



Valhalla Residential Condominiums



Entitlements

July 2, 2014 | City of Sausalito

Topics

- Floodplain Variance
- Privacy and Parking Easement – 207 Bridgeway
- Design
 - Main Street Entry/Exit Gates
 - Second Street Garage
- Public Improvements
- Project Revisions
- Revised Conditions of Approval
- Next Steps/Revised Schedule
- CEQA Review – Recirculation of IES/MND

Floodplain Variance

Floodplain Variance

- ◉ SMC Chapter 8.48, Floodplain Management Ordinance requires:
 - Main Street boardwalk to be constructed at an elevation consistent with FEMA's anticipated minimum base flood elevation of +13 feet (88NAVD)

Floodplain Variance

- SMC 8.48.062 establishes conditions for variances from the Floodplain Management Ordinance
- June 18, 2014 – Applicant submitted request for floodplain variance to reconstruct the Main Street boardwalk at +10 feet elevation (anticipated FEMA minimum base flood elevation would be +13 feet)
- Staff is evaluating the floodplain variance request, pending additional information from the applicant, and will provide its recommendation at a future Planning Commission hearing

207 Bridgeway

Privacy Concerns
Parking Easement

207 Bridgeway – Privacy/Parking

- June 17, 2014 – Through her attorney, Linda Jenkinson (207 Bridgeway) submitted a letter expressing concerns of privacy and parking easement
- **Privacy:**
 - Lack of privacy from the project's proposed windows directly across from the front deck of 207 Bridgeway
 - Lack of privacy from the project's proposed windows and removal of the wall directly across from the rear yard of 207 Bridgeway
- **Parking:**
 - Ms. Jenkinson requests that the parking easement should allow for the construction of carports or garages on the easement for 207 Bridgeway.

207 Bridgeway – Privacy/Parking

- Ms. Jenkinson Suggests the Following:
 - Ensure that the project's windows adjacent to the front deck are covered/frosted and a mature hedge is placed adjacent to the edge of the deck
 - Ensure that the windows that adjoin the back courtyard are frosted, or reduced in size, and that a mature hedge/fence is placed to ensure no light or visibility into the courtyard
 - Re-negotiate the parking easement to allow construction of a garage/carport on the property

207 Bridgeway – Privacy/Parking

- June 26, 2014 – Applicant submitted revised plans (**Exhibit F**) proposing the following:
 - Enclosed Single-Car Garage for 207 Bridgeway
 - Rear Entry Gate for 207 Bridgeway
 - Pedestrian Access Between 207 Bridgeway and Second Street
 - Privacy Screen on the East Deck of 207 Bridgeway

Design

Main Street Entry/Exit Gate
Second Street Garages

Design – Main Street Entry/Exit

- June 18, 2014 – Planning Commission expressed concern:
 - Regarding the “compound” feel of the Main Street entry/exit gates
 - The design of the garages fronting Second Street, and suggested enhancing the design
- June 26, 2014 – Applicant submitted a letter clarifying the design of the entry/exit gates and the Second Street garages

Design – Main Street Entry/Exit

- Main Street Entry/Exit Gates

- Center of driveway gates lowered to 5 feet
- Lattice squares will be approximately 3" X 3" squares to increase visibility from the Main Street sidewalk

- Second Street Garages

- Applicant assessed feasibility of adding windows and determined windows would not enhance the design
- Applicant suggests that the proposed design is the optimum for providing maximum aesthetics of Second Street garages

Public Improvements

Public Improvements

- June 18, 2014 – Applicant submitted letter clarifying extent of public improvements proposed as part of the project.
- Applicant proposes to:
 - Rebuild Main Street boardwalk at elevation of 10 feet NAVD
 - Provide public beach access via Main Street, designed for ADA access
 - Bridgeway boardwalk improvements as assessments arise in the future that include all neighbors that have Bridgeway boardwalk fronting their property
 - Build partial bus pullout within the 10-foot special setback on Second Street

Project 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
- Main Street boardwalk improvements (variance request)

Revised Conditions of Approval

Conditions of Approval

- In response to comments and project revisions, the draft Conditions of Approval (**Exhibit W**) have been revised.

Sausalito-Marín City Sanitary District

Sausalito-Marín City Sanitary District

- June 18, 2014 – SMCSD responded to revised project plans regarding the proposed public beach access
- SMCSD's Response
 - Utilities (i.e. electric conduits, vent line, sewer force main) must remain accessible
 - Short section of curb to the north of the beach must be omitted so that maintenance access is maintained
 - Applicant should coordinate with SMCSD regarding placement of transformer to ensure it is not placed above sewer facilities
 - SMCSD is okay with the replacement of bollards with decorative stanchions – provided the stanchions are removable

Next Steps/Revised Schedule

Revised Project Schedule*

- **June 27, 2014** – Staff request for additional information from applicant
- **July 2, 2014** – PC Hearing – Address issues from June 18, 2014 PC hearing
- **Mid-July** – Revised IES/MND released for 30-day review period
- **July 30, 2014** – PC Hearing – Address issues from July 2, 2014 PC hearing
- Continued on next slide....

*Revised schedule is tentative, based on Applicant's response to request for additional information. Dates are subject to change.

Revised Project Schedule

- **September 3, 2014** – PC Hearing – Action on Design Review Permit, Tentative Subdivision Map, Condo Conversion Permit; Recommend Flood Plain Variance, and approvals made by City Council
- **September 23, 2014** – City Council Hearing – Consider IES/MND, PC recommendations, and proposed General Plan Amendment, Zoning Map Amendment, Planned Development Permit, Encroachment Agreement, and Floodplain Variance
- **October 7, 2014** – City Council Hearing – Approve IES/MND; Action on entitlements listed above
- **October 17, 2014** – Appeal period on PC action concludes. Action becomes final if no appeals.

CEQA

Recirculation of IES/MND

CEQA

- June 18, 2014 – Applicant submitted a request for a variance to the floodplain regulations (**Exhibit X** of July 2, 2014 Entitlements Staff Report)
- CEQA Section 15073.5, Recirculation of a Negative Declaration Prior to Adoption, states:

A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073. [CEQA Guidelines Section 15073.5(a)]

- A “substantial revision” of the negative declaration shall mean:

(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required. [CEQA Guidelines Section 15073.5(b)]

Upcoming – July 30, 2014

Since posting the July 2, 2014 Planning Commission Staff Reports, several items have been submitted that will be addressed at the July 30, 2014 Planning Commission hearing

Upcoming - July 30, 2014

- June 30, 2014 - Through her attorney, Linda Jenkinson (207 Bridgeway) submitted a letter reaffirming privacy, access, and parking easement concerns and that discussions with the applicant are ongoing
- June 30, 2014 – Applicant submitted a response to the June 30, 2014 letter submitted on behalf of Ms. Jenkinson
- June 30, 2014 – Applicant submitted a response with suggested revisions to the conditions of approval
- July 1, 2014 – Applicant submitted revised plan sheets primarily reflecting recent discussions with Ms. Jenkinson’s representatives

Questions