



Valhalla Residential Condominiums



Entitlements

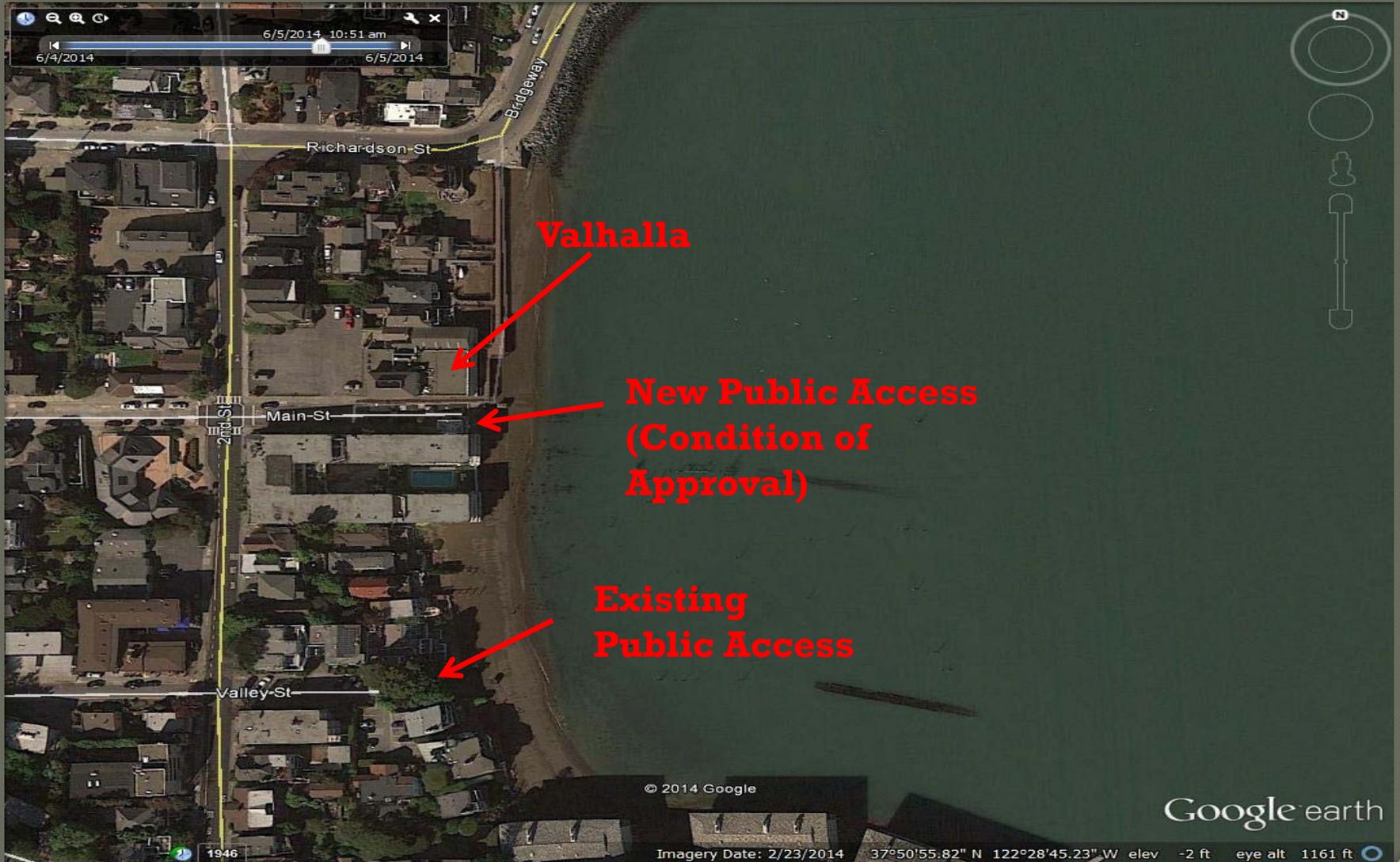
June 18, 2014 | City of Sausalito

Topics

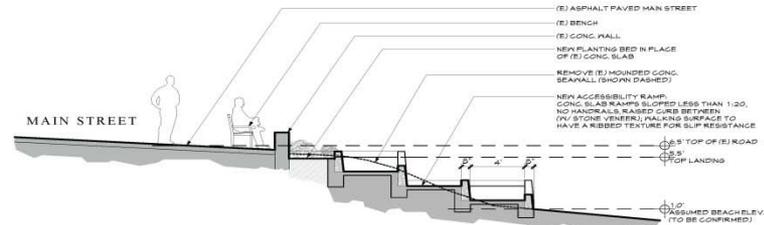
- Public Beach Access
- Bridgeway Boardwalk
- Bus Pullout
- Plan Revisions
- Clarification/Corrections to May 28, 2014 Staff Report
 - Encroachment Agreement
 - Floor Area Ratio (FAR) Calculation
- CEQA Review of Public Access Improvements

Public Beach Access

Public Beach Access



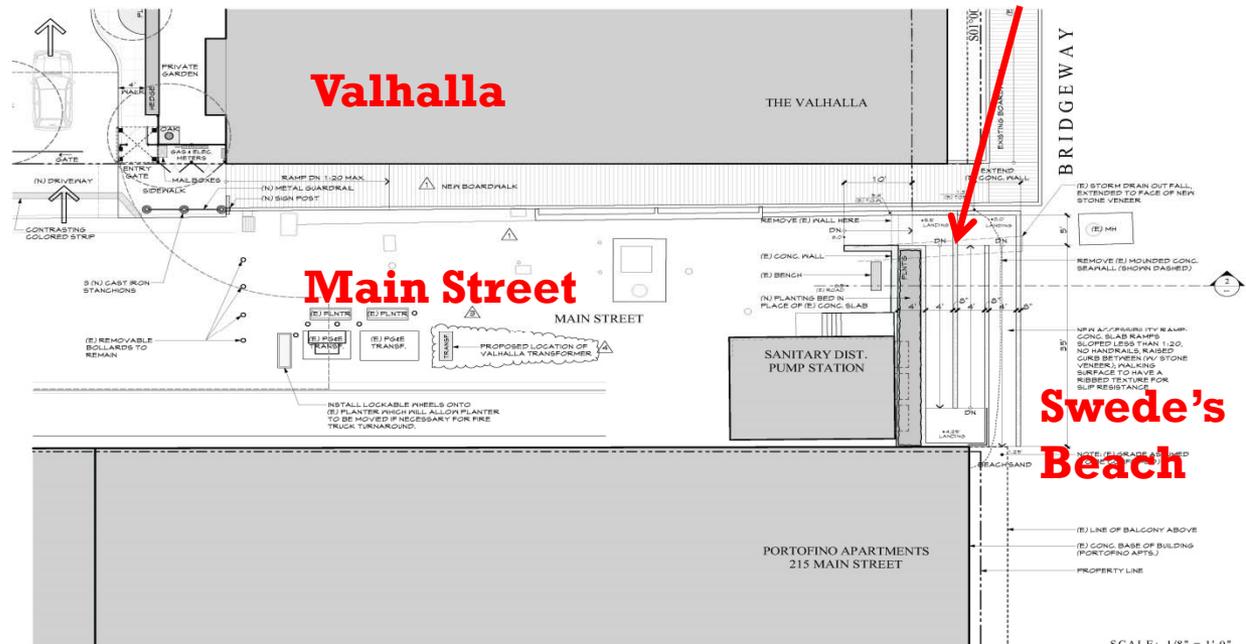
Public Beach Access



Public Beach Access

SECTION 2

Second Street



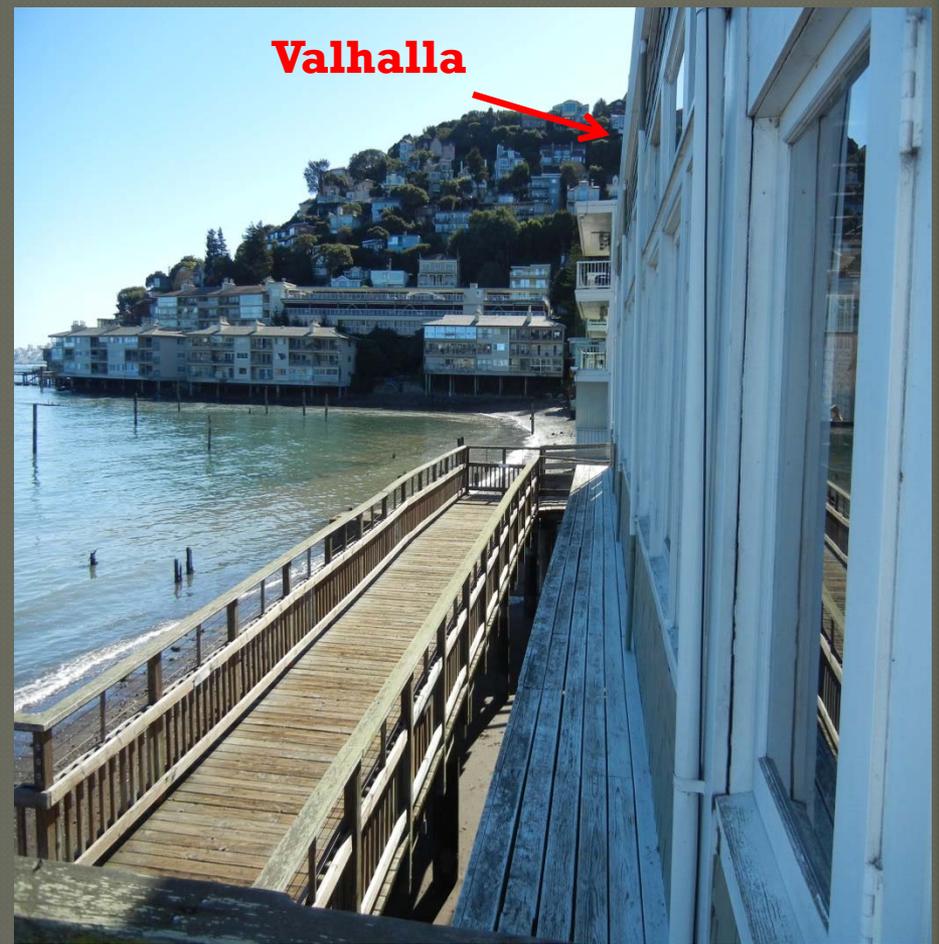
SCALE: 1/8" = 1'-0"

Bridgeway Boardwalk

Bridgeway Boardwalk Condition



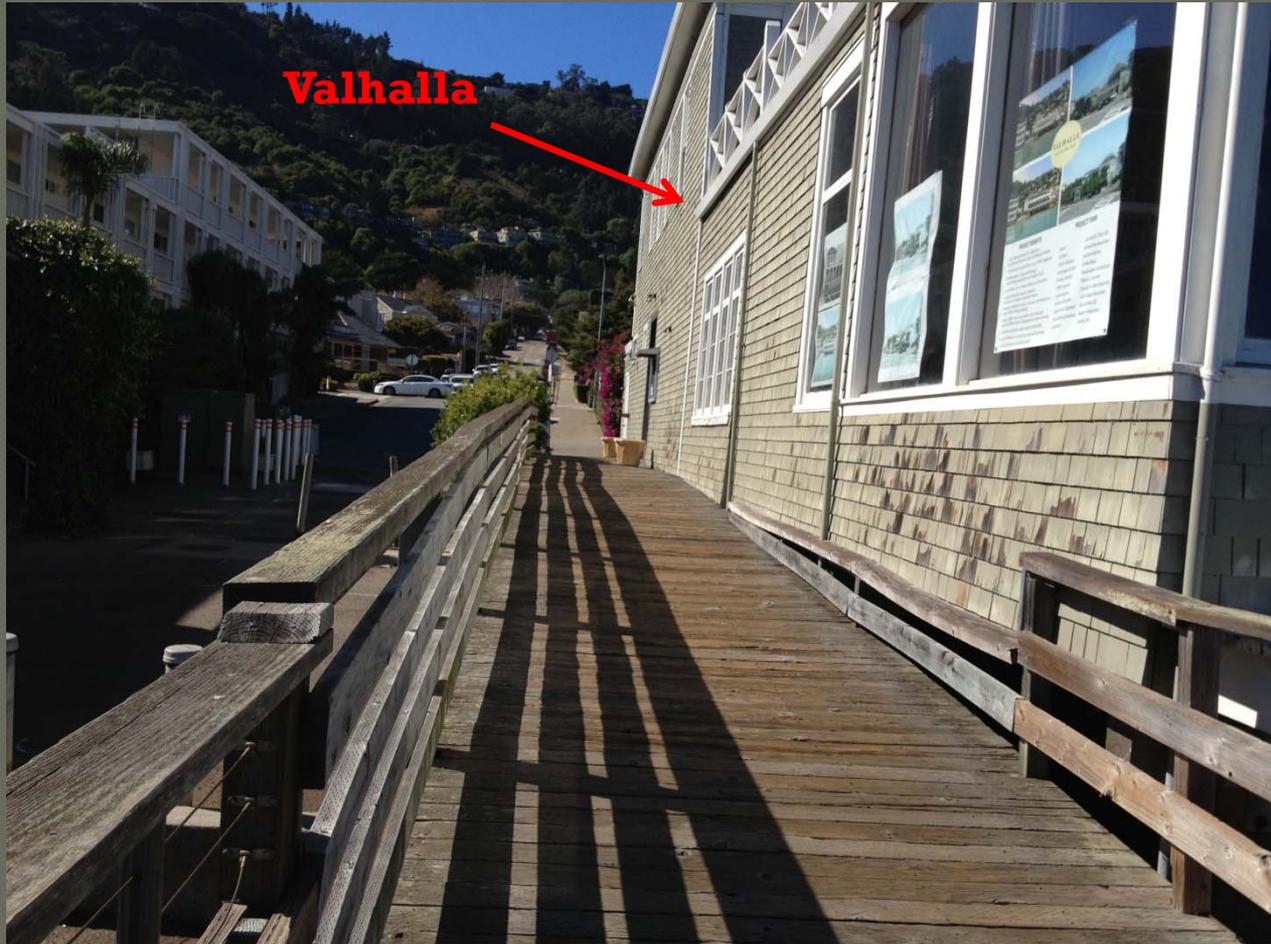
Valhalla



Valhalla

Bridgeway Boardwalk

Main Street Boardwalk Condition



Main Street Boardwalk

Bridgeway Boardwalk Condition of Approval

- Prior to issuance of building permit, the applicant shall submit plans to:
 - i. Reconstruct the deck and railings of the Bridgeway boardwalk fronting the project site in a manner that the deck and railings comply with the accessibility provisions of the California Building Code; and
 - ii. Elevate the boardwalk so that the lowest elevation of the lowest horizontal structural member of the structure is above the base flood elevation of +13 feet (88NAVD).

OR

Bridgeway Boardwalk Condition of Approval

- i. Submit plans to improve the deck and railings of the Bridgeway boardwalk fronting the project site in a manner compliant with accessibility provisions of the California Building Code; and
- ii. Enter into a deferred improvement agreement with the City, binding on successors in title, that provides for the preparation of detailed construction plans for and construction of the required improved boardwalk or an alternative (e.g. non-pile supported) means of providing a safe, accessible path of travel along the Bridgeway public right-of-way on or before a date certain, or provides the funds necessary for these plans and construction by others.

Bus Pullout

Bus Pullout

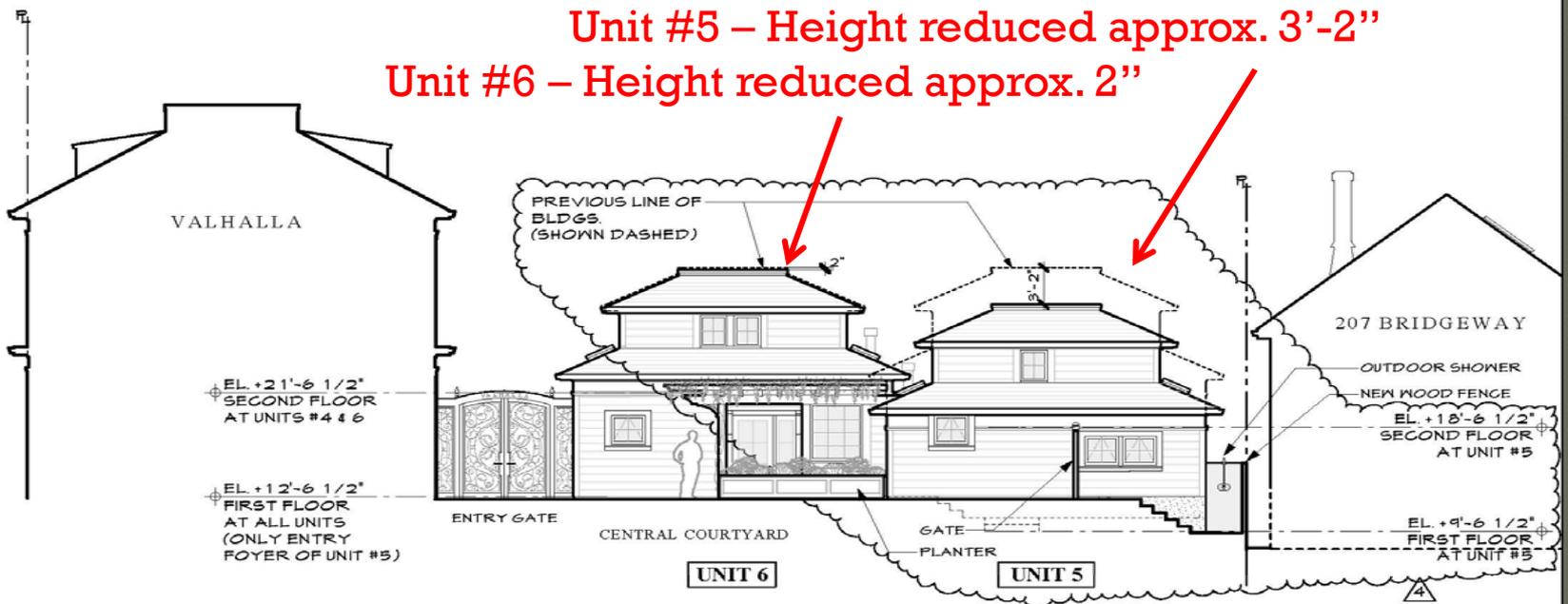
- April 16, 2014 – Potential bus pullout brought up at PC hearing
- April 28, 2014 – Applicant corresponds with Golden Gate Bridge, Highway & Transportation District
- May 28, 2014 – Staff report introduces potential condition of approval:
 - Concurrently with recordation of the Final Map, the applicant shall:
 - a. Offer to dedicate to the City the amount of property necessary for a bus pullout and associated public access up to the entirety of the ten-foot Special Setback on Second Street to the City. The dedication may either be via an easement acceptable to the City or via in-fee title. In either situation, the land area used in calculating the density, building coverage, floor area ratio, impervious surface, or any other land area-based development standard shall be based upon the Valhalla Site's pre-dedication land area.
 - b. Design a bus pullout that meets the standards of the Transit District and the City Engineer.
 - c. Upon issuance of a Building Permit, construct the approved bus pullout.
- May 30, 2014 – Applicant provides preliminary plans for bus pullout along Second Street.

Plan Revisions

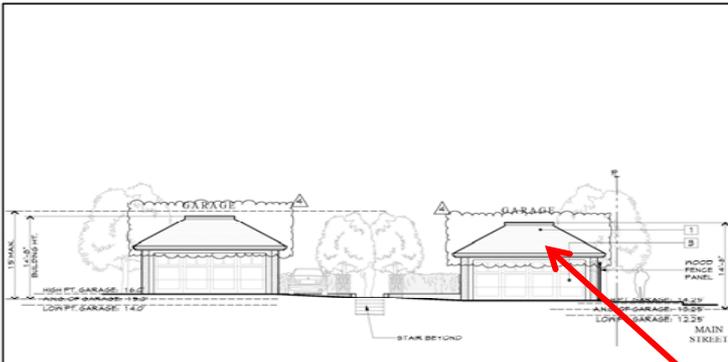
Plan Revisions

- Public beach access plans added to the project
- Unit #5 height reduced by approx. 3'-2"
- Unit #6 height reduced by approx. 2"
- Modified design of gates and entry way along Second Street
- Relocation of transformer
- Modified design of garage roofs
- Landscaping on roof top deck of Unit #7

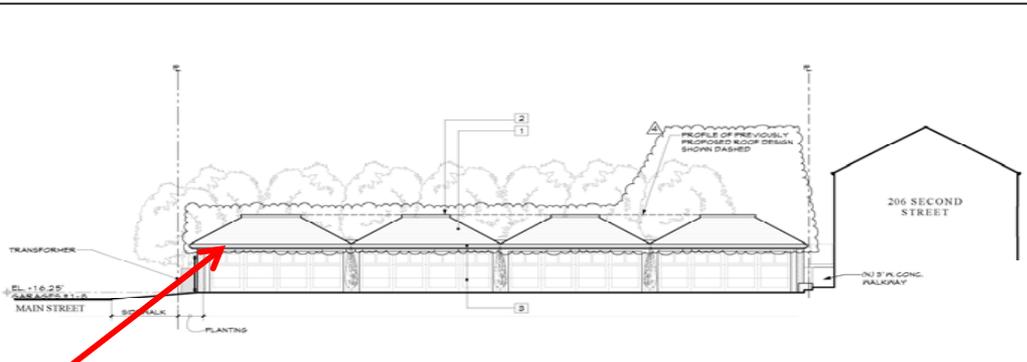
Unit # 5 and #6 Height Reduction



Second Street Garages

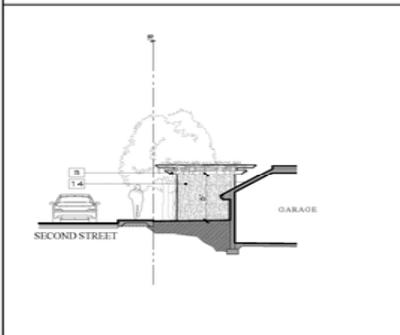


GARAGE--WEST ELEVATION 6

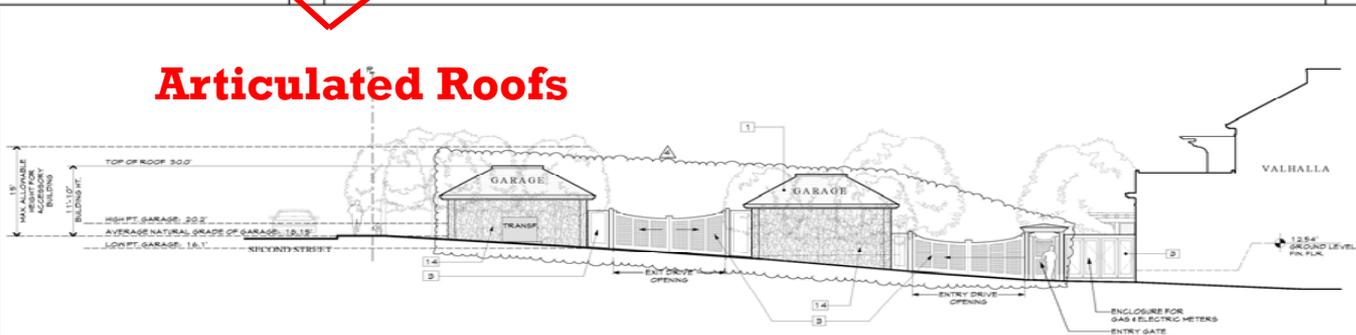


GARAGE--EAST ELEVATION 3

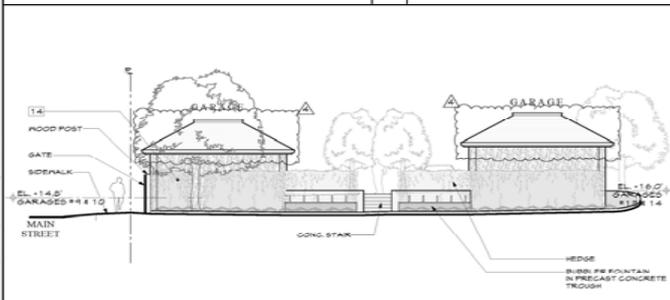
Articulated Roofs



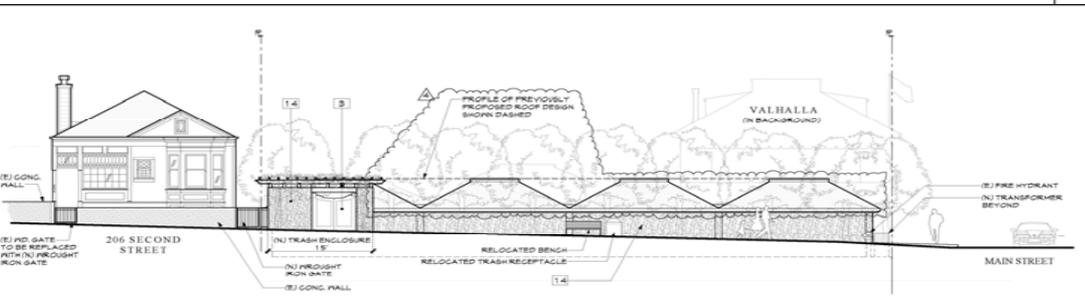
TRASH ENCLOSURE 5



ELEVATION ALONG MAIN STREET 2



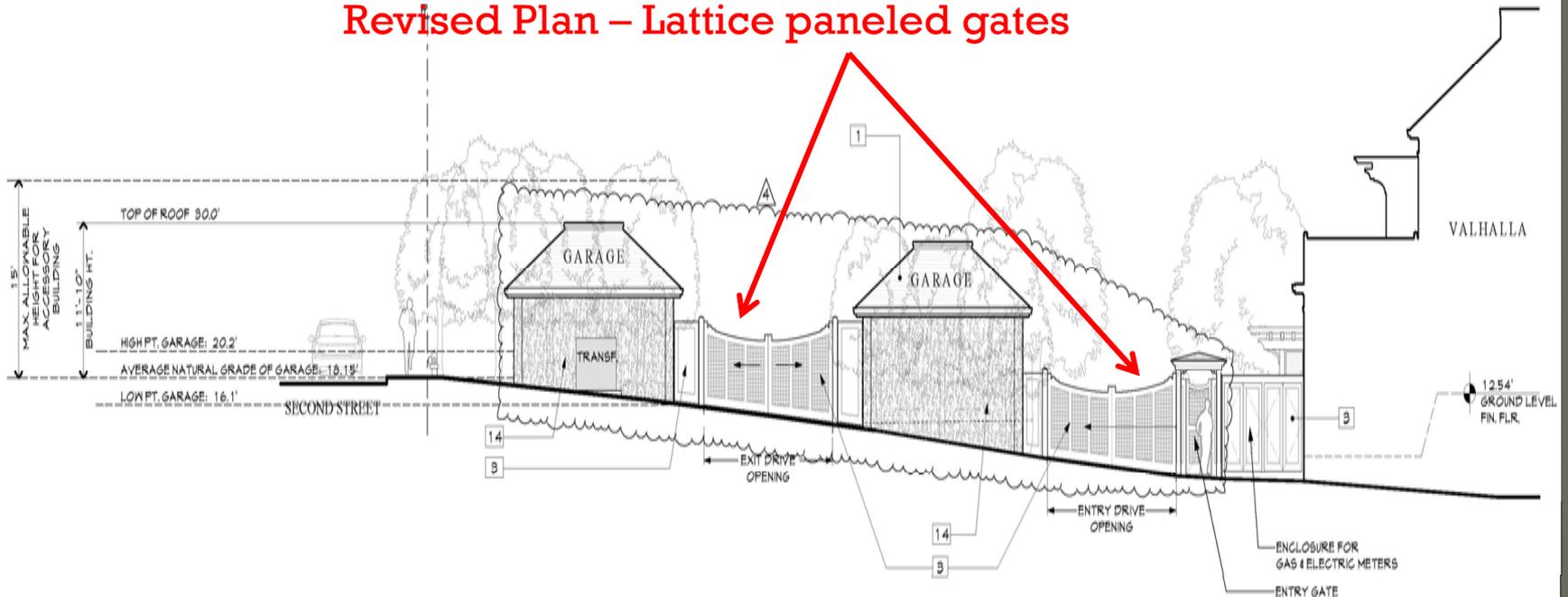
GARAGE--EAST ELEVATION 4



ELEVATION ALONG SECOND STREET 1

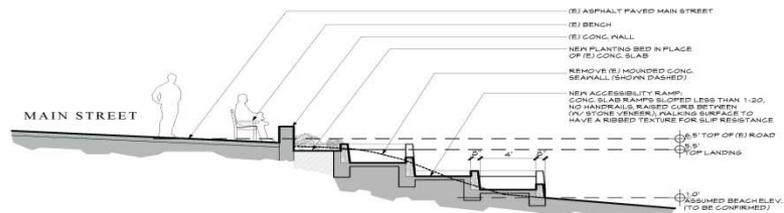
Main Street Entry/Exit Gates

Previous Plan – Solid wood paneled gates
Revised Plan – Lattice paneled gates



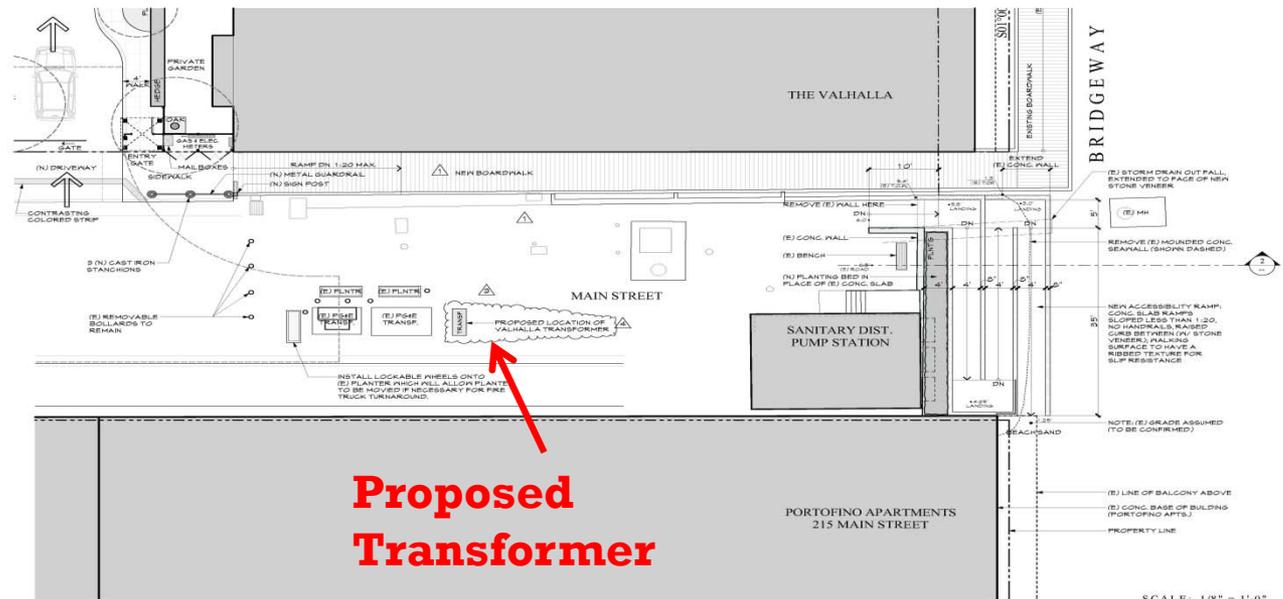
ELEVATION ALONG MAIN STREET

Transformer Location



SCALE: 1/4" = 1'-0"

SECTION 2

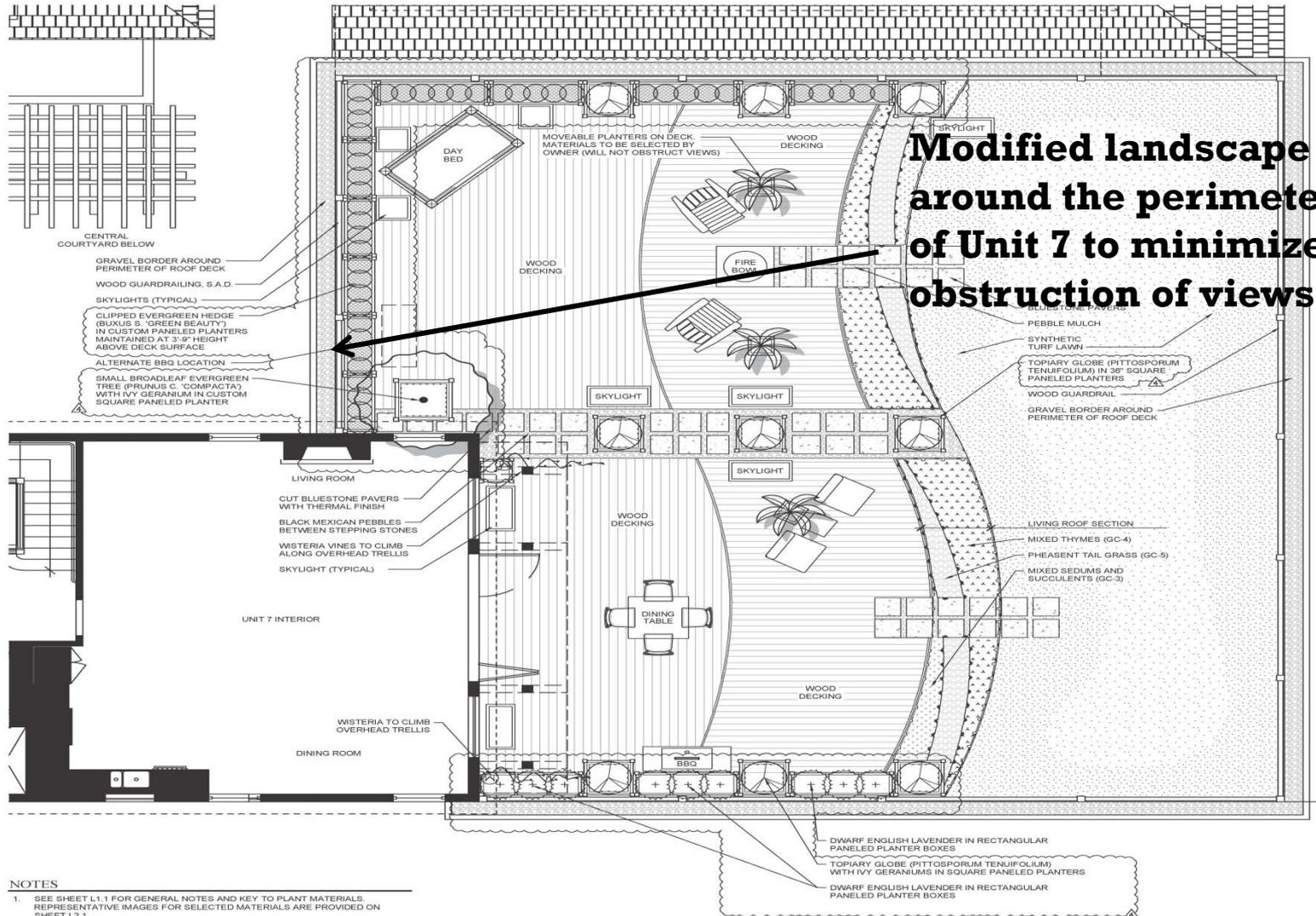


Proposed Transformer

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

PLAN: ACCESSIBLE RAMP 1

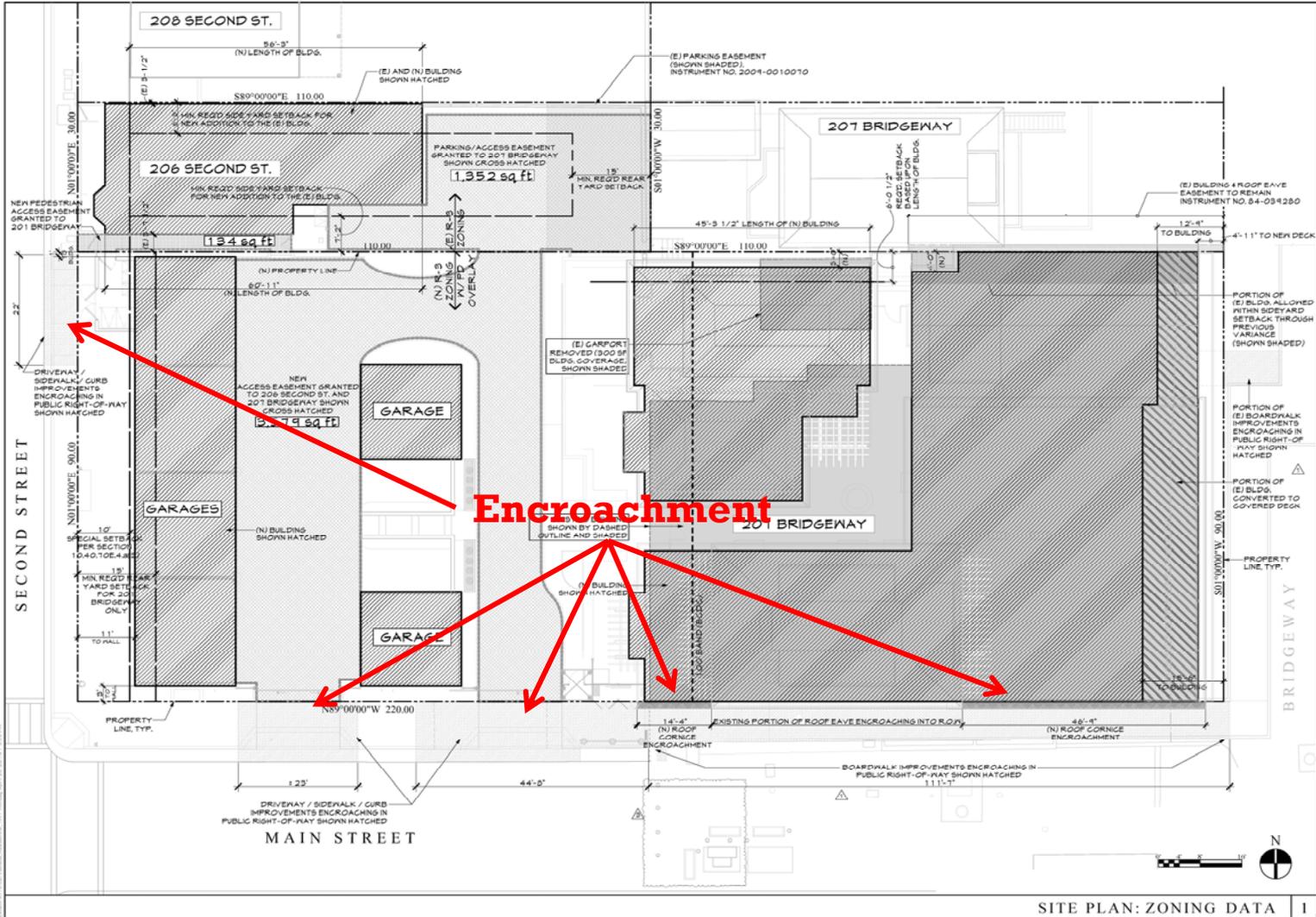
Unit #7 Landscape



Clarifications/Corrections

S

Encroachment Agreement



MICHAEL BEX ASSOCIATES
 ARCHITECTURE & DESIGN
 1750 BRIDGEWAY
 SUITE 8211
 SAUSALITO, CALIFORNIA 94965
 TEL: 415.331.1400
 FAX: 415.331.1403
 WWW.BEXASO.COM

THE VALHALLA
 201 BRIDGEWAY & 206 SECOND STREET
 SAUSALITO, CALIFORNIA
 APN: 065-242-06 & 65-242-17

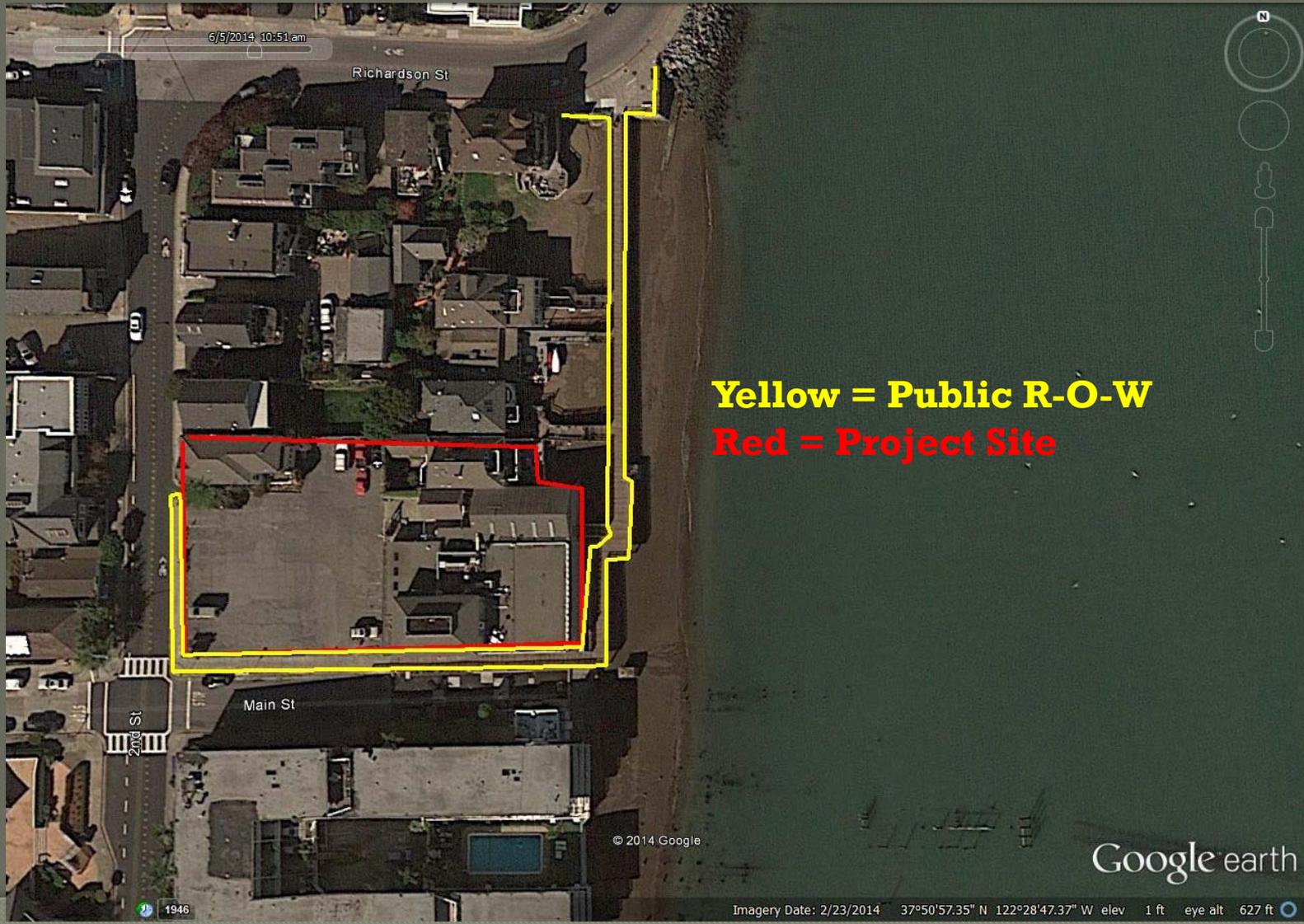
DESIGN REVIEW	22 MAY 2013
PER KEY RESP/MT	28 JULY 2013
SCDD RESUBMITTAL	30 SEPTEMBER 2013
RESPONSE TO SCDD	21 OCTOBER 2013
PER KEY RESP/MT #2	15 NOVEMBER 2013
PRE-BUILT BOARDWALK	14 MARCH 2014
NAVD DATUM	21 MARCH 2014
SCDD COMMENTS RESP	28 APRIL 2014

DATE: 28 APRIL 2014
 DRAWN BY: MRA
 SCALE: 1/8" = 1'-0"

SITE PLAN: ZONING DATA

A0.3

Public Right-Of-Way



Yellow = Public R-O-W
Red = Project Site

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Google earth

Imagery Date: 2/23/2014 37°50'57.35" N 122°28'47.37" W elev 1 ft eye alt 627 ft

1946

Planned Development Overlay

- There are no existing Planned Development Overlays in the City

Floor Area Ratio

- City exactions imposed as part of the Project do not result in a reduction of land area available to calculate entitlements, such as FAR, building coverage, and impervious surface.

Staff Recommendation

- Review the revise project plans and provide feedback on whether the project adequately addresses all relevant issues;
- Review the draft conditions of approval and provide direction on any appropriate modifications; and
- Continue the public hearing to the Planning Commission meeting on July 2, 2014

CEQA Review of Public Access Improvements

- Staff will review proposed Main St. boardwalk improvements in light of CEQA Guidelines §15073.5, “Recirculation of a Negative Declaration prior to adoption.”
- Findings will be presented at the next Planning Commission hearing