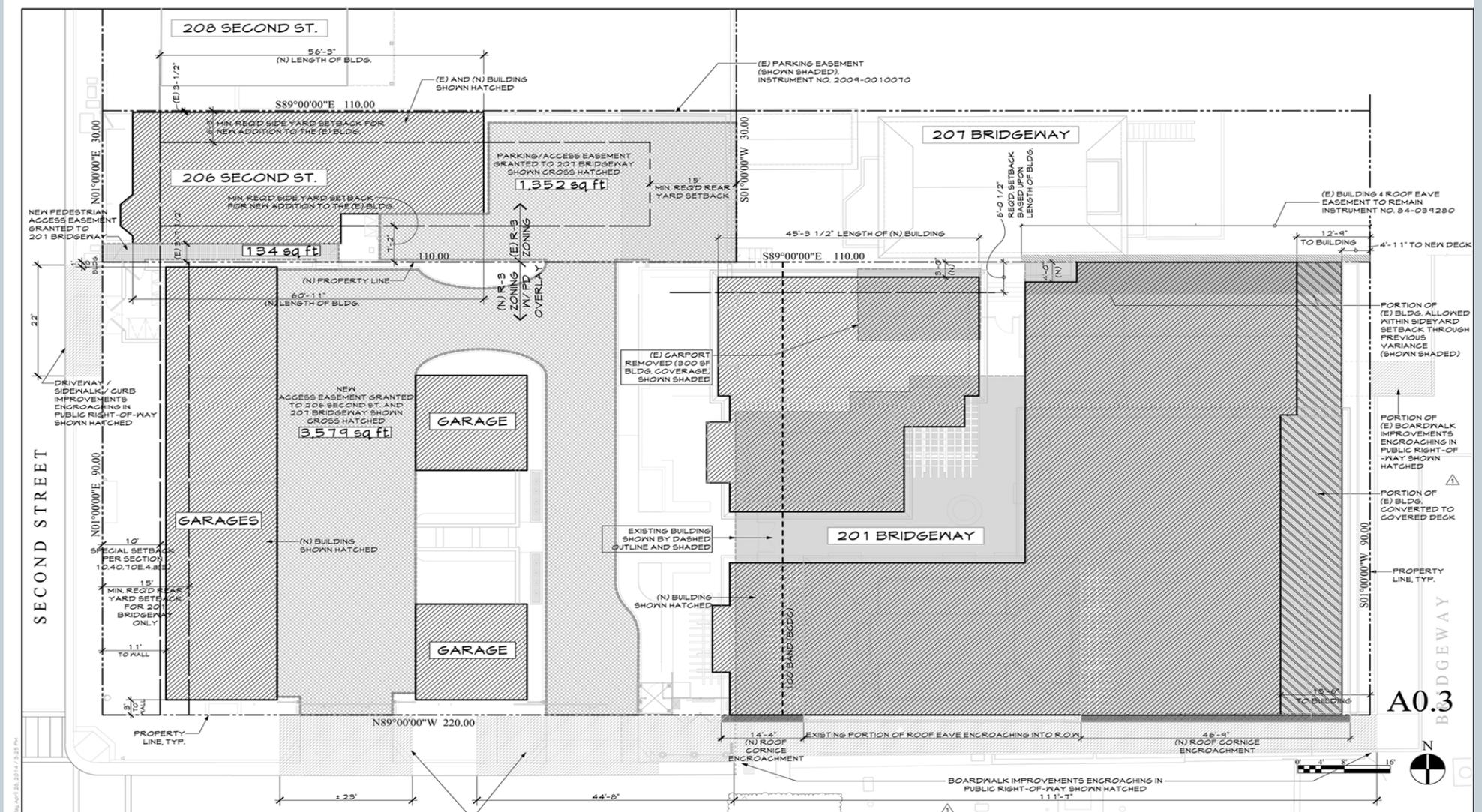


SOUTH ELEVATION | 3



EAST ELEVATION | 1

# Site Plan - Zoning



# Project Compatibility



## STREET VIEW FROM CORNER OF MAIN AND SECOND STREET



EXISTING CONDITIONS



PREVIOUS HOTEL PROPOSAL



CURRENT PROJECT OVERLAYED  
ONTO HOTEL PROPOSAL



CURRENT PROJECT

## AERIAL VIEW



EXISTING CONDITIONS



PREVIOUS HOTEL PROPOSAL



CURRENT PROJECT OVERLAYED  
ONTO HOTEL PROPOSAL



CURRENT PROJECT

A0.8

## VIEW FROM NORTHWEST LOOKING SOUTHEAST TOWARDS S.F. SKYLINE



EXISTING CONDITIONS



PREVIOUS HOTEL PROPOSAL



CURRENT PROJECT OVERLAYED  
ONTO HOTEL PROPOSAL



CURRENT PROJECT

# Surrounding Land Use



**Residential**

**Existing: Commercial  
Proposed: Residential**

**Residential**

# Relevant General Plan Policies



- **Page 2-41 Neighborhood Commercial.** The neighborhood commercial areas in Old Town, Spring Street Valley and Nevada Street valley are intended to provide needed goods and services within walking distance of residents and employees in those areas. Uses which create excessive employee parking demand should be limited in these areas.
- **Policy LU-2.S. Commercial/Residential Conflict.** Encourage rebuilding and reuse of commercial space in a manner which minimizes conflict with adjacent residential uses.

# Relevant General Plan Policies



- **Policy E-5.1. Neighborhood Commercial Uses.** Promote and enhance a diversity of local serving commercial uses in the neighborhood commercial areas of the City.
- **Policy 2.3 Adaptive Reuse.** Support innovative strategies for the adaptive reuse of commercial structures to provide for a range of housing types and residential uses, for example, the residential use of upper floors of commercial buildings.
- **Policy 2.2 Adequate Sites.** Provide adequate housing sites through appropriate land use and zoning designations, consistent with Sausalito's regional housing growth needs.

# Applicable General Plan Policies



- **Policy LU-I.18. Non-Conforming Structures (Residential).** Recognize the importance of maintaining the existing character of Sausalito neighborhoods by preserving the existing intensity of any non-conforming structure in residential neighborhoods that exceeds zoning standards
- **Policy 2.3 Adaptive Reuse.** Support innovative strategies for the adaptive reuse of commercial structures to provide for a range of housing types and residential uses, for example, the residential use of upper floors of commercial buildings.