



# MEMORANDUM

## CITY OF SAUSALITO

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TO: Historic Landmarks Board  
FROM: Calvin Chan, Associate Planner  
DATE: October 6, 2016  
SUBJECT: Tanglewood / Levin Residence | 168 Harrison Avenue

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### **OVERVIEW**

Preservation Architecture, on behalf of property owners Asriel and Carmela Levin, has submitted a request to amend the Local Historic Register Designation for the Tanglewood/Levin Residence property located at 168 Harrison Avenue (see **Exhibit A** for narrative).

On October 6, 2016, the Historic Landmarks Board (HLB) is requested to conduct a study session to determine the appropriateness of the requested amendment to the Local Historic Register Designation and to adopt a recommendation to the Planning Commission. The project will be considered at a future joint Planning Commission and HLB public hearing.

### **BACKGROUND**

On January 6, 2016, the Planning Commission and HLB adopted Resolution No. 2016-01 which approved the following for 168 Harrison Avenue ("Tanglewood"), a property listed on the Local Historic Register: a Design Review Permit for remodel/addition of the existing 3,015 square foot residence (two-level with basement level) to a proposed 5,095 square foot residence, demolition of a 368 square foot one-car garage for construction of a new 924 square foot three-car garage, construction of a new pool, spas, patios, 120 square foot greenhouse, and landscaping; an Encroachment Agreement for replacement/widening of the driveway along Harrison Avenue, existing planting area/fencing along Harrison Avenue, and existing planting area/fencing/steps along Bulkley Avenue; and an Accessory Dwelling Unit Permit to replace an existing 180 square foot accessory building with a new 536 square foot accessory dwelling unit located lower on the site, northeast of the residence.

Within Resolution No. 2016-01, Condition of Approval 1 states: *Prior to the issuance of a Building Permit, the applicant and property owner shall submit the landscape inventory and other related landscape documents as referenced in the Landscape Status Report prepared by Anthony Garza, date signed: April 1, 2015 (receive date by City: July 1, 2015), for review by the Planning Commission.* On April 27, 2016, the Planning Commission reviewed the landscape inventory and other related landscape documents as referenced in the project's Landscape Status Report. The Planning Commission allowed the project's landscape plans to remain as previously-approved by Resolution No. 2016-01. Additionally, the Planning Commission recommended the removal of the gardens from the Local Historic Register designation (City Council Resolution No. 4024) as the once exotic and historic plantings are no longer present or applicable for rehabilitation under the Secretary of the Interior's Standards for the Treatment of Historic Properties (see **Exhibit B** for Staff Report).

### **Exhibits**

- A. Historical Landmark Amendment Narrative, Preservation Architecture – July 20, 2016
- B. Planning Commission Staff Report – April 27, 2016

July 20, 2016

**168 Harrison St., Sausalito  
Historical Landmark Amendment**

**Introduction**

This nomination record intends to correct and revise the 1990 landmark application (Landmark Designation Application, Wm. Stephen Allen, 12/14/1990) and 1991 landmark designation (Sausalito City Council Resolution No.4024, "Designating the Residence, Gardens and Grounds at 168 Harrison Avenue [Tanglewood] an Historical Landmark," 3/5/1991) of the subject property based on subsequent changes and consequent and current conditions of the existing property and residence. Accordingly, this record amends the 1991 designation per Sausalito Municipal Code Chapter 8.44, Preservation of Historical Landmarks, Section 8.44.070, Designation subject to amendment or rescission.

**Summary History**

The property at 168 Harrison St. houses a single-family residence, the origins and original portions of which date to 1873. It is a relatively large (approx. 1.25 acres) and irregularly shaped parcel with the residence approximately at its center. Situated between two streets, Bulkley Ave. and Harrison St. to the east and west, respectively, with Harrison clearly serving as the front – from which the residence is accessed and to which it is oriented – while Bulkley is oriented to the rear. Thus, historically and currently, the front of the house is its western façade and the rear its east façade, the right its south side and the left its north (these orientations are also simplified for descriptive purposes, as the house is not sited in a cardinal orientation).

The existing house at 168 Harrison St. is a two-story wood frame structure over a partial basement and crawl spaces. In plan, it is an almost square and pavilion-like form under a large, hipped roof, with a small widow's-walk-like truncation at the very top. Its second floor is a partially developed attic story and its basement houses some utility uses where there is sufficient head room. The main floor of the house is mostly open but with an enclosed dining room in the southwest corner and an enclosed stair and bedroom in the northwest corner, leaving a T-shaped living space. Enclosed, veranda-like spaces wrap the west and north sides. Open and covered porches wrap the east and south sides. The front entry door is at the center of the west side. A minimally attached kitchen wing extends from the southwest corner of the main structure.

The home was built in the 1870s, evidently as a weekend or part-time house for a San Francisco couple without children yet with servants. The existing kitchen wing is what remains of the original and early servant's wing. The architectural style of the house is a British-Colonial Bungalow (see attached examples). In keeping with that 19th century Colonial building style, originally, the house may have had open verandas all around and which were enclosed, probably for climatic reasons, very early on. The first Sanborn map that included this property dates to 1909 (same as 1949 - see attached), when the house plan is shown with only a single open veranda facing east (and where the servant's wing is likewise shown).

Photo documentation from c1990 shows the south side of the house with enclosed spaces all along what is today an open porch (see attached). Earlier documentation associated with 1950s alterations – at which time the house was a single-story with attic – suggests that the living spaces were lined across the south side, reasonably so, and that what is currently a largely open interior was subdivided into rooms, including sleeping rooms. The interior was opened up and the attic developed into a master bedroom in the early-1960s. The servant's wing was also partially removed and was made into a kitchen wing at that time (see alteration summary below).

**EXHIBIT**

The property itself changed dramatically in the 1950s, when the northern approximately one-third of the original parcel was subdivided for development into home sites and a small park site. Today, the remaining yet still large site consists of landscaped spaces, including areas of mature tree growth, surrounding the central house. The southwest quadrant of the site has been changed the most over time, with remnants of a swimming pool along with various paths – including the entry path - and patios that also date to the 1960s and that have been altered since.

Two outbuildings exist: one at the northeast corner of the house, which is an early shed that was converted into a work space in the 1960s; and another, a small garage, at the northwest corner of the site, also added in 1960.

#### Summary of 1991 Historical Landmark Designation

As noted above, the subject residence is a designated City of Sausalito Historical Landmark, its nomination and designation dating to 1990-1991. Therein, its recorded significance identifies:

Special Character and Unique Features;

- 1873 British Colonial Square Bungalow
- Surrounding gardens of exotic trees and shrubs

Architectural/ Aesthetic Value;

- Dr. John Cairns, designer

Significant Persons [owners/occupants];

- William H., Annie and Donald Tillinghast (originating family – husband, wife and son, respectively)

Tillinghast, one of the founding members of the Sausalito Land & Ferry Company – which mapped this land and thus afforded its founders the opportunity to select parcels within this central tract – acquired and developed this property in 1873.

Chronology of prior ownership:

1873-1956 – Tillinghast/Mott family

1956-1958 – Mott/Polhemus family

1958-1993 – Allen family

1993-2013 – University of California

A Mrs. Mott (no given name is identified in the record) was the Tillinghast's surviving daughter-in-law and the Polhemus' were of the Mott family.

William Stephen Allen and Jane Allen bequeathed the property to the University's environmental design college. After a stipulated 20 year period, the property was acquired from the University by its current owners in 2013.

Specific architectural and site features identified within the 1990 landmark record include:

Exterior;

1. Original millwork [windows and trimwork, etc.]
2. Porch columns and railings
3. Window shutters
4. Lattice wall at northeast porch
5. Early paint colors

Interior;

6. Three coal fired fireplaces and marble hearth
7. Entry Hall cabinetry
8. Coal range

## Summary of Alterations

Of the identified historic architectural features, three of the five exterior features (#3-5) and all of the interior features have been lost. Additionally, substantive changes to this property were initiated by the Allens directly upon their acquisition and continued throughout their period of ownership:

1958 – Removal of east entry vestibule and doors; new east entry doors; interior alterations, including removal of walls, replacement of attic stairs, removal of entry hall, etc.; converted shed to studio with new windows

1959 – added 2 exterior retaining walls and stairs at south garden; removed servants quarters and fenced service yard; attached kitchen wing to house; added swimming pool with paved terraces

1962 – enlarged attic for master bedroom; added south roof dormer; added garage and asphalt driveway

1987 – removed and replaced entry walk and landscaping

Following acquisition and, again, throughout their period of ownership, the University made further substantive changes to the property and its house:

1994 – Cypress grove at Harrison frontage removed and street frontage and parking redesigned

c1995 – Alterations:

- Original/early ornamental rooftop (“widow’s walk”) railing replaced with new

2005 – Adaptation and alteration of former residence for institutional use, including:

- Original/early east porch extension removed; east porch altered; new east porch doors with transom replaced picture window
- Original/early northeast corner porch and attached toilet room removed, new north and east walls and windows added
- Original/early porch room along entire south side removed and replaced with new porch, including new columns and railings, new sliding doors and transom
- New east entry stair
- Original/early front (west) entry door replaced to match
- Replaced wood shingle roofing with composition shingles
- Original/early front chimney replaced with new
- New skylights added at roofs
- At original/early kitchen wing – north side bathroom structure removed; building exterior altered including new doors and windows; replaced kitchen and new toilet room at interior
- Interior alterations throughout, including removal of fireplaces, built-in casework, removal and replacement of stairs
- Structural alterations at substructure and foundations

Over the course of their tenure, the University also selectively removed trees at the southeast corner of the property, and removed and replaced plantings throughout the property (see attached correspondence).

Consequently, no identified early plant species remain except a range of mature trees.

Altogether, in the almost 50 year period from 1958 through 2005, the original and early house and property were sequentially and substantively altered.

## Amended Historical Significance

Based on the above summary history and summary of alterations, a period of historic significance of

1873-1958 can be assigned, corresponding with the earliest and the last direct Tillinghast connection.

Today, the historic house consists of:

General;

- Pavilion-like exterior building form and location, including truncated-hipped roof form

Front;

- West facing façade with exterior woodwork (wood post, bracket, railing, beam and eave assemblies; wood windows (casement with fixed sidelights, wood entry door (previously replaced to match original/early door)

Rear;

- East facing porch with wood column, bracket, beam and roof eave assemblies, and wood porch railing section at south side
- East facing roof dormer
- East facing building elevation within porch, including pair of wood casement windows with transoms

North side:

- Wood post, bracket, beam and railing assemblies; wood windows (casement with fixed sidelights [note that extant sidelite glazing added by Allen]), wood porch railings at east end

South side:

- Porch post at east end
- Wood roof beam and eave assembly

Additionally, contributing landscape features are:

- Fountain at front
- Wrought iron entry gates at front (Harrison) and rear (Bulkley) property line fences
- Stone walls and concrete steps at rear (Bulkley) entry

### Conclusions

The property at 168 Harrison is identifiably historic on the basis of:

- Its originators and long-time residents, the Tillinghast family:
- Its distinctive original Bungalow Style architectural form and design, embodied in its identified range of surviving original and early exterior construction.

Signed:



Mark Hulbert  
Preservation Architect

Attached: Location Map; Site Plan; 1990 photos; 2016 photos

Fig.1 - 168 HARRISON ST. (indicated) – LOCATION MAP, 2016 (north is up)

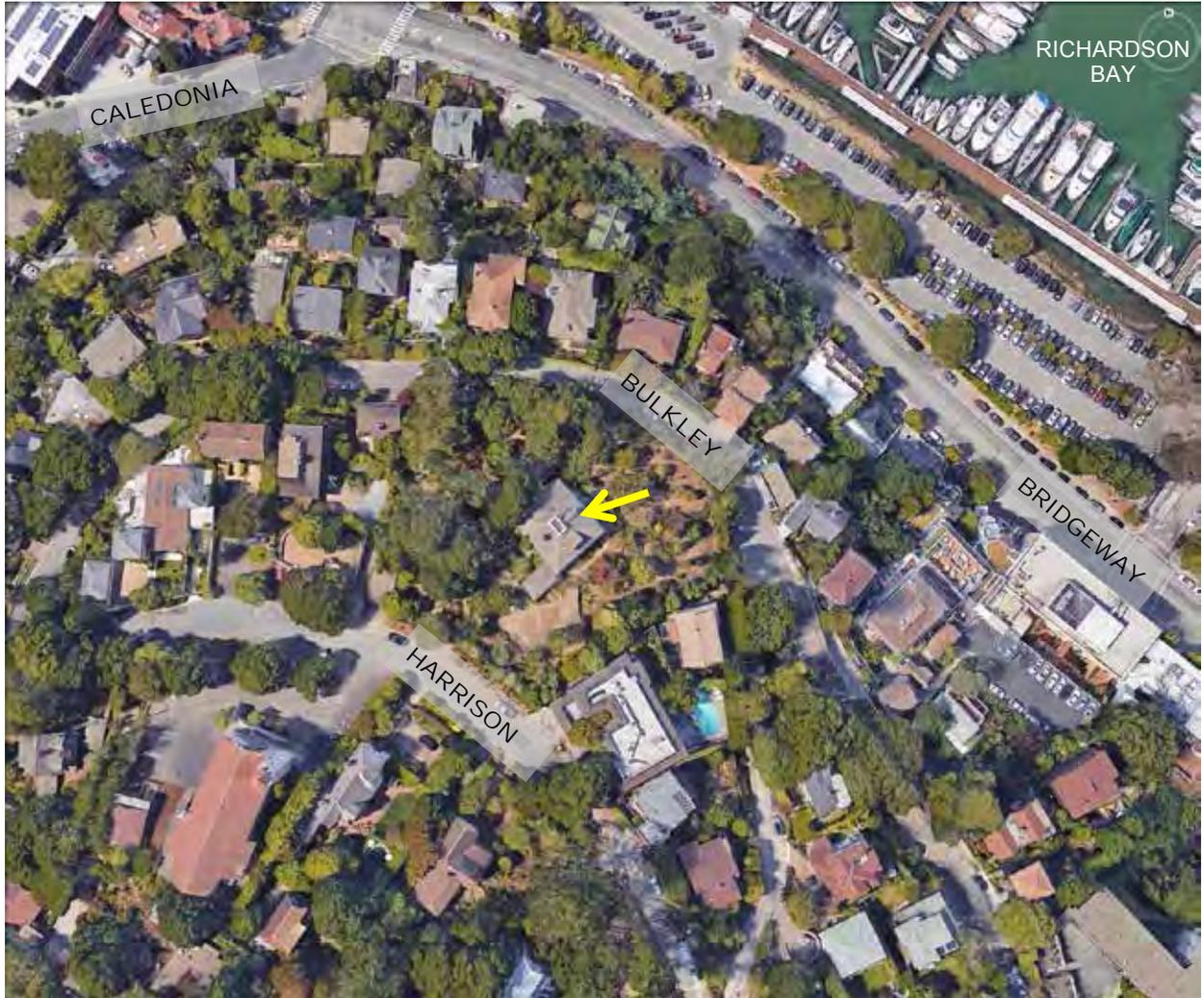
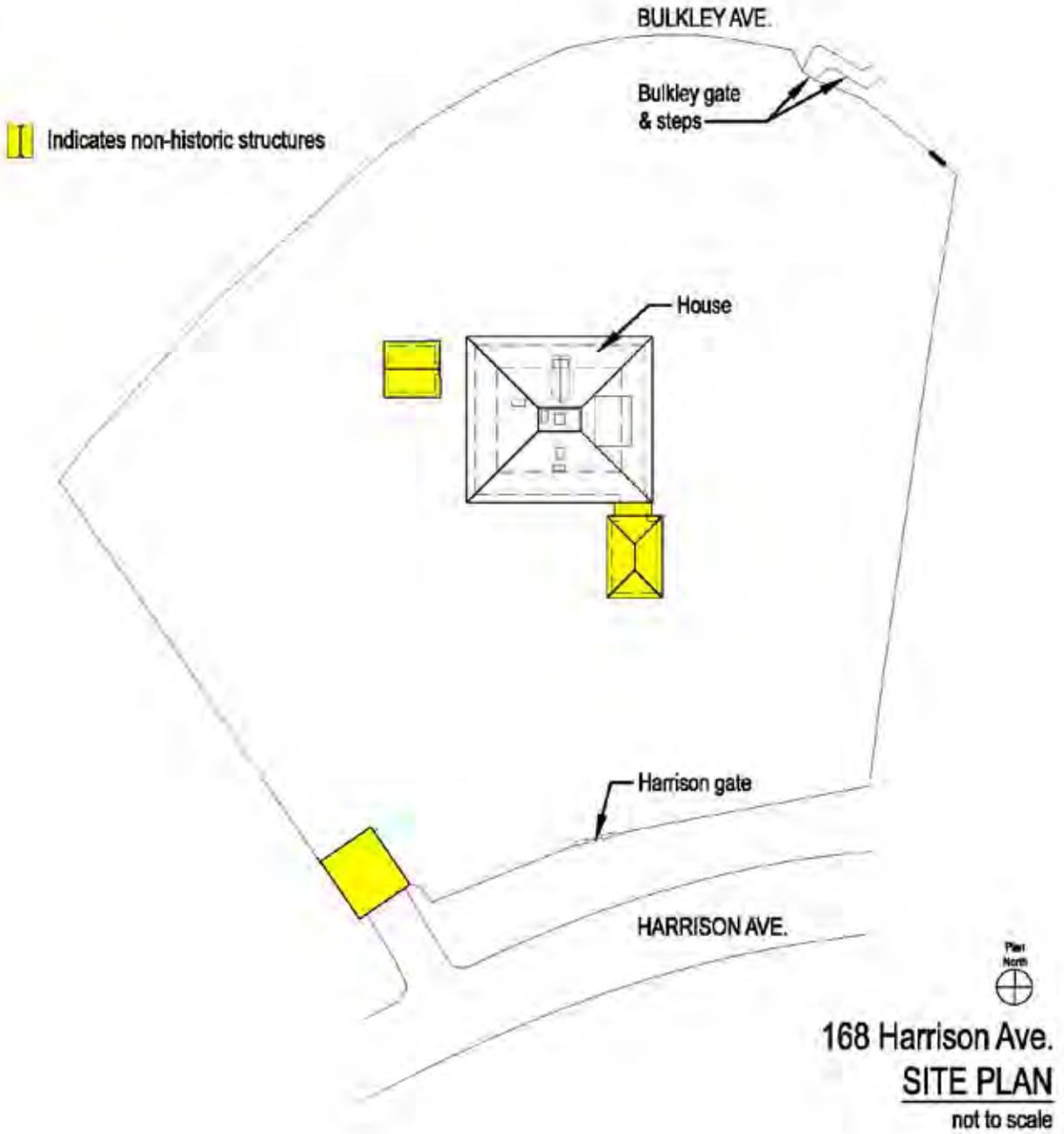


Fig.2 - 168 HARRISON ST. – SITE PLAN, 2016



Figs.3-4 - 168 HARRISON ST. – 1990 EXTERIOR PHOTOS OF HOUSE



WEST (FRONT)



EAST (REAR)

Figs.5-6 - 168 HARRISON ST. – 1990 PHOTOS



SOUTH SIDE



NORTH SIDE



EXISTING SIDE SOUTH DORMER



EXISTING SOUTH SIDE



EXISTING NORTH SIDE



EXISTING FRONT (WEST)



EXISTING EAST DORMER



EXISTING REAR (EAST)



EXISTING WINDOWS



VIEW FROM EXISTING SOUTH DORMER WINDOW



VIEW FROM REAR (EAST) PORCH LOOKING EAST



VIEW FROM REAR (EAST) PORCH LOOKING SOUTHEAST



EXISTING SOUTH SIDE LAWN/ FORMER POOL

EXISTING CONDITIONS PHOTOS - 2015-2016

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

EXISTING HOUSE  
PHOTOS



# STAFF REPORT

## SAUSALITO PLANNING COMMISSION

**PROJECT** Tanglewood / Levin Residence / 168 Harrison Avenue  
Design Review Permit, Encroachment Agreement, Accessory Dwelling  
Unit Permit (DR-EA-ADU 15-191)

**MEETING DATE** April 27, 2016

**STAFF** Calvin Chan, Associate Planner

The prior Planning Commission and Historic Landmarks Board Staff Report from January 6, 2016 may be viewed online: [http://sausalito.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=262&meta\\_id=31327](http://sausalito.granicus.com/MetaViewer.php?view_id=2&clip_id=262&meta_id=31327).

### REQUEST

Review the landscape inventory and other related landscape documents as referenced in the project's Landscape Status Report and provide direction regarding the project's landscape plan.

### BACKGROUND

On July 1, 2015, an application was filed by Michael Rex Architects, on behalf of property owners Asriel and Carmela Levin, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit, Encroachment Agreement, and Accessory Dwelling Unit Permit for improvements to 168 Harrison Avenue ("Tanglewood"), a property listed on the Local Historic Register.

On January 6, 2016, the Planning Commission and Historic Landmarks Board approved the requested entitlements, subject to conditions<sup>1</sup>. Condition of Approval 1 states:

*Prior to the issuance of a Building Permit, the applicant and property owner shall submit the landscape inventory and other related landscape documents as referenced in the Landscape Status Report prepared by Anthony Garza, date signed: April 1, 2015 (receive date by City: July 1, 2015), for review by the Planning Commission.*

On February 5, 2016, the applicant and property owner submitted the documents as referenced in the 2015 Landscape Status Report (see **Exhibit B** for Landscape Improvement Plans and Arborist Map, see **Exhibit C** for 2015 Landscape Status Report, see **Exhibit D** for correspondence from Preservation Architecture, see **Exhibit E** for March 1982 Physical Site Inventory, see **Exhibit F** for March 1982 Plant List).

In the January 6, 2016 Staff Report, a description of the proposed landscape improvements was provided—excerpts as follows, text and emphasis added:

*At the time of the property's initiation to the Local Historic Register in 1991, "...the gardens contain[ed] rare exotics and historic plantings unique to the community" (see **Exhibit G** for City Council Resolution). Over the years, however, under different owners and caretakers, the once historically significant exotic/rare landscape and gardens have ceased to exist and/or are now commonly found plantings. In 1993, the property was bequeathed to the University of California*

<sup>1</sup> Meeting Video: [http://sausalito.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=262](http://sausalito.granicus.com/MediaPlayer.php?view_id=2&clip_id=262)

# EXHIBIT

for a period of 20 years. During the UC's tenure, landscape maintenance was brought down to the most minimal level. The Levins acquired ownership in 2013. The applicant has provided a 2015 Landscape Status Report from Anthony Garza Jr., Supervisor of Horticulture and Grounds for the University of California. Mr. Garza's report states, "Although there are some beautiful and interesting plants on the property, most notably some flowering trees, the landscape and garden do not fall into a category that I would consider historically significant, save for perhaps the pre-existing native oaks" (see **Exhibit C** for Landscape Status Report).

The project proposes an extensive master landscape improvement plan that retains the basic patterns and pathways of the existing garden. The majority of the mature trees will remain, including large Coast Live Oak trees on the westerly portion of the property. All trees greater than four inches at diameter breast height (DBH) are protected and no heritage trees (10 inches or greater DBH) will be removed—excluding undesirable species (see **Exhibit H** for Arborist Report). Three trees are proposed for removal: one California Bay tree ("poor to fair health and structure") located in the footprint of the proposed ADU and two Victorian Box trees ("fair health and structure") located in the footprint of the proposed garage. A variety of new trees, large shrubs, mixed shrubs/perennials/groundcover, and vines for walls/fences and pergola are proposed (see **Exhibit B** for Landscape Improvement Plans and Arborist Map).

Other improvements include the restoration of a former fountain—currently used as a planter area—adjacent to the pathway leading to the front entrance of the main residence. Additionally, a pool (in the general location of a former pool), spa, and lawn are proposed on the southerly portion of the site near Harrison Avenue. A spa is proposed near the ADU. New stone paving areas are proposed to connect the landscape improvements to the main residence and existing concrete and gravel pathways.

## **ANALYSIS**

Staff researched the following two Sausalito Municipal Code (SMC) sections in relation to the possibility of restoring the gardens to its former state as documented in the 1982 Physical Site Inventory:

SMC Section 8.44.240 (Designated property to be kept in good repair) states:

*The owner, lessee, and other person in actual charge or possession of a landmark, or of a structure in an historic district, shall keep in good repair all of the exterior portions of such landmark or structure, all of the interior portions thereof when subject to control as specified in the designating resolution, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior portion.*

SMC Section 8.44.250 (Enforcement) states:

*This section shall be enforced in accordance with the enforcement provisions of SMC Title 10. Officers of the City shall have the authority to implement the enforcement thereof by serving notice requiring the removal of any violation of this chapter upon the owner, agent, tenant or occupant of the building or land, or upon the architect, builder, contractor, or other person who commits or assists in any such violation.*

Staff concludes that there is no basis in the SMC that would require the applicant/owner to return the landscaping of the property to its 1982 state/condition. SMC Section 8.44.240 requires a designated property to be kept "in good repair." This section requires that an owner keep (extant) historic elements in good repair, but in this case where plantings that were identified in the inventory no longer exist, this

section does not obligate the owner to restore and to replicate the plantings that once previously existed. In the passing of time and ownership, the once “historic gardens” that were mentioned in the City Council’s resolution designating the property to the Local Historic Register are no longer present. Staff finds that there are no longer many “historic garden” elements remaining for repair. The approved Landscape Plan retains the basic patterns and pathways of the existing garden and is appropriate for the Local Historic Register property.

## **PUBLIC NOTICE AND CORRESPONDENCE**

On April 14, 2016, a public hearing notice was posted on the project site and mailed to all property owners and residents within 300 feet of the project site, as well as interested parties.

No correspondence has been submitted as of the writing of this report.

## **RECOMMENDATION**

Staff recommends the Planning Commission review the landscape inventory and other related landscape documents as referenced in the project’s Landscape Status Report and provide direction regarding the project’s landscape plan.

Staff recommends that the project’s landscape plans remain as previously-approved by the Planning Commission and Historic Landmarks Board on January 6, 2016 (Resolution No. 2016-01) (see **Exhibit I** for Resolution).

Options for Planning Commission action:

1. Approve the attached draft resolution (**Exhibit A**) which allows the project’s landscape plans to remain as previously-approved by the Planning Commission and Historic Landmarks Board on January 6, 2016 (Resolution No. 2016-01).
2. Direct the Applicant/Property Owner to prepare revised project landscape plans for review by the Planning Commission.

## **EXHIBITS**

- A. Resolution (Draft)
- B. Landscape Improvement Plans and Arborist Map
- C. 2015 Landscape Status Report by Anthony Garza Jr.
- D. Preservation Architecture Correspondence dated February 4, 2016
- E. March 1982 Physical Site Inventory – Allen Property
- F. March 1982 Plant List – Allen Property
- G. City Council Resolution No. 4024
- H. Arborist Report dated April 23, 2015
- I. Planning Commission and Historic Landmarks Board Resolution No. 2016-01

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**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2016-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAUSALITO TO ALLOW  
LANDSCAPE IMPROVEMENT PLANS TO THE LOCAL HISTORIC REGISTER PROPERTY  
("TANGLEWOOD") LOCATED AT 168 HARRISON AVENUE TO REMAIN AS  
PREVIOUSLY-APPROVED BY THE PLANNING COMMISSION AND  
HISTORIC LANDMARKS BOARD ON JANUARY 6, 2016**

**DR-EA-ADU 15-191**

**WHEREAS**, on July 1, 2015 an application was filed by Michael Rex Architects, on behalf of property owners Asriel and Carmela Levin, requesting Planning Commission and Historic Landmarks Board approval of the following for 168 Harrison Avenue ("Tanglewood"), a property listed on the Local Historic Register: a Design Review Permit for remodel/addition of the existing 3,015 square foot residence (two-level with basement level) to a proposed 5,095 square foot residence, demolition of a 368 square foot one-car garage for construction of a new 924 square foot three-car garage, construction of a new pool, spas, patios, 120 square foot greenhouse, and landscaping; an Encroachment Agreement for replacement/widening of the driveway along Harrison Avenue, existing planting area/fencing along Harrison Avenue, and existing planting area/fencing/steps along Bulkley Avenue; and an Accessory Dwelling Unit Permit to replace an existing 180 square foot accessory building with a new 536 square foot accessory dwelling unit located lower on the site, northeast of the residence (APN 065-091-10); and

**WHEREAS**, on January 6, 2016, the Planning Commission and Historic Landmarks Board conducted a duly noticed public hearing; considered the information contained in the Staff Report; considered testimony by all interested persons; and adopted Resolution No. 2016-01 which approved a Design Review Permit, Accessory Dwelling Unit Permit, and provided an Encroachment Agreement recommendation to the City Council (DR-EA-ADU 15-191) at 168 Harrison Avenue; and

**WHEREAS**, Planning Commission and Historic Landmarks Board Resolution No. 2016-01 includes Condition of Approval 1 which states: *Prior to the issuance of a Building Permit, the applicant and property owner shall submit the landscape inventory and other related landscape documents as referenced in the Landscape Status Report prepared by Anthony Garza, date signed: April 1, 2015 (receive date by City: July 1, 2015), for review by the Planning Commission.*; and

**WHEREAS**, on April 27, 2016, the Planning Commission conducted a duly noticed public hearing; considered the information contained in the Staff Report; and considered testimony by all interested persons in its review of the landscape inventory and other related landscape documents as referenced in the project's Landscape Status Report.

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:**

1. The Planning Commission confirms the findings as adequate in Planning Commission and Historic Landmarks Board Resolution No. 2016-01 (attached hereto).
2. The Planning Commission allows the landscape and improvement plans to the Local Historic Register property ("Tanglewood") located at 168 Harrison Avenue to remain as previously approved by the Planning Commission and Historic Landmarks Board on January 6, 2016.

**EXHIBIT**

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission on the 27<sup>th</sup> day of April, 2016, by the following vote:

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

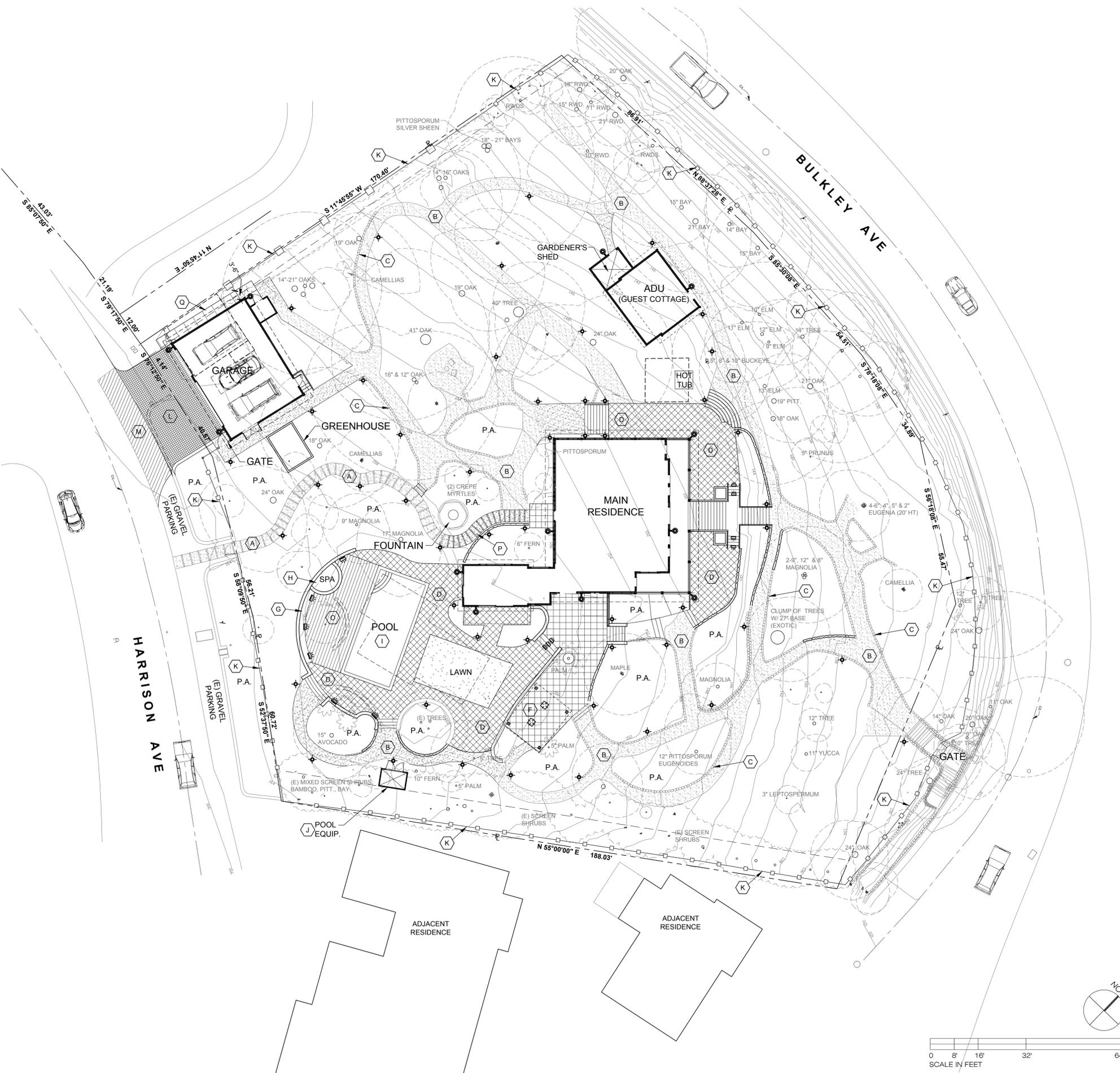
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Danny Castro, Secretary to the Planning Commission

Attachment: Planning Commission and Historic Landmarks Board Resolution No. 2016-01

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### SITE LIGHTING

- ◆ GARDEN PATHLIGHT
- ⌘ RECESSED STEP / WALL LIGHT
- ⊞ DOWNLIGHT @ TRELLIS
- ⦿ LIGHT AT BUILDING

### KEY TO PLAN

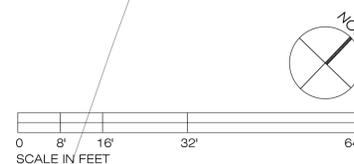
- (A) (E) CONCRETE ENTRY PATH
- (B) (E) & REBUILT GRAVEL PATHS
- (C) (E) STONE BORDER
- (D) (N) STONE PAVING & STEPS
- (F) WOOD SHADE TRELLIS
- (G) SEATWALL W/ BENCH
- (H) RAISED SPA W/ COVER
- (I) IN-GROUND SWIMMING POOL W/ AUTOMATIC COVER (OVER PREVIOUS POOL)
- (J) POOL EQUIPMENT ENCLOSURE
- (K) (E) PERIMETER FENCE
- (L) (N) CONCRETE PAVER DRIVEWAY
- (M) (N) ASPHALT PAVING
- (O) (N) WOOD DECKING AT GRADE
- (P) (N) CONC. ENTRY PATH & STEPS, REBUILD TO MATCH EXISTING
- (Q) (N) CONC. PAVING

### ABBREVIATIONS & LEGEND

- P.A. PLANTING AREA
- (E) EXISTING
- (N) NEW
- RWD. REDWOOD TREE
- P — PROPERTY LINE
- - - SETBACK LINE

### PROPOSED SITE PLAN

<p><b>Bradani &amp; Associates</b> LANDSCAPE ARCHITECTURE</p> <p>90 Throckmorton Avenue #14 Mill Valley, California 94941 p: 415.383.9780 f: 415.383.9782 w: www.bradani.com e: bradani@neteze.com</p>	<p>LANDSCAPE IMPROVEMENT PLANS</p> <p><b>TANGLEWOOD</b></p> <p>168 HARRISON AVE SAUSALITO, CA 94965</p> <p>APN 065-091-10</p>		<p>PROPOSED SITE PLAN</p>
	<p>REVISIONS</p>	<p>JOB NO.</p> <p>SCALE 1/16" = 1'-0"</p> <p>DATE 8/17/2015 RESPONSE TO INCOMPLETE NOTICE</p>	





### LANDSCAPE LEGEND

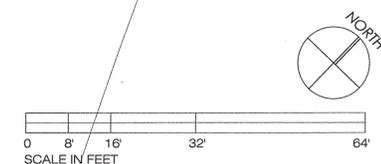
- | SYMBOL / KEY | BOTANICAL NAME / COMMON NAME   |
|--------------|--|
|              | EXISTING TREES & VEGETATION (SEE ARBORIST REPORT & PLAN FOR LOCATION)        |
|              | NEW TREES (Minimum 24" Box size) (Mature Height)                             |
|              | TYPICAL SYMBOL FOR NEW TREES WITH CANOPY ILLUSTRATED (SEE PLAN FOR LOCATION) |
|              | • ARBUTUS 'MARINA' / STRAWBERRY TREE (20')                                   |
|              | • CITRUS / LEMON, ORANGE & LIME (6'-10')                                     |
|              | • MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA (12')                               |
|              | LARGE SHRUBS (Min. 15 gallon can size) (Mature Height)                       |
|              | • LAURUS NOBILIS / GRECIAN LAUREL (18')                                      |
|              | • PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / NCN (8')                          |
|              | • PODOCARPUS GRACILIOR / FERN PINE (14')                                     |
|              | MIXED SHRUBS, PERENNIALS & GROUNDCOVERS                                      |
|              | • BUXUS SPECIES / BOXWOOD  |
|              | • CAMELLIA / CAMELLIA  |
|              | • DIETES / LILY  |
|              | • GERANIUM SPECIES / HYBRID GERANIUM   |
|              | • HYDRANGEA SPECIES / HYDRANGEA  |
|              | • LAVANDULA SPECIES / LAVENDER   |
|              | • LIRIOPE SPECIES / BIG LILY TURF  |
|              | • ROSES SPECIES / FLOWERING ROSES  |
|              | • SUCCULENTS   |
|              | • YUCCA  |
|              | VINES (WALLS/FENCES & PERGOLA)   |
|              | • FICUS PUMILA / CREEPING FIG  |
|              | • PANDOREA JASMINOIDES / BOWER VINE  |
|              | • PARTHENOCISSUS QUINQUEFOLIA / VIRGINIA CREEPER                             |
|              | • WISTERIA SINENSIS / CHINESE WISTERIA                                       |

### LANDSCAPE & IRRIGATION NOTES

- ALL PLANTER BEDS SHALL RECEIVE A 3" LAYER OF FIR BARK MULCH TOP DRESSING
- ALL NEW PLANTING AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM
- SEPARATE IRRIGATION VALVES WILL BE PROVIDED FOR AREAS OF DIFFERENT WATER REQUIREMENTS (E.G. FULL SHADE, PARTIAL SHADE, FULL SUN, ETC.)
- DRIP OR LOW PRECIPITATION STREAM SPRAY IRRIGATION SHALL BE USED FOR ALL TREES, SHRUBS & GROUNDCOVER PLANTS THROUGHOUT GARDEN & IN POTS

### PRELIMINARY LANDSCAPE PLAN

<b>Bradani &amp; Associates</b> LANDSCAPE ARCHITECTURE 90 Throckmorton Avenue #16 Mill Valley, California 94941 p: 415.383.9780 f: 415.383.9782 w: www.bradani.com e: bradani@neteze.com	LANDSCAPE IMPROVEMENT PLANS <b>TANGLEWOOD</b> 168 HARRISON AVE SAUSALITO, CA 94965 APN 065-091-10	
	REVISIONS	JOB NO. SCALE 1/16" = 1'-0" DATE 8/17/15 RESPONSE TO INCOMPLETE NOTICE OF





**PRELIMINARY LANDSCAPE PLAN**

**Bradani & Associates**

**LANDSCAPE ARCHITECTURE**

90 Throckmorton Avenue #14  
 Mill Valley, California 94941  
 p: 415.383.9780  
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LANDSCAPE IMPROVEMENT PLANS

**TANGLEWOOD**

168 HARRISON AVE  
 SAUSALITO, CA 94965

APN 065-091-10

REVISIONS

JOB NO.

SCALE 1/16" = 1'-0"

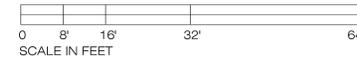
DATE 8/17/2015 RESPONSE TO INCOMPLETE NOTICE

SHEET

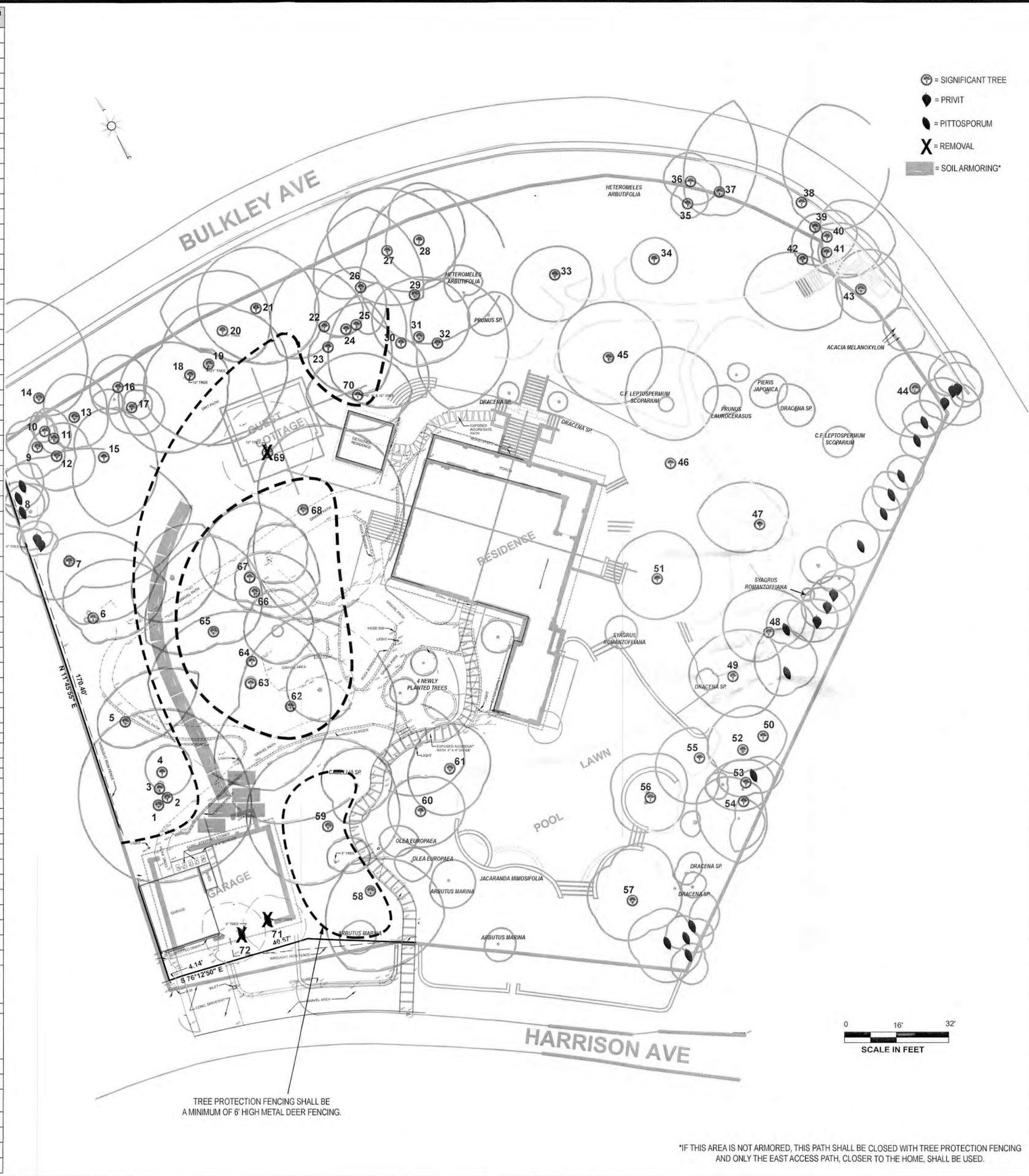
**L2.1**

OF

PRELIMINARY  
 LANDSCAPE PLAN



Tree #	Common Name	Scientific Name	DBH			Calculated DBH	Health	Structure	Canopy distribution	Comments	Development Impacts
			Stem 1	Stem 2	Stem 3						
1	Coast Live Oak	<i>Quercus agrifolia</i>	26.9			26.9	3	3	WSW	Acute angle crotch at 5'. Sparse canopy.	None.
2	Coast Live Oak	<i>Quercus agrifolia</i>	17.8			17.8	3	3	E	Decay column in dominant spar.	None.
3	Coast Live Oak	<i>Quercus agrifolia</i>	24.3	14		38.3	3	2	NE	Decay in the acute angle crotch at 2'. Bark recently shaved around cavity.	None.
4	Lily of the Valley	<i>Pteris japonica</i>	4.5			4.5	4	4	Centered	Large shrub.	None.
5	Coast Live Oak	<i>Quercus agrifolia</i>	21			21	3	3	NE	Decay at tree base from old pruning wound. Old cavity filled with concrete.	None.
6	Coast Live Oak	<i>Quercus agrifolia</i>	16.7	15.8		32.5	2	3	NE	Decay column from prior branch failure in ESE stem.	None.
7	California Bay	<i>Umbellularia californica</i>	22.4	20.0	18.0	42.4	4	3	ENE		None.
8	Victorian Box	<i>Pittosporum undulatum</i>	<6			6	3	3	Centered	Group of several trees.	None.
9	Coast Redwood	<i>Sequoia sempervirens</i>	18.8			18.8	3	3	Centered		None.
10	Coast Redwood	<i>Sequoia sempervirens</i>	4.4			4.4	3	3	Centered	Heavily suppressed.	None.
11	Coast Redwood	<i>Sequoia sempervirens</i>	11.8			11.8	3	3	Centered	Copious sprouting along main stem.	None.
12	Coast Redwood	<i>Sequoia sempervirens</i>	16.5			16.5	3	3	Centered		None.
13	Coast Redwood	<i>Sequoia sempervirens</i>	22.3			22.3	3	3	Centered		None.
14	Coast Live Oak	<i>Quercus agrifolia</i>	20.4			20.4	3	2	NE	Symptomatic of SOD. Active bleeding cankers surrounding the main stem. No significant decay at this time. Targets the road.	None.
15	Coast Redwood	<i>Sequoia sempervirens</i>	10.5			10.5	3	2	Centered	Damaged top.	None.
16	Coast Redwood	<i>Sequoia sempervirens</i>	12.8			12.8	3	3	NE	Asymmetric canopy due to competition	None.
17	Coast Redwood	<i>Sequoia sempervirens</i>	8.2	5.5		13.7	3	2	Centered	Suppressed	None.
18	California Bay	<i>Umbellularia californica</i>	14.2			14.2	4	3	W		None.
19	Coast Live Oak	<i>Quercus agrifolia</i>	21.5			21.5	4	3	Centered	Moderate deadwood in canopy.	None.
20	Big Leaf Maple	<i>Acer macrophyllum</i>	15.1			15.1	4	3	NE		None.
21	Black Locust	<i>Robinia pseudoacacia</i>	14.8			14.8	3	3	Slightly NE		None.
22	Black Locust	<i>Robinia pseudoacacia</i>	10.4			10.4	3	3	NE		None.
23	Black Locust	<i>Robinia pseudoacacia</i>	11.5			11.5	3	1	S	Significant decay in its base and along the main stem.	None.
24	Black Locust	<i>Robinia pseudoacacia</i>	12			12	2	2	S	Decay along main stem in to heart wood. It is approx. 35% girdled.	None.
25	Black Locust	<i>Robinia pseudoacacia</i>	10.2			10.2	3	2	NE	Strips of necrotic cambium along main stem.	None.
26	Big Leaf Maple	<i>Acer macrophyllum</i>	15.2			15.2	4	3	NE	Heavy lean toward road.	None.
27	Big Leaf Maple	<i>Acer macrophyllum</i>	9.1	5.8	3.8	14.9	4	2	NE	Lean and canopy balance toward road.	None.
28	Purple leaf Beech	<i>Fagus sylvatica</i>	11			11	4	4	Centered	Dual leader	None.
29	Coast Live Oak	<i>Quercus agrifolia</i>	24.2			24.2	3	3	NE	Moderate deadwood 1-4" diameter in the canopy.	None.
30	Big Leaf Maple	<i>Acer macrophyllum</i>	13.4			13.4	4	3	WNW	Heavy lean in to adjacent Black Locust trees	None.
31	Victorian Box	<i>Pittosporum undulatum</i>	19.1			19.1	2	2	Centered	Previously topped with significant dieback in the canopy.	None.
32	Coast Live Oak	<i>Quercus agrifolia</i>	17.4			17.4	3	2	ESE	Decay column at 8' on main stem with bark checking below the first bifurcation.	None.
33	c.f. Camellia	<i>Camellia sp.</i>	many stems <6"			12	5	3	Centered		None.
34	Camellia	<i>Camellia sp.</i>	many stems <6"			4	3	4	Centered		None.
35	Lombardy poplar	<i>Populus nigra</i>	14.3			14.3	2	2	Centered	Previously topped.	None.
36	Toyon	<i>Heteromeles arbutifolia</i>	~6" (many vines)			12	4	3	Centered	On other side of fence.	None.
37	Coast Live Oak	<i>Quercus agrifolia</i>	21.8			21.8	3	3	E	Previously topped.	None.
38	Coast Live Oak	<i>Quercus agrifolia</i>	11.6			11.6	4	3	E	Lean over road. Growing at the top of a bank cut.	None.
39	Coast Live Oak	<i>Quercus agrifolia</i>	19			19	3	3	W	Diameter is exaggerated due to vines on trunk. Previously topped. Low stem over road is sparse and has decay in its base.	None.
40	Coast Live Oak	<i>Quercus agrifolia</i>	8.6			8.6	4	3	E	Heavy lean over the road and stairway.	None.
41	Victorian Box	<i>Pittosporum undulatum</i>	7.6	5.9	3.9	13.5	3	2	Centered	Decay on main stem at the site of an old branch failure.	None.
42	Coast Live Oak	<i>Quercus agrifolia</i>	13.2			13.2	3	3	SW	Heavy lean over stairway.	None.
43	Blackwood Acacia	<i>Acacia melanoxylon</i>	11.1	8.4	6.6	19.5	4	3	Centered	Acute angle crotch at 3'.	None.
44	Coast Live Oak	<i>Quercus agrifolia</i>	24.8			24.8	4	2	E	10' long column of decay along the main stem. Previously topped.	None.
45	Magnolia sp.	<i>Magnolia sp.</i>	12.5	8.2	8.2	20.7	3	3	Centered	White flowers blooming. Has just recently begun to leaf out.	None.
46	Magnolia sp.	<i>Magnolia sp.</i>	4	4	4	8	4	3	Centered	Five stems all less than approximately 4".	None.
47	Victorian Box	<i>Pittosporum undulatum</i>	9.4	7.3		16.7	3	2	NNW	Previously topped.	None.
48	Plum	<i>Prunus salicina</i>	16.7			16.7	4	3	NNW	Moderate lean.	None.
49	Privet	<i>Ligustrum sp.</i>	10.7	5.6		16.3	5	3	Centered		None.
50	Victorian Box	<i>Pittosporum undulatum</i>	15.0			15	3	3	N	Bleeding along main stem but not significant.	None.
51	Japanese Maple	<i>Acer palmatum</i>	5-7 stems			14	3	3	centered	Multiple stems arising from a common attachment.	None.
52	c.f. sweet bay	<i>Laurus nobilis</i>	7.7	6.6	5.4	14.3	5	3	Centered	Multiple vigorous stems.	None.
53	Silk oak	<i>Grevillea robusta</i>	13.3			13.3	4	3	Centered	Previously topped.	None.
54	Eugenia	<i>Eugenia sp.</i>	13.3			13.3	4	3	W	Moderate lean.	None.
55	Princess Flower	<i>Tibouchina semidecandrata</i>	-5	-5	-5	10	3	4	NW	Many approximately 5" stems. Sparse from pruning. Heavy lean. Partially failed.	None.
56	sweet shade	<i>Hymenocallis filivum</i>	9.0	5.5	5.3	14.5	4	3	Centered	Three separate stems growing in a concrete planter. SW stem is declining and has a long streak of necrotic cambium.	None.
57	avocado	<i>Persia americana</i>	16.5			16.5	2	3	NE	This is a mature tree in decline. Significant decay at its base.	None.
58	Coast Live Oak	<i>Quercus agrifolia</i>	24.0			24	2	3	SW	Mature tree with a sparse canopy. Heavy canopy balance towards the streets ice parking area.	None.
59	Coast Live Oak	<i>Quercus agrifolia</i>	19.2			19.2	3	4	N	Healthy canopy in relation to other oaks on the property	None.
60	Southern Magnolia	<i>Magnolia grandiflora</i>	8.8			8.8	4	4	Centered		None.
61	Southern Magnolia	<i>Magnolia grandiflora</i>	11.5	8.3		19.8	4	4	SE	Medium sized tree with good canopy density.	None.
62	Coast Live Oak	<i>Quercus agrifolia</i>	19.9	14.3		34.2	3	3	SE	No significant decay.	None.
63	Coast Live Oak	<i>Quercus agrifolia</i>	~39			39	3	2	Centered	Wire fence obstructed measurement. Significant column of decay at its base extending from grade up in to the main stem. Despite this structural defect it has sound buttress roots and displays good response growth. It does not have many targets of high value, other than trees.	None.
64	elm	<i>Ulmus sp.</i>	16.2			16.2	3	2	Centered	Very leggy. Almost zero foliage up to 40'.	None.
65	Coast Live Oak	<i>Quercus agrifolia</i>	22.1			22.1	2	2	N	There is significant decay in the base of this tree that extends up in to the main stem. Sounding with a hammer returned a hollow sound. There is a crease on the side of the main stem suggesting it partially failed and has callus tissue surrounding it. Top heavy canopy, with moderate lean. It is likely to fail but does not target and structures. Girdled at 10' from embedded cable.	None.
66	elm	<i>Ulmus sp.</i>	15			15	3	2	E	Two stems were fused together at measurement. Very leggy structure. Acute angle crotch at 3'.	None.
67	elm	<i>Ulmus sp.</i>	24.7	13.6		38.3	3	3	NE	The larger measurement is two stems fused together. 3 spars all have acute angle attachments with included bark.	None.
68	Coast Live Oak	<i>Quercus agrifolia</i>	27.0			27	4	3	ESE	Lean and canopy balanced toward the house. Sounds base and buttress roots. Something appears to be embedded in the main stem at 4'.	None.
69	California Bay	<i>Umbellularia californica</i>	10.8			10.8	3	3	centered	The base is 50% girdled. Heavy aphid infestation.	Removal.
70	California Buckeye	<i>Aesculus californica</i>	8.1	7.5	6.2	15.6	4	3	SW		None.
71	Victorian Box	<i>Pittosporum undulatum</i>	9.1			9.1			Centered		Removal.
72	Victorian Box	<i>Pittosporum undulatum</i>	9.5			9.5			Centered		Removal.



**URBAN FORESTRY ASSOCIATES, INC.**  
 8 Wilton Street, San Rafael, CA 94901  
 (415) 454-4212 info@urbanforestryassociates.com

**LEVIN RESIDENCE**  
 168 HARRISON AVE, SAUSALITO, CA 94965

Drawn By: BDA  
 Checked By: [ ]  
 Project No: [ ]  
 Date: 4/24/2015 Issue: DESIGN REVIEW

**ARBORIST**  
**MAP**  
 RECEIVED  
 CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT  
**A1.1**

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**Landscape Status Report**  
Tanglewood Estate, Sausalito California  
March 2015 Prepared for Mr. & Mrs. Asriel Levin

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Prepared by Anthony Garza Jr  
Supervisor of Horticulture & Grounds  
University of California Botanical Garden at Berkeley

### 1. Brief History and Involvement

I was given responsibility for the landscape at the Tanglewood Estate in approximately January of 2001. At that time the garden had been minimally tended for several years by a gardener who had been employed by the original estate owners, the Allens. My understanding was that this gardener was allowed to continue basic tending of the landscaping under the auspices of the College of Landscape Architecture (CLA), who had the estate willed to them by Mr. Allen, an alumni of said department. I was given the task of basic maintenance to be carried out by one of my staff who would visit the garden once a week. My tenure at the property ended in approximately Spring of 2012, when the University decided to sell the property.

### 2. Initial Assessment

Several documents had been produced by a landscape architect hired by the CLA, circa 1982, to review the existing plantings, conduct an inventory, and subsequently to produce a [future] landscape plan. Once these documents were produced, it is my understanding that the CLA did not deem the undertaking (either the landscaping or the derelict condition of the house) worth its time and therefore offered the property to the Botanical Garden. After management at the Garden reviewed the condition of the property and the related landscape documents, it was decided to maintain the property in an "acceptable state" into the foreseeable future, but not to implement the renovation outlined by the plans of the CLA. At this time the house had not been renovated and turned into a rental property. Early observations revealed a landscape in need of significant intervention. Over the years, apparently following no over-arching plan or vision, the garden had been over-planted, and more recently, poorly maintained. Unfortunately, many of the plants on the property included in the 1982 review had died or been removed.

### 3. General Maintenance Plan

Seeing that the property had become of mix of plants of many different types with varying climatic preferences and cultural requirements, the Botanical Garden decided to move in a new direction. The native plants on the property had at one point been of a designation one would term "oak woodland". Several majestic oaks existed on the property and help to guide the tone for the direction of any new plantings. There were several years, as time allowed, to incorporate new selections of California natives and other drought-adapted, regionally appropriate plants.

**EXHIBIT**

Irrigation on the property had been installed over the years in "layers" and was inadequate to meet the needs of all of the plants. Garden staff worked to install some low-technology irrigation to establish the new plantings. All of the removals of older, inappropriate plants, and subsequent replanting were done by my staff, incorporating my design and layout guidance.

#### 4. Current Assessment

There is no evidence that any intentional design was ever executed or followed in recent Memory, say for example, like the Sears property across the street designed by the famous California landscape designer Thomas Church. The Allens appear to have worked on the property in a self-directed manner with no apparent plan guiding their actions. Additionally, many of the earlier plantings once designated as significant, rare, or exotic no longer exist or are now available via retail sources. Of the notable plants that do exist, none are of an irreplaceable nature. Although there are some beautiful and interesting plants on the property, most notably some flowering trees, the landscape and garden do not fall into a category that I would consider historically significant, save for perhaps the pre-existing native oaks. These oaks and the general character of the garden and landscape seem to be in good health and under no current or planned apparent threat.



By: Anthony Garza Jr.

Date: April 1, 2015

**PRESERVATION**  
ARCHITECTURE

February 4, 2016 (via email)

Calvin Chan  
Associate Planner  
City of Sausalito  
Community Development Department  
420 Litho Street  
Sausalito, CA 94965

Re: 168 Harrison Ave., PC and HLB Res. No. 2016-01, Conditions of Approval, Jan. 6, 2016

Calvin:

On behalf of Carmela and Asriel Levin, please find attached the requested additional documentation – specifically the March 1982 *Physical Site Inventory* as referenced in our previously submitted *Landscape Status Report* – per General Condition 1 of the above cited resolution. Please also note that one hard copy of the *Inventory* was provided to the Levins from the University.

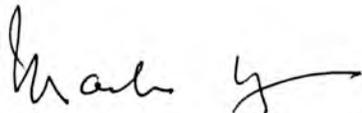
During the preparation of his *Landscape Status Report*, Anthony Garza red-marked the inventory in order to document the extent to which plant materials have been retained or lost. For the information of you and your colleagues, those marked-up pages are included.

The extent of those mark-ups succinctly identify the extent of change to this landscape in the years of the University's occupancy. As the 1982 *Inventory* author stated, it was the Allens who coined the name Tanglewood, as the landscape was in their period of ownership dense with trees and undergrowth (*Inventory*, p2). Even so, that dense landscape had begun to change at the very end of the Allens' tenure, with the removal of the Cypress grove that long stood across the Harrison Street frontage. And just one of the major landscape changes made during the University's tenure included the removal of landscape directly surrounding the building for the 2005 structural strengthening project.

At this juncture, as Mr. Garza has confirmed and reported, no "historic gardens" exist. Nonetheless, as discussed during our January 6 hearing, general landscape patterns largely remain, including many of the trees and a number of plant materials identified in the 1982 inventory. It is the intent of the Levins that those remaining landscape patterns be retained.

We trust that this documentation is in order and fulfills our obligation under General Condition 1. In any event, questions and comments are always welcome.

Signed:



Mark Hulbert  
Preservation Architect

cc: Carmela and Uzi Levin; Michael Rex.

attached: March 1982 *Physical Site Inventory*

**EXHIBIT**

**D**



**PHYSICAL SITE INVENTORY**

**ALLEN PROPERTY**

Renee M. Bradshaw  
Landscape Consultant

March 1982

**EXHIBIT**

**E**

PREFACE

This study was undertaken for the purpose of formulating an analytical document to be used as the framework for the potential development of a master plan for the Allen Property. A complete inventory of the site was essential as a first step in the generation of a long-range program for the garden. It has been proposed that the horticultural focus of the Allen Garden be enhanced to reinforce its value as an important educational resource for instruction in Horticulture and the Plant Sciences; in addition to providing an area conducive to the growth of tender cultivars unable to flourish elsewhere in the East Bay.

(1)



## GENERAL INFORMATION

The Allen Property is located in the "banana belt" of Sausalito; a zone covering a small portion of the city's north east facing hillslopes. Bordered by Harrison Avenue on one side, the site slopes towards the Bay to Bulkley Avenue. Bulkley Avenue is situated one street west and approximately 150 feet above Sausalito's main sea level thoroughfare and related commercial district. Access to the property is readily accomplished via either Highway 101's Spencer exit or by way of Bridgeway Blvd. running through the downtown sector.

Located at 168 Harrison Avenue, the Allen Property is a visual oasis within a setting of dense single family housing. The site covers an area of approximately 1.16 acres. Its unique siting on a promontory of land semi-circle in shape allows for extraordinary views of the Bay while at the same time a highly desirable exposure to the sun.

The house and the majority of the garden are situated on land sloping towards the Bay at a gradual 13% slope. A dramatic level change occurs on the lower third of the property where a drop of ten feet creates a lower terraced area, in itself raised above Bulkely avenue by twenty feet.

"Tanglewood", a name affectionately given to the site by the owners, Mr. and Mrs. William Stephen Allen, best describes the visual character of the site. Its inward focus is reinforced by numerous trees and dense undergrowth along the entire periphery. Large and varied tree massings are important features of the site

enhancing the physical environment within the garden while visually screening neighboring structures and reducing the impact of adverse winds. The relatively frost-free microclimate enables the cultivation of a wide variety of plant materials. Noteworthy species currently thriving in the garden include groupings of camellias and magnolias and various uncommon South American and Himalayan cultivars.

The Allen Property is of local historical interest. Just over a hundred years ago a Britisher of the name Tillinghast formed The Land and Ferry Co. Virtually undeveloped at this time, he was able to purchase the entire hillslope west of Sausalito's present day business district. He selected the semi-circular promotory of land for the location of his summer house. Built in 1874, the house was eventually given to a son and passed along through the family to a cousin; Mrs. Mott. Responsible for the development of the garden encircling the house, she retained some six full-time gardeners to promote the cultivation of numerous unusual and sometimes rare species. Mrs. Mott maintained the house and one and one half acres of garden until 1955. When the land was put up for sale high offers from real estate groups intent on subdividing the unusually large piece of property into 5,000 foot lots typical of the surrounding neighborhood, were rejected. The family's desire to keep the garden and original house intact enabled the Allens to purchase the property in 1958. (2) In the early 70's Mr. and Mrs. Allen bequeathed the property in its entirety to U.C. Berkeley. (1)

The original summer house and the garden have been preserved

to date with only minor alterations and additions. 15,000 sq. ft. in the north-western section of the site was sold by the Allens reducing the property to its current size of 50,000 sq. ft.. Visually separate from the main garden areas this portion of land had contained an orchard (in decline), now replaced by two single family dwellings. The architectural form of the house reflects a British-Indian influence, reminiscent of the building form typical of mid 19th century British-owned dwellings in India. (Mr. Tillinghast spent several years in India prior to settling in the San Francisco area.) The rectangular shaped house originally featured a covered porch on three sides and a separate kitchen structure and servant's quarters. Sausalito's cool climate necessitated the eventual closure of the porch. The Allen's connected the kitchen structure to the house and instigated minor interior revisions. Other improvements to the property in the last 23 years of ownership by the Allens, include; an 11 by 14 ft. studio structure, a two car garage, a swimming pool (where the servants' house had been located), an extensive irrigation system for the garden and an emergency water supply system incorporated during the recent drought years to insure adequate maintenance of the plant materials. The property is fenced on all sides with two gates allowing access into the site. The main entrance to the house and garden is now by way of a paved path off Harrison Avenue, equipped with lights for night use. The original entry was located off Bulkley Avenue and connected to a path leading up three flights of stairs to a front door on the northside of the house. Existing built features of the site are noted in Fig.1.

## PHYSICAL FACTORS

### Climate

The varied topography of the area creates extensive fluctuations in the measurement of rainfall and air temperatures within Sausalito's neighboring climate zones. The Allen Property is located in a narrow temperate zone responsible for a mild climate throughout the year. Adverse winds, fog and low winter temperatures typical of Sausalito's macroclimate occur infrequently within this "banana belt" zone.

Situated on a small promotory of land, sloping towards the Bay, the site benefits from a 360<sup>o</sup> orientation to the sun for at least nine months out of the year. The effects of rainfall, wind and sun are felt more acutely on this site than on surrounding properties protected but shaded by the adjacent north-east facing slope.

For the past 4 1/2 years following the 1977 Drought, detailed records have been kept of the rainfall occurring on the site.(3) Totals range from 23 1/16" to this year's unusual high of 40 11/16" as of March 1, 1982. Most of the rainfall takes place between the months of November and February, with rains typically beginning in September and ending in May.

Large tree masses and dense shrub growth at the peripheries of the property screen most of the interior garden areas from the full force of prevailing and storm winds. Prevailing winds commonly travel from the southwest and travel easterly across the site. Storm winds are primarily from the southeast. Hot, drying

summer winds approach from the Bay and are associated with heat waves, while infrequent cold winter winds are typically from the north. Open areas of the garden are affected by some wind turbulence, however most areas are protected by vegetation and building masses.

Sun/shade patterns reflect the introverted nature of the site. (Fig. 2) Peripheral areas tend to be shady and relatively dark in comparison to the brighter, sunnier interior. Numerous tall tree masses in the western sector create an overall shady zone, contrasting with the more open eastern portion of the garden. The varying amounts of exposure to the sun offers a wide variety of growing conditions

Air temperature measurements substantiate the temperate microclimate of the site. Normal temperatures range from summer highs in the 80s to lows in the mid-40s. (3) Only twice in the past 23 years have air temperatures approached 32o. The infamous freeze of 1975 was one of these occasions. Though felt dramatically through-out the Bay Area and damaging many plants at the U.C. Botanical Garden, only a few jade plants located in an exposed area of the site were affected by the severe cold front. Late summer and fall heat waves do occasionally boost air temperatures into the 90s.

### Topography

Overall topography of the site is illustrated in Fig. 3: within property lines, slopes range in percent from 3 to a maximum of 50. The semi-circular promotory is accentuated by

the location of the house at its edge. Slopes increase on the northern side of the house in a rapid descent to Bulkley Avenue some 90 feet below.

### Geology

The Allen Property is part of a large pie-shaped geologic formation of chert.(4) Extending from just below Bulkley Avenue to a southwest peak measuring over 1100 feet. the formation includes most of the northeast facing slope located above Sausalito's central commercial district. Typically reddish-brown in color, the thin, multiple beds of chert are hard and brittle yielding a thin well drained layer of rocky soil. Water permeability is high due to the thinness of the beds and the closely spaced fractures characteristic of the chert.

Slope stability is rated as high for this formation along with earthquake stability. With the only active fault located seven miles southwest of Sausalito, concern for seismic safety is not a high priority for this site.

A soil analysis was conducted on the site to determine agricultural suitability and soil fertility. Samples were taken at two locations. indicated in Fig. 4, (page 10). The results are as follows. (5)

Sample No.	Soil Sample No.	pH	Saturation Extract Values			10% Sodium Acetate Extractable						Qualitative Lime
			EC <sub>e</sub> x 10 <sup>3</sup>	SAR	Baran	Nitrate Nitrogen	Ammonia Nitrogen	*Phosphate Phosphorus	Potassium	Calcium	Magnesium	
1	23	7.1	0.71	1.1	0.29	43	27	18	143	1750	331	L0
2	26	6.2	0.59	1.1	0.72	37	28	50	63	1750	586	L0
3	22	6.3	0.40	0.6	0.25	27	11	126	490	1800	193	L0

The soil Ph is neutral in sample 1 and slightly acidic in sample 2. Phosphate availability is considered good in sample 1 but the test indicated a lack of reserve. Phosphate is well supplied in sample 2; the soil in this area will not require phosphate supplementation for an extended period. Potassium levels are optimum in sample 1 and potentially deficient in sample 2. Calcium is near optimum in both samples.

The following ammendments are recommended for plant materials requiring neutral or slightly acidic growing conditions. These materials should be incorporated into the soil uniformly, to a minimum depth of six inches. If a highly acidic environment is desired, (for plants such as camellias), delete the calcium carbonate lime.

AM'T./1000 SQUARE FEET

Sample 1 area	6 cubic yards	Nitrogen Stabilized Organic Amendment (prox 2 inches)
	30 pounds	Single Superphosphate (0-20-0)
	5 pounds	Potassium Sulfate (0-0-50)
	50 pounds	Calcium Carbonate Lime (Oyster shell flour)
Sample 2 area		Organic Amendment per above
	10 pounds	Potassium Sulfate
	70 pounds	Calcium Carbonate

## PLANT INVENTORY

In order to carefully record the exact locations of the many and varied plants currently existing on the site, it was necessary to sub-divide the garden into beds and assign each a number. Fig. 4 specifies the numbers associated with each bed and the locations of the markers used for identification purposes on the site. A series of detailed inventory maps follow a comprehensive listing of the plant materials to be found on the site. The inventory maps include listings of the individual plants and position within each bed.

PLANT LIST: ALLEN GARDEN, MARCH 1982

Trees:

Ai	Abies concolor
Aca	Acacia melanoxylon
Ac	Acer macrophyllum
Ap	A. palmatum
Acs	A. species
Asm	Acmena smithii
Aec	Aesculus californica
Ae	A. hippocastanum
Ar	Alnus rhombifolia
Av	Avocado
Cm	Citrus 'Meyer'
Cc	Corylus cornuta californica
Crs	Crataegus species
Cu	Cupressus macrocarpa
Ej	Eriobotrya japonica
Ef	Eucalyptus ficifolia
Ln	Laurus nobilis
Lj	Ligustrum japonicum
Ll	L. lucidum
Ls	Liquidambar styraciflua 'festival'
Ma	Magnolia campbellii 'alba'
Mg	M. grandiflora
Ml	M. loebneri 'Leonard Messel'
Ms	M. stellata
Oe	Olea europaea
Pr	Pinus radiata
Pi	P. species
Pe	Pittosporum eugenioides
Pt	P. tobira
Pu	P. undulatum
Pa	Populus alba
Pp	P. trichocarpa

Pc Prunus caroliniana  
 Prs1- P. species  
 Prs9  
 Qa Quercus agrifolia  
 Rp Robinia pseudoacacia  
 Ss Sequoia sempervirens  
 Sa Syzygium paniculatum  
 Uc Umbellularia californica

Shrubs, Perennials; (including ferns, succulents, vines)

Ab Abelia grandiflora  
 Ah Abutilon hybridum  
 Am Acanthus mollis  
 Acc Acer circinatum  
 Aga Agapanthus africanus  
 Ag A. orientalis  
 Aa Aloe arborescens  
 Al Alstroemeria  
 An Anemone hybrida (A. japonica)  
 At Artichoke  
 As Asparagus setaceus  
 Az Azalea hybrid  
 Ba Bambusa species  
 Bs Berberis species  
 Bp Brunfelsia pauciflora 'Floribunda'  
 Bm Buxus microphylla koreana  
 Bs B. sempervirens  
 Cj Camellia japonica  
 Cas C. sasanqua  
 Cx Cantua buxifolia  
 Ch Chaenomeles  
 Cle Clematis armandii  
 Cr Coprosma repens  
 Cn Cornus nuttallii  
 Co Cortaderia selloana

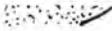
Cd	Cotoneaster divaricatus
Cl	C. lacteus
Cs	C. species
Ca	Crassula argentea
Ds	Dracaena species
El	Erica lusitanica
Eu	Euonymus japonica 'Aureo-variegata'
F	Ferns (miscellaneous species)
Fh	Fuchsia hybrid
Ha	Hebe andersonii
Hl	Helleborus lividus corsicus
Hh	Hemerocallis hybrid
He	Heteromeles arbutifolia
Ia	Ilex aquifolium
Iw	I. altaclarensis 'Wilsonii'
Ir	I. crenata
Ip	I. pernyi
Is	I. species
Ic	Iochroma cyaneum
Js	Juniperus sabina 'tamariscifolia'
Kj	Kerria japonica
L	Leguminosae (vine)
Lj	Ligustrum japonicum
Lg	Luculia gratissima
Mm	Malvaviscus mollis
Me	Melaleuca ericifolia
My	Myoporum species
Po	Papaver orientale
Pg	Pelargonium hortorum
Ph	Philadelphus species
Pf	Pieris forrestii
Pt	Pittosporum tobira
Pla	Platynerium bifurcatum
Pm	Polystichum munitum
Pl	Prunus laurocerasus

~~~~~ Pteridium aquilinum  
 Ps Pyracantha species  
 Ri Raphiolepis indica  
 Rm Rhamnus species  
 Rh Rhododendron hybrid  
 Rs Rosa species  
 Sl Salvia species  
 Sc Spirea cantoniensis  
 St Stachys byzantina  
 Su succulent  
 Tb Taxus baccata 'stricta'  
 Ts T. species  
 Vc Viburnum carlesii  
 Ws Wisteria sinensis

Ground Covers, Bulbs:

Ab Amaryllis belladonna  
 ~~~~~ Chlorophytum comosum  
 G Galanthus nivalis  
 ||||| Hederia species (canariensis, helix mostly)  
 Lv Leucojum vernalis  
 N Narcissus  
 Ot Ornithogalum thyrsoides  
 \\\\\\\ Sagina subulata  
 Sn Santolina chamaecyparissus  
 Sb Scilla bifolia  
 ~~~~~ Tradescantia fluminensis  
 ===== Vinca minor  
 ~~~~~ Zantedeschia aethiopica

GENERAL LEGEND FOR INVENTORY MAPS

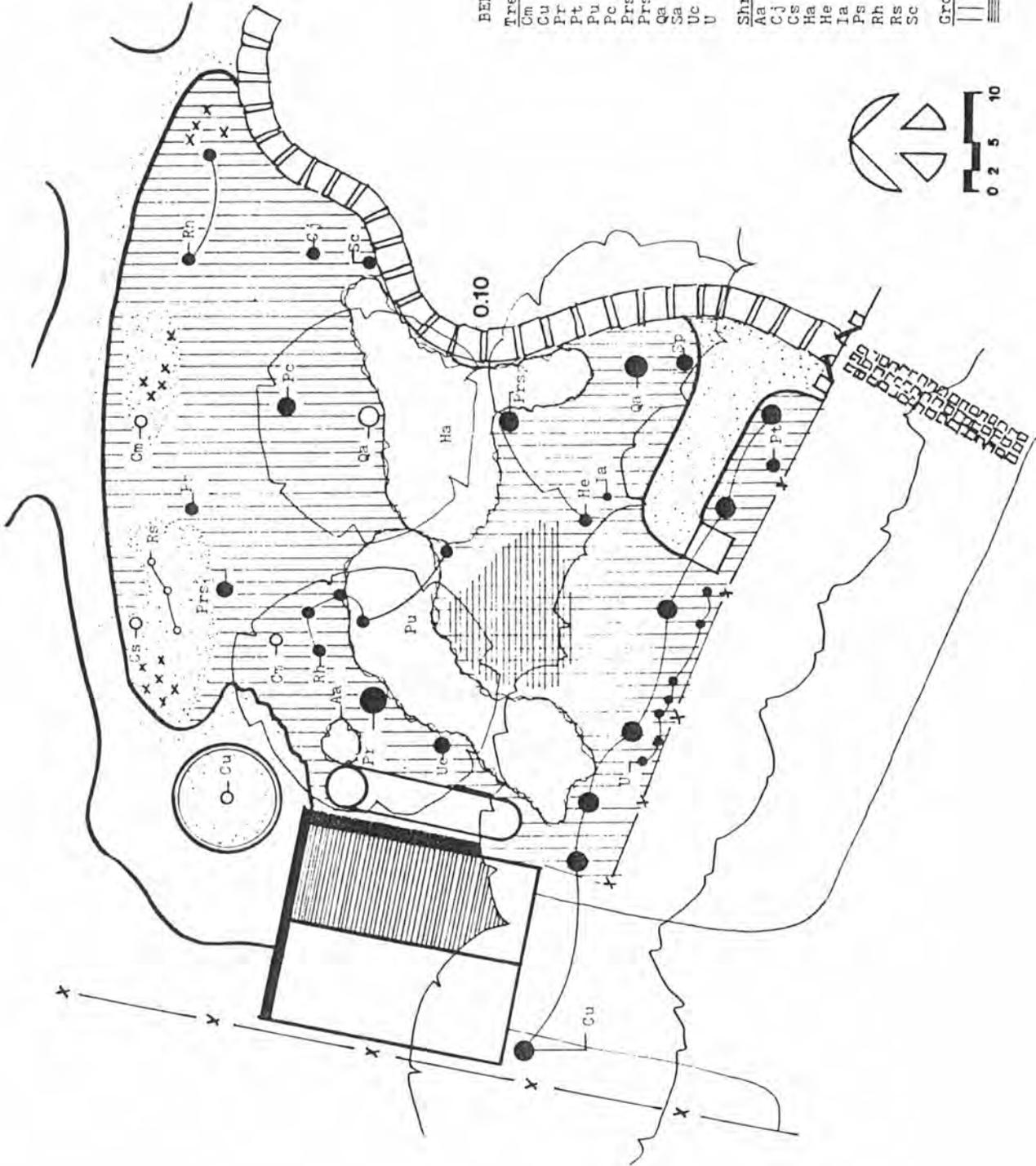
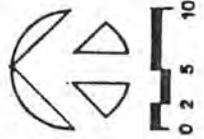
-  Concrete Pathway
-  Dirt Paths
-  Areas of Bare Ground
-  Major Tree Masses
-  Trees
-  Shrubs
-  Small Shrubs/Seedlings
-  Shrub Masses
-  Plant Location-Removal  
Recommended
-  Miscellaneous Bulbs

BED NUMBER 0,10

- Trees  
 Cm Citrus 'Meyer'  
 Cu Cupressus macrocarpa  
 Pr Pinus radiata  
 Pt Pittosporum tobira  
 Pu P. undulatum  
 Pc Prunus caroliniana  
 Prs1 P. species  
 Prs2 P. species  
 Qa Quercus agrifolia  
 Sa Syzygium paniculatum  
 Uc Umbellularia californica  
 U Unidentified

- Shrubs  
 Aa Aloe arborescens  
 Cj Camellia japonica  
 Cs Cotoneaster species  
 Ha Hebe andersonii  
 He Heteromeles arbutifolia  
 Ia Ilex aquifolium  
 Ps Pyracantha species  
 Rh Rhododendron hybrid  
 Rs Rosa species  
 Sc Spirea cantoniensis

- Ground Covers  
 Hedera species  
 Vinca minor

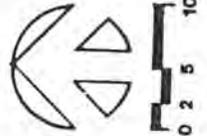
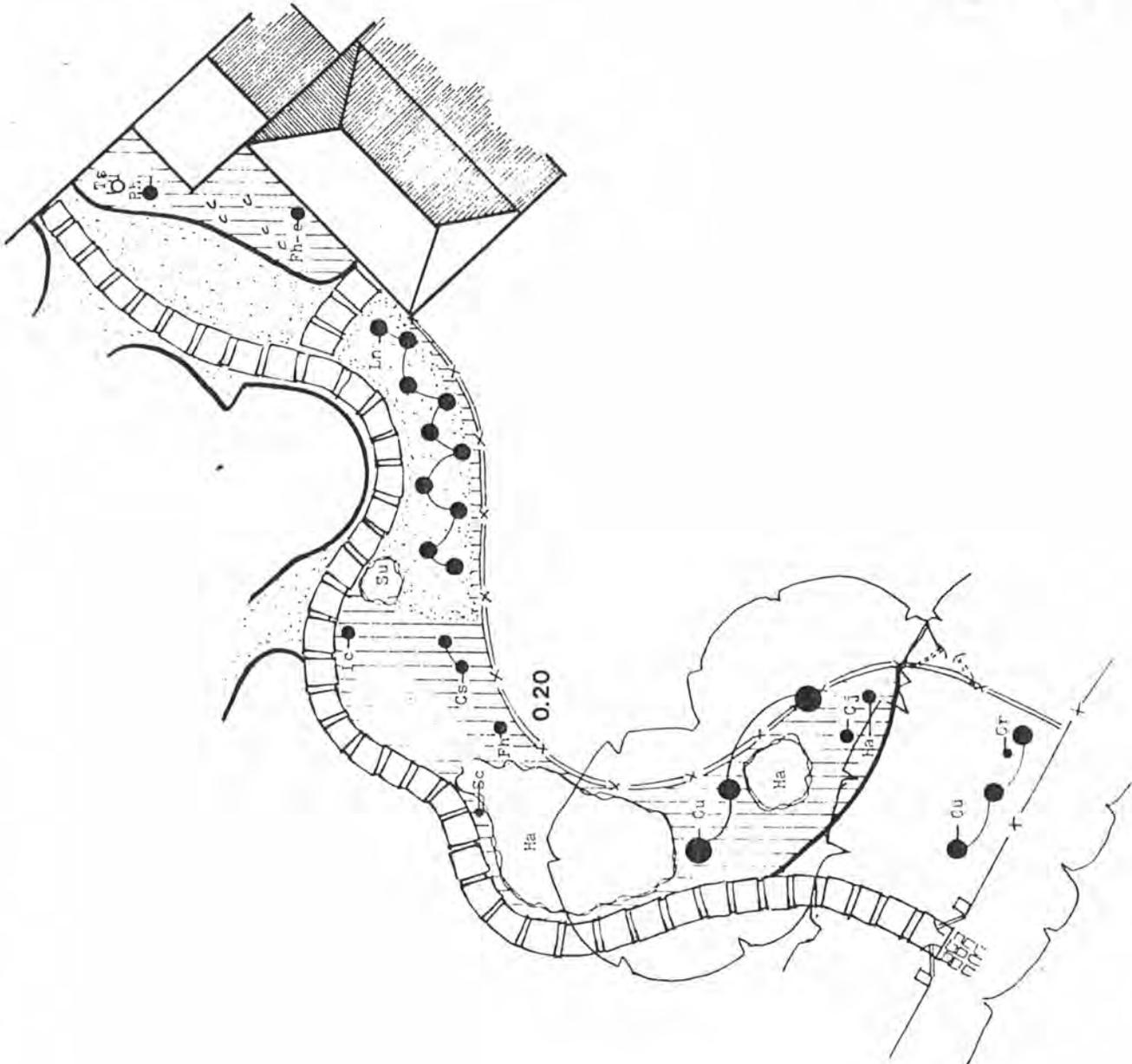


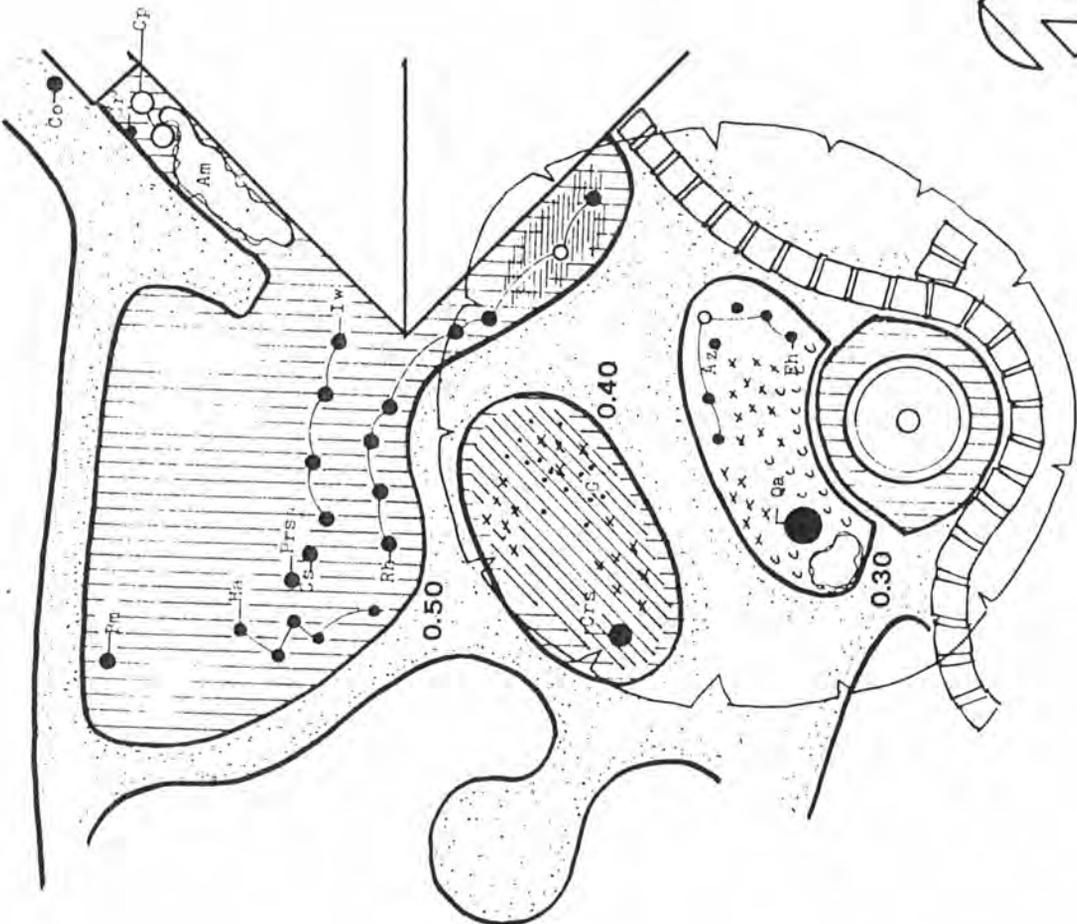
BED NUMBER 0.20

Trees  
 Cu Cupressus macrocarpa  
 Ln Laurus nobilis

Shrubs  
 Cj Camellia japonica  
 Gr Coprosma repens  
 Cs Cotoneaster species  
 Ph Fuchsia hybrid  
 Ha Hebe andersonii  
 Ic Iochroma cyaneum  
 Rh Rhododendron hybrid  
 Sc Spirea cantoniensis  
 Su succulent  
 Ts Taxus species

Ground Covers, Bulbs  
 H Hederia species  
 Z Zantedeschia aethiopica





BED NUMBER 0.30

Trees

Qa Quercus agrifolia

Shrubs

Az Azalea hybrid

Ph Fuchsia hybrid

Rh Rhododendron hybrid

Bulbs

Cz Zantedeschia aethiopica

BED NUMBER 0.40

Trees

Cr Crataegus species

Ground Covers, Bulbs

Ch Chlorophytum comosum

G Galanthus nivalis

H Hedera species

BED NUMBER 0.50

Trees

Cp Cupressus sempervirens

Shrubs, Perennials

Am Acanthus mollis

Bm Buxus microphylla koreana

Cr Coprosma species

Co Cortaderia selloana

Cs Cotoneaster species

Ha Hebe andersonii

Iw Ilex altaciarensis 'Wilsonii'

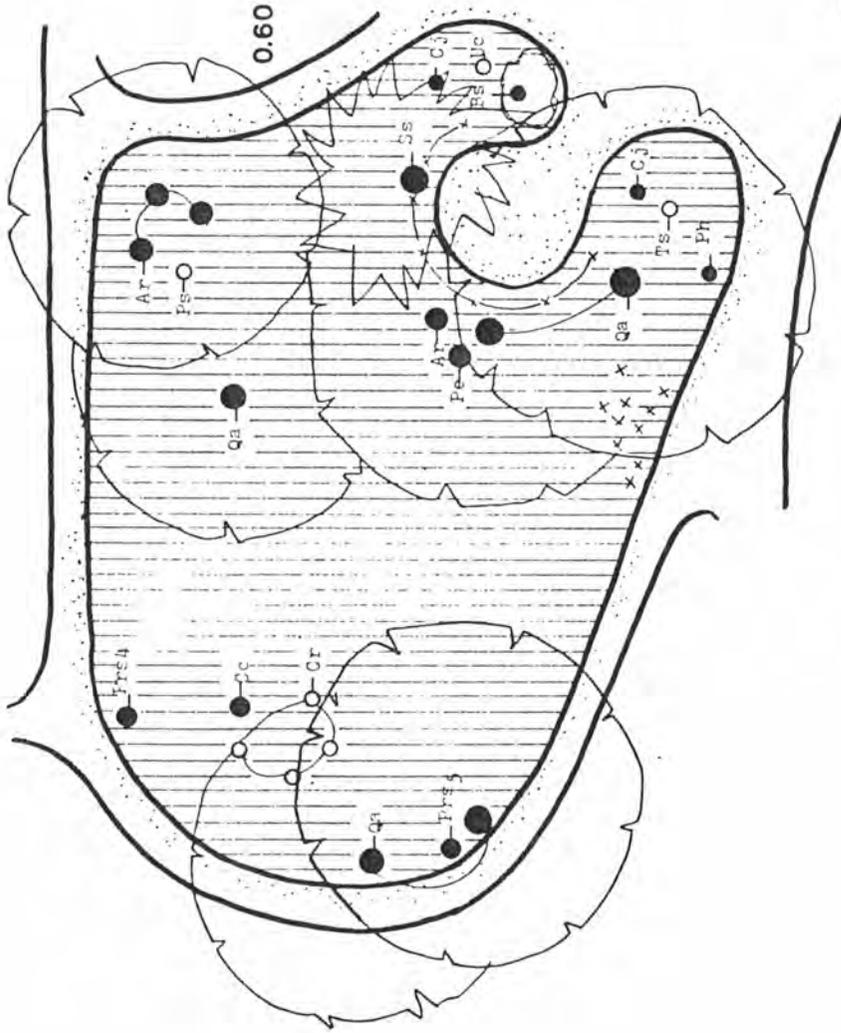
Prs3 Frunus species

Rh Rhododendron hybrid

Ground Covers

H H H H H Hedera species

V V V V V Vinca minor



BED NUMBER 0.60

Trees

- Ar Alnus rhombifolia
- Cc Corylus cornuta californica
- Pe Fittosporum eugenioides
- Prs4 Prunus species
- Prs5 P. species
- Qa Quercus agrifolia
- Ss Sequoia sempervirens
- Uc Umbellularia californica

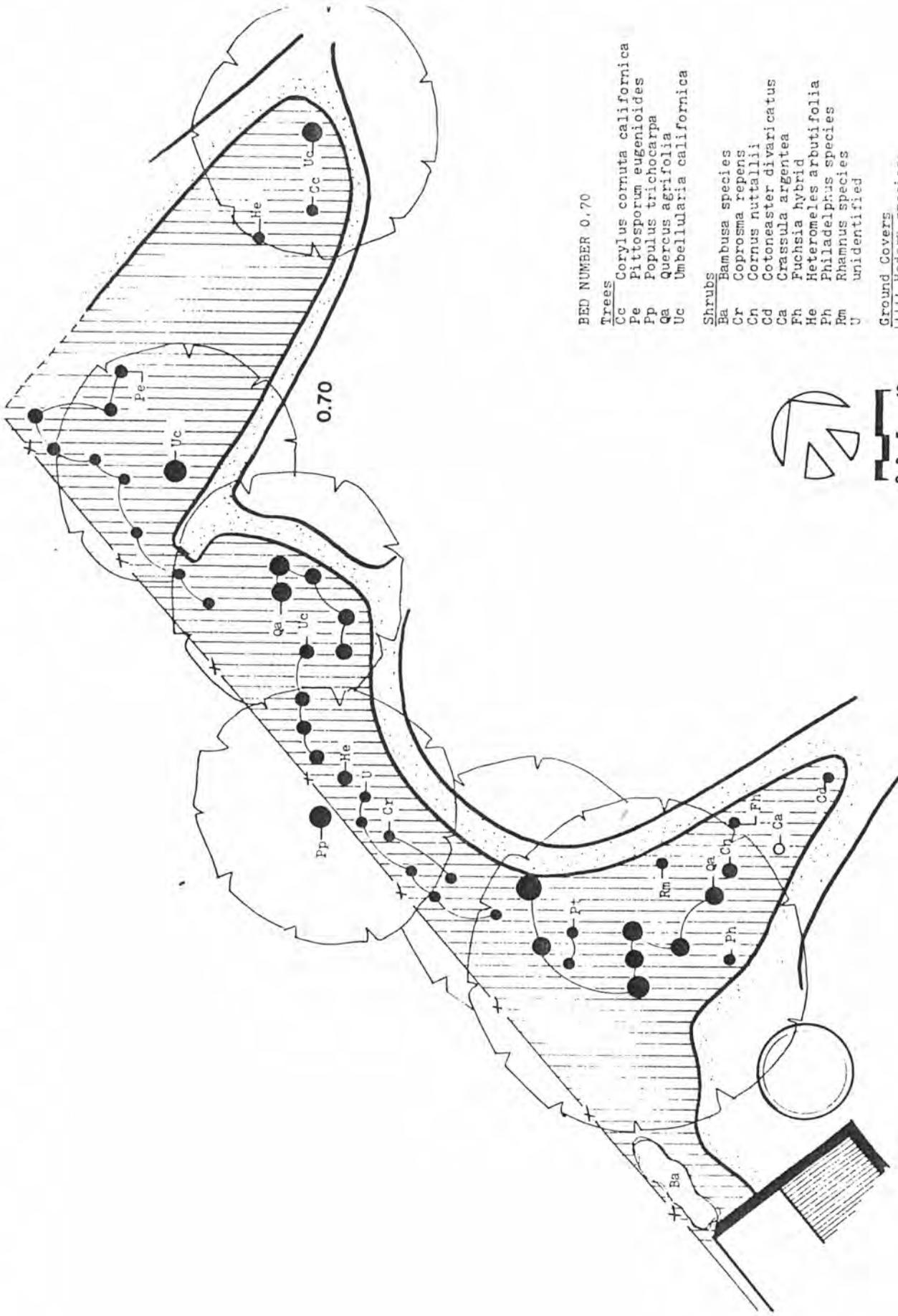
Shrubs

- Bs Berberis species
- Cj Camellia japonica
- Cr Coprosma repens
- Ph Philadelphus species
- Ps Pyracantha species
- Ts Taxus species

Ground Covers

- |||| Hesperis species





BED NUMBER 0.70

Trees

- Cc *Corylus cornuta californica*
- Pe *Pittosporum eugenoides*
- Pp *Populus trichocarpa*
- Qa *Quercus agrifolia*
- Uc *Umbellularia californica*

Shrubs

- Ba *Bambusa species*
- Cr *Coprosma repens*
- Cn *Cornus nuttallii*
- Cd *Cotoneaster divaricatus*
- Ca *Crassula argentea*
- Ph *Fuchsia hybrid*
- He *Heteromeles arbutifolia*
- Ph *Philadelphus species*
- Rm *Rhamnus species*
- U unidentified

Ground Covers

- ||||| *Hedera species*





BED NUMBER 0.100

Shrubs

- As Asparagus setaceus
- Ds Dracaena species
- Fl Erica lusitanica
- He Heteromeles arbutifolia
- Lj Ligustrum japonicum

Ground Covers

- ||||| Hedera species

BED NUMBER 0.110

Trees

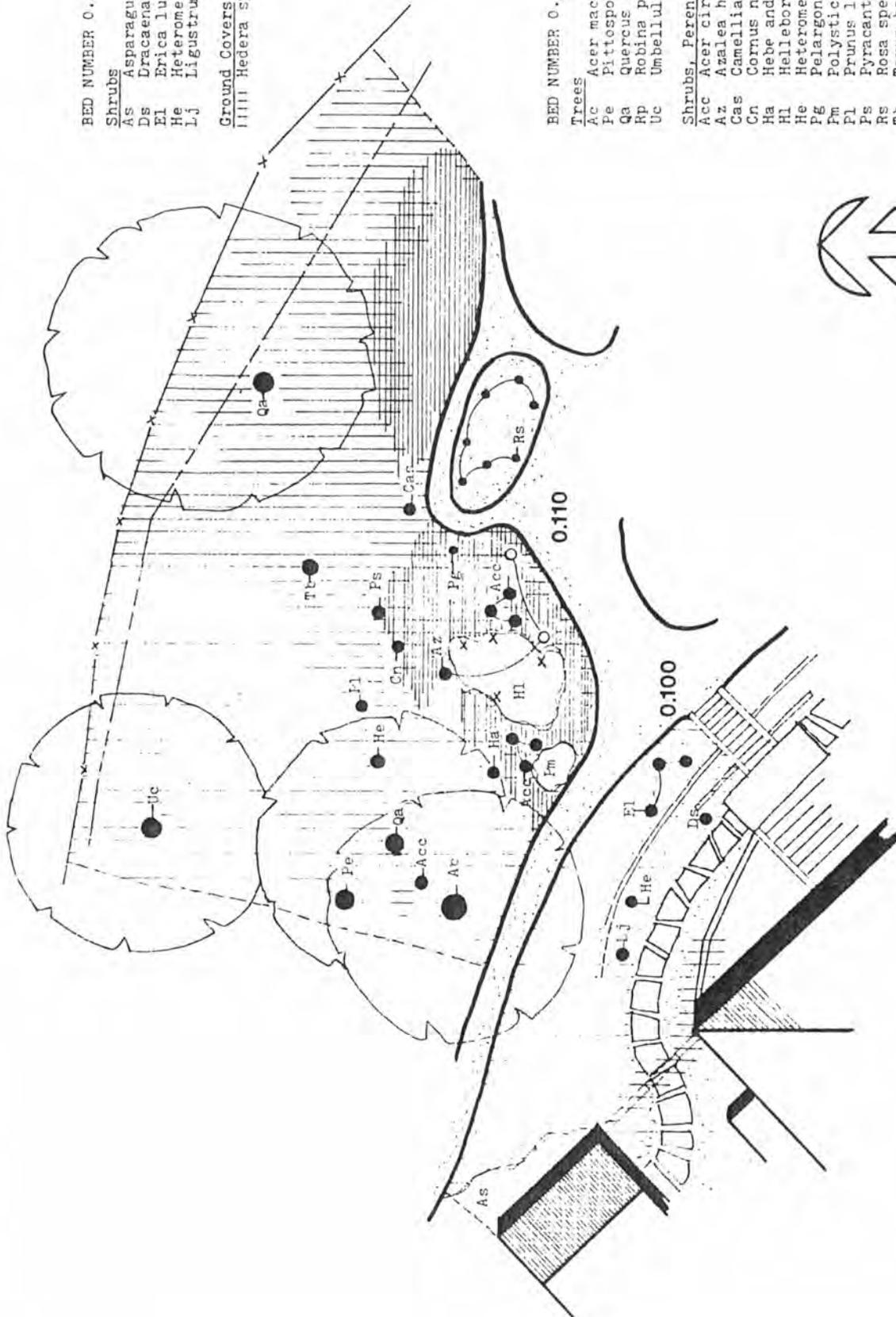
- Ac Acer macrophyllum
- Pe Pittosporum eugenioides
- Qa Quercus agrifolia
- Rp Robina pseudoacacia
- Uc Umbellularia californica

Shrubs, Perennials

- Acc Acer circinatum
- Az Azalea hybrid
- Cas Camellia sasanqua
- Cn Cornus nuttallii
- Ha Hebe andersonii
- Hl Helleborus lividus corsicus
- He Heteromeles arbutifolia
- PG Pelargonium hortorum
- Pm Polystichum munitum
- Pl Prunus laurocerasus
- Ps Pyracantha species
- Rs Rosa species
- Tb Taxus baccata 'stricta'

Ground Covers

- ||||| Hedera species
- ==== Vinca minor



BED NUMBER 0.120

- Trees  
 Crs Crataegus species  
 Ma Magnolia campbellii 'alba'

- Shrubs, Perennials  
 AE Agapanthus Orientalis  
 Ha Hebe andersonii  
 Me Melaleuca ericifolia  
 Ps Pteridium aquilinum  
 Pyracantha species

- Ground Covers  
 Hecera species  
 Vinca minor

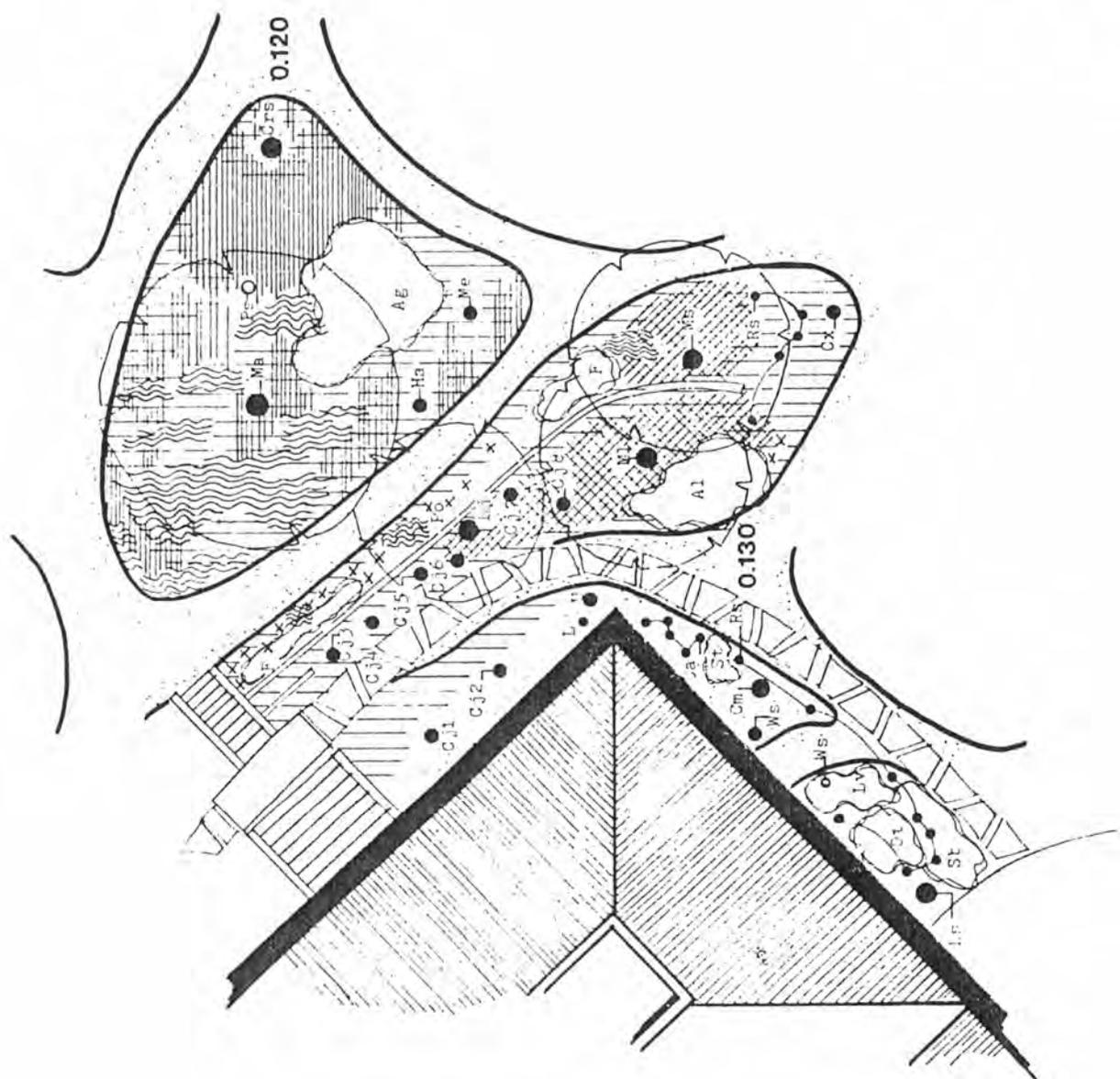
BED NUMBER 0.130

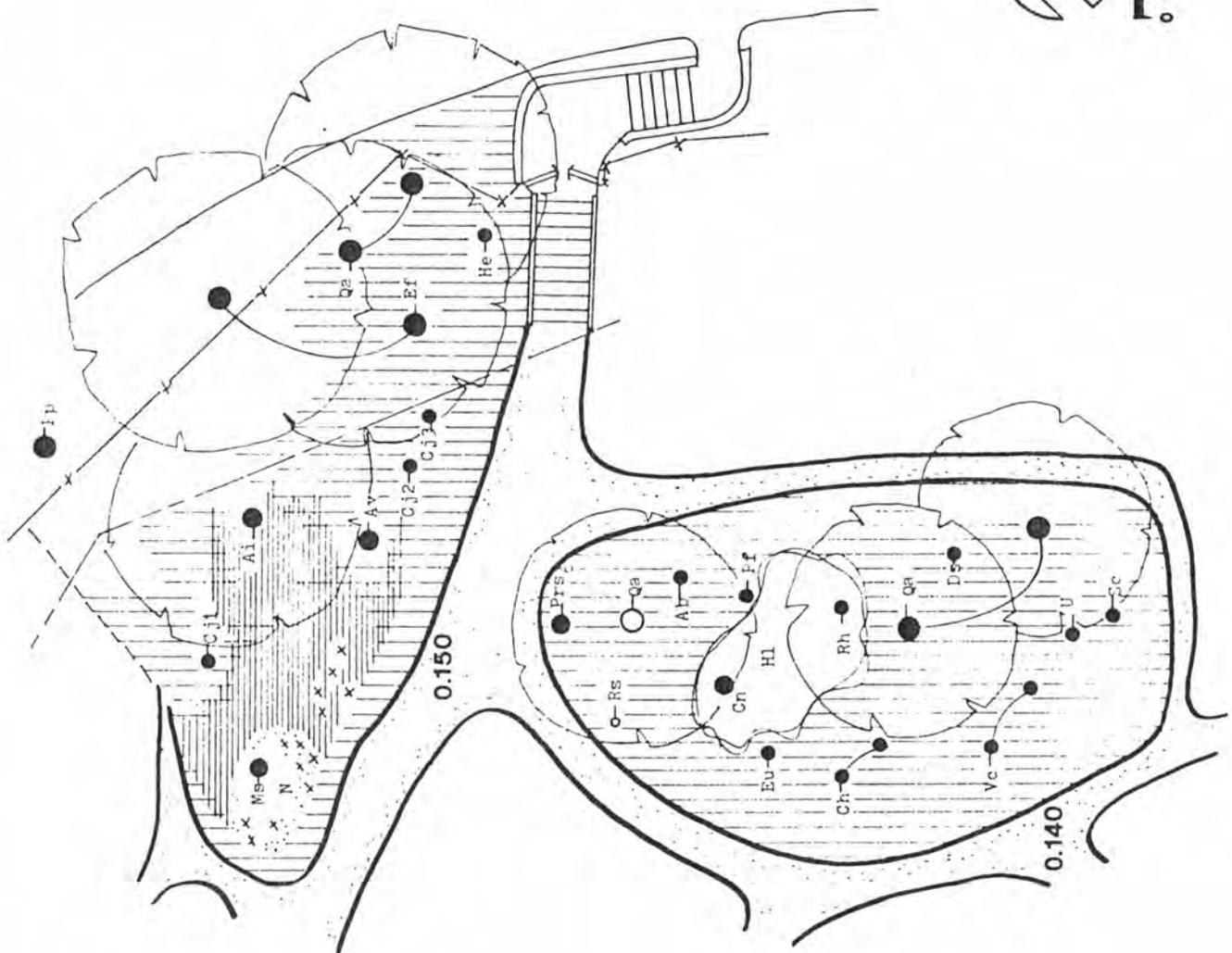
- Trees  
 Cm Citrus 'Meyer'  
 Lj Ligustrum japonicum  
 Ls Liquidambar styraciflua 'festival'  
 Ml Magnolia loebneri 'Leonard Messel'  
 Ms Magnolia stellata

- Shrubs, Perennials  
 Al Alstroemeria  
 Cx Cantua buxifolia  
 Cj1 Camellia japonica (single, dark pink)  
 Cj2 C. japonica (pink)  
 Cj3 C. japonica (single, red)  
 Cj4 C. japonica (pink)  
 Cj5 C. japonica (double, pink/white)  
 Cj6 C. japonica (white)  
 Cj7 C. japonica (double, white)  
 Cj8 C. japonica (bright pink)

- Ferns  
 L Leguminosae (vine)  
 Papaver orientale  
 Pteridium aquilinum  
 Rosa species  
 Stachys byzantina  
 Wisteria sinensis  
 U unidentified

- Ground Covers, Bulbs  
 Hedera species  
 Leucojum vernum  
 Ornithogalum thyrsoides  
 Scilla bifolia  
 Tradescantia fluminensis





BED NUMBER 0.140

Trees

- Fr56 Prunus species
- Qa Quercus agrifolia

Shrubs, Perennials

- Ab Abelia grandiflora
- Ch Chaenomeles
- Cn Cornus species
- Ds Dracaena species
- Eu Euonymus japonica 'Aureo-variegata'
- HL Helleborus lividus corsicus
- Pf Pieris forrestii
- Rh Rhododendron hybrid
- Ra Rosa species
- Sc Spirea cantoniensis
- Vc Viburnum carlesii
- U unidentified

Ground Covers

- ||||| Hedera species

BED NUMBER 0.150

Trees

- Ai Abies concolor
- AV Avocado
- Ef Eucalyptus ficifolia
- Ms Magnolia stellata
- Pp Populus trichocarpa
- Qa Quercus agrifolia

Shrubs, Perennials

- Cj1 Camellia japonica
- Cj2 C. japonica (single, red)
- Cj3 C. japonica (double, pink)
- He Heteromeles arbutifolia

Ground Covers, Bulbs

- ||||| Hedera species
- N Narcissus
- Virca minor



BED NUMBER 0.160

Trees

- Aca Acacia melanoxylon
- Ef Eucalyptus ficifolia
- Oe Olea europaea
- Pe Pittosporum eugenioides
- Uc Umbellularia californica

Shrubs, Perennials

- He Heteromeles arbutifolia
- Is Ilex species
- Mm Malvaviscus mollis
- My Myoporum species
- Pl Prunus laurocerasus
- Su succulent

Ground Covers

- ||||| Hedera species



BED NUMBER 0.170

Trees

- Cm Citrus 'Meyer'
- Pe Pittosporum eugenioides
- Prs7 Prunus species
- Uc Umbellularia californica

Shrubs, Perennials

- Ds Dracaena species
  - Pl Prunus laurocerasus
  - Rs Rosa species
- Ground Covers
- ||||| Hedera species
  - Sn Santolina chamaecyparissus
  - ==== Vinca minor

BED NUMBER 0.180

Trees

- Ap Acer palmatum
- Aec Aesculus californica

Shrubs, Perennials

- An Anemone hybrida
- At Artichoke
- Az Azalea hybrid
- Cj Camellia japonica
- F Ferns
- Rs Rosa species
- Sl Salvia species

Ground Covers, Bulbs

- ||||| Hedera species
- Lv Leucorum vernum
- XXXXXX Tradescantia fluminensis
- ==== Vinca minor
- ε-εεε Zantedeschia aethiopica

BED NUMBER 0.190

Trees

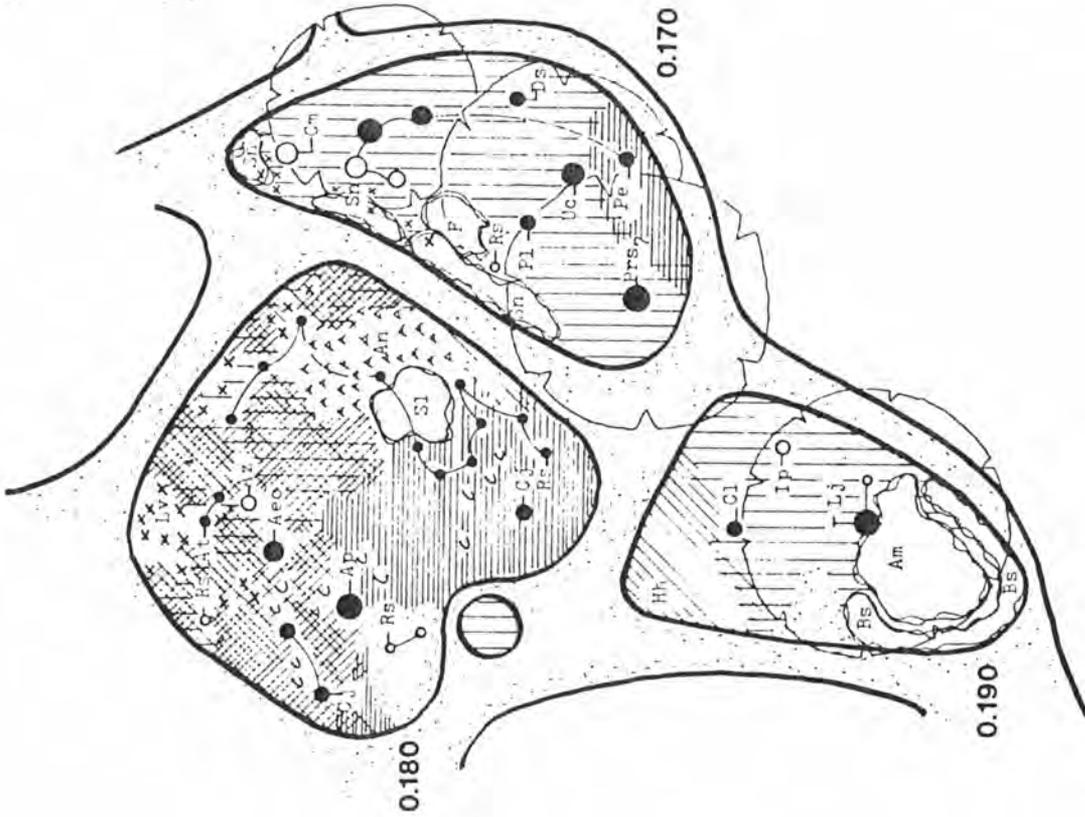
- Lj Ligustrum japonicum

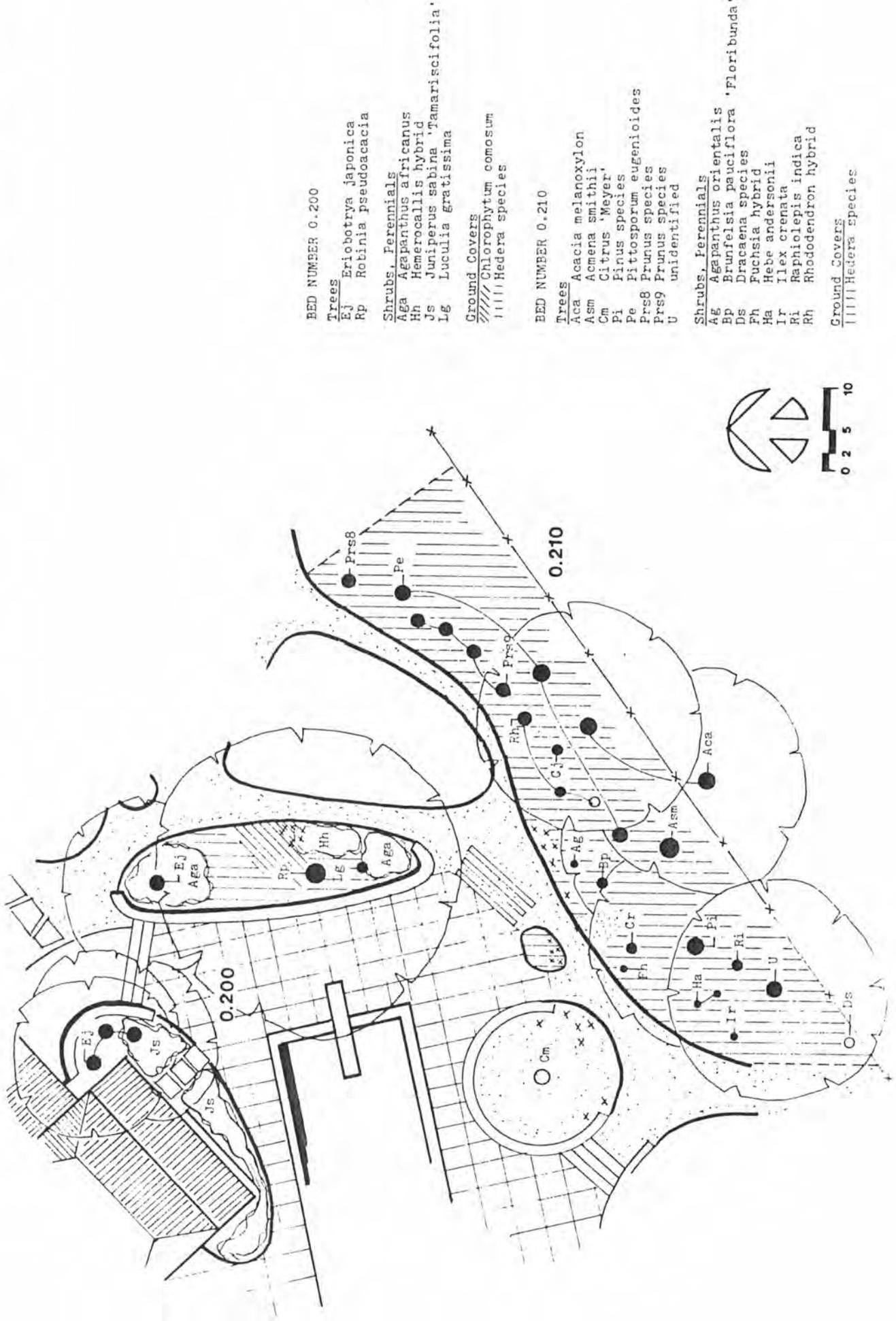
Shrubs, Perennials

- Am Acanthus mollis
- Bs Buxus sempervirens
- Cl Cotoneaster lacteus
- Hh Hemerocallis hybrid
- Ip Ilex pernyi

Ground Covers

- ==== Chlorophytum comosum
- ||||| Hedera species





BED NUMBER 0.200

- Trees  
 Ej Eriobotrya japonica  
 Rp Robinia pseudoacacia

- Shrubs, Perennials  
 Aga Agapanthus africanus  
 Hh Hemerocallis hybrid  
 Js Juniperus sabina 'Tamariscifolia'  
 Lg Luculia gratissima

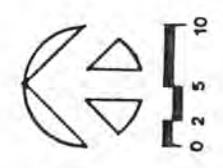
- Ground Covers  
 Chlorophytum comosum  
 Hedera species

BED NUMBER 0.210

- Trees  
 Aca Acacia melanoxylon  
 Asm Acmena smithii  
 Cm Citrus Meyer'  
 Pi Pinus species  
 Prs8 Prunus species eugenoides  
 Prs9 Prunus species  
 U unidentified

- Shrubs, Perennials  
 Ag Agapanthus orientalis  
 Ep Brunfelsia pauciflora 'Floribunda'  
 Ds Dracaena species  
 Ph Fuchsia hybrid  
 Ha Hebe andersonii  
 Ir Ilex crenata  
 Ri Raphiolepis indica  
 Rh Rhododendron hybrid

- Ground Covers  
 Hedera species



BED NUMBER 0.220

Trees

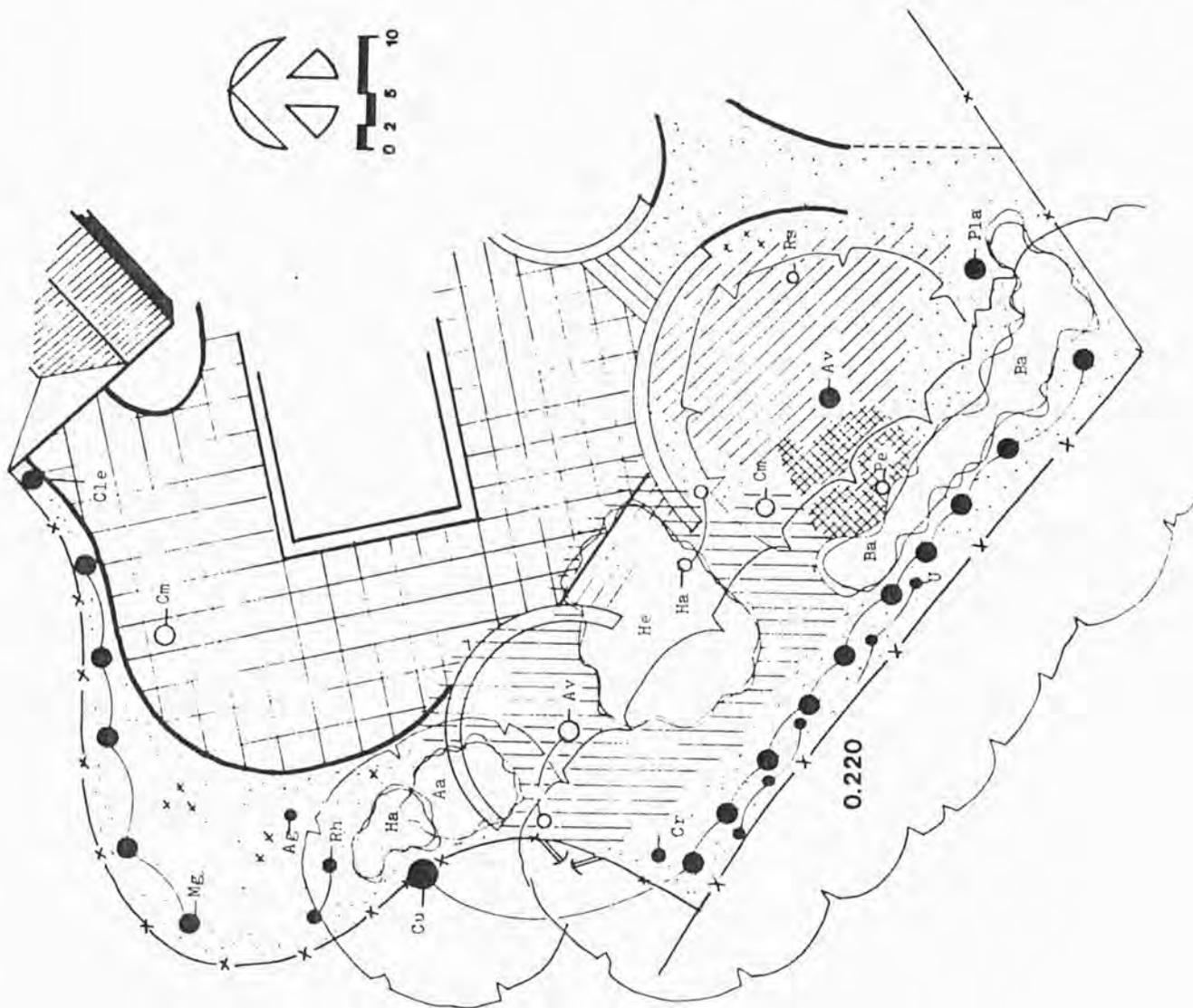
- Av Avocado
- Cm Citrus 'Meyer'
- Cu Cupressus macrocarpa
- Mg Magnolia grandiflora
- Fe Pittosporum eugenioides
- U unidentified

Shrubs, Perennials

- AE Agapanthus orientalis
- Aa Aloe arborescens
- Ba Bambusa species
- Cle Clematis armandii
- Cr Coprosma repens
- Ha Hebe andersonii
- He Heteromeles arbutifolia
- Pla Platycerium bifurcatum
- Rh Rhododendron hybrid
- Rs Rosa species

Ground Covers

- ||||| Hedera species
- ||||| Sagina subulata
- ||||| Tradescantia fluminensis



## CRITICAL EVALUATION OF PLANTS MATERIALS

For ease in identification, the garden has been divided into three sections in response to visual differentiations within the site. (Fig. 4) The three sections are denoted here as, the Oak Glen, (characterized by numerous, massive oaks west of the house), the Magnolia Circ, (reflecting the presence of several specimen magnolias northwest of the house), and the Terrace, (complete with swimming pool and patio area southeast of the house). The overall visual impact of each of the sections will be discussed along with a critical evaluation of the various plant materials. The overall physical conditions present on the site are discussed followed by specific comments and recommendations for each of the sections. (It is important to note here that these recommendations are made only for the explicit purpose of maintenance; for improving the physical condition of the individual plants. This section was written as merely a guide for maintaining the existing layout and features of the site and does not preclude or reduce the immediate need for a master plan for the Allen Garden.)

The Oak Glen is the largest of the three sections and includes all of the beds numbered from 0.10 to 0.90. Covering the western portion of the site, the Oak Glen contains numerous Live Oaks, cypress and California Bays. Most of the tree plantings appear to be quite old, with several of the oaks of a vintage surpassing 150 years. The massive, sculptural forms of the aged trees create a delightful atmosphere in the garden. Relatively shady in comparison to other areas, this section

features dappled sun and lush, sometimes dense undergrowth. Ivy is the predominate ground cover imparting a consistent deep-green, coarse texture to the ground plane. A row of Monterey Cypress line the southern border of the site screening the outside world from within and creating a dramatic entry transition from the street to the house.

The physical condition of the plant materials varies dramatically within this section. In general, the tree species appear in good condition. However, the oak trees are in need of pruning to remove declining or dead limbs and all have been set back by recent, repeated investations of oak-leaf larvae. Seasonal checks for root rot and other signs of decline are essential to insure the longevity of these aging and visually important trees. In some places entire trees should be removed to better the health of its neighbors. The Monterey Cypress appear to be thriving, though signs of decline are evident in the numerous prunings that have occurred. Infilling with small trees of the same species may soon be necessary to maintain the continued effect of the existing grove.

Many of the shrubs and small trees in this section are struggling to exist Spider mites are prevelant in many of the beds, while the lack of adequate sunlight is causing straggly growth and decline in some species. Species that are struggling to survive under these conditions should be removed along with seedlings taking hold in inappropriate places.

Specific comments:

- 1) Many of the shrubs and trees in this section are crowding adjacent plants. Where this occurs, the plants should be thinned to improve the general health of all, or even removed where it is warranted.
- 2) Plants showing evidence of decline caused by disease or lack of adequate light should be removed to improve the aesthetics of the garden as a whole.
- 3) Regard for the existing open areas in this section warrants the removal of small seedlings that may eventually change the visual character of the area.
- 4) Most of the *Quercus agrifolia* would benefit from disciplined pruning of declining or dead limbs and spraying for the oak-leaf larvae. Each tree should be routinely checked for root rot. Summer watering within the drip lines of the oaks should be reduced to minimize the potential for root rot and insure long life.
- 5) Several of the *Rhododendron* hybrids near the main entry path are sickly and in need of fertilizer, insect eradication and rejuvenation of the soil. Plants not responding to treatment should be removed. All the *Rhododendrons* in this area should be regularly fertilized to promote optimum seasonal blooming.
- 6) Any *Camellia japonicas* showing evidence of mottled leaf

coloring should be inspected for possible viruses and treated if necessary with a systemic.

The beds numbered 0.100 through 0.190 form the section referred to as the Magnolia Circ. Sunnier than the other two sub-divisions, this section offers the greatest diversity of plant materials and visual displays of color and texture. Several mature specimen magnolias and numerous camellia varieties are featured in this portion of the garden along with some unusual, perhaps rare species.

Though most of the plant materials in this section are well-established and maintained as individual plants the arrangements appear somewhat indiscriminate. Most of the shrubs and perennials, (but primarily the camellias and the roses), would benefit from routine fertilization and soil admendments.

Specific Comments:

- 1) The Magnolias in general appear in good condition and have established regular blooming cycles. The M. loebreri however did not perform up to past standards; its blooms opened early and appeared withered. This specimen should be watched for any signs of decline.
- 2) The numerous varieties of Camellias also seem healthy and well-established. There is some evidence of sunburning on the plants northeast of the house; these in particular should receive more summer water, and soil rejuvenation. Some of the camellias are invested with mites and need to be sprayed. All would be

improved with routine fertilization and organic admendments added to the soil.

- 3) The peripheral trees in this section should all be checked for potential pruning of dead limbs. Several trees are in need of removal due to decline, (including one Live Oak suffering from root rot). The overcrowding of some of the tree canopies also warrants removal of several competitive plants. Increased exposure to sunlight in portions of the periphery beds would allow for the introduction of a greater diversity of plant materials.
- 4) Overcrowding of shrub species would also be solved by pruning back offending limbs in some of the beds.
- 5) Again, plants that are in decline due to disease or lack of adequate sunlight should be removed to improve the overall aesthetics of the garden. Some plants in this section are suffering from too much sun; these should be moved to another area, or eliminated.
- 6) Numerous rose plants are rather arbitrarily located through out this section. For optimum display potential and ease of maintenance, relocation of these plants into groupings of at least 5 or 6 would seem more logical and visually pleasing.
- 7) This section does feature numerous bulbs and perennial plantings that enhance the garden. Competition from ground covers and miscellaneous undergrowth should be

checked to allow these species to thrive.

The Terrace section of the Allen Garden has an architectural setting by nature of the swimming pool, patio and circular wall planters. Beds numbered 0.200 through 0.220 contain primarily large-leafed evergreen plantings creating a strong visual backdrop. Eriobotryas and Magnolias placed in relation to the Cypress Row (along the southern border of the site), virtually enclose the space separating it from the remainder of the garden. Though dark-green colors dominate in the periphery, a special accent shrub and a large sculptural Black Locust located north of the pool command attention by providing colorful contrast.

The plant materials located on the terrace's north and west sides are the healthiest. Shaded by the Cypress Row and large peripheral tree plantings to the east and south, many of the plants are suffering from insufficient light levels. This section of the garden in particular is in need of a focus and a creative planting scheme.

Specific Comments:

- 1) The Eriobotryas at the entry to the terrace create a nice transition from dark to light and effectively screen off adjacent garden areas. Their dense canopies have created some problems with the understory plantings of junipers due to the lack of sunlight. Replacement of the understory plantings would be an aesthetic improvement.
- 2) Evidence of decline in the Black Locust requires a

check on its condition. Substitution of a seedling Black Locust or another specie may eventually be necessary.

- 3) All of the Citrus in this section are in poor condition due to insufficient light and or inappropriate soil; they should all be removed.
- 4) Two Avocados are located to the south of the pool; one is thriving nicely, the other has been cut back and is now sprouting from the top. The later's health is questionable.
- 5) The shrub mentioned previously as providing color for the terrace, is the Luculia. An important accent plant it appears in excellent condition and seems to bloom profusely. Careful pruning would create a more compact form and reduce some of the weight on its long limbs, eliminating possible breakage problems in the event of heavy winds.

## IRRIGATION

Three watering systems are used to irrigate the Allen Garden. (Fig. 5) Most areas are covered by either an underground sprinkler system or "rainbirds" strategically placed to water peripheral areas. Most rainbird installations include a hose bib to aid in supplementary watering. The only unirrigated areas of the site are in the Oak Glen section where irrigation is not now required or considered desirable.

An emergency water supply system was installed during the 1977 Drought and connected to the existing underground irrigation system. Currently inactive but functional, this 2,000 gallon capacity water storage and supply facility is used only during times of public water shortage.

## REFERENCES

- (1) Draft Statement of Use and Purpose for Tanglewood, Dept. of Botany, U.C. Berkeley, December 1971
- (2) Discussion with Mr. & Mrs. William Stephen Allen, February 1982
- (3) Rainfall, Temperature data, Mr. Allen, 1978-March 1, 1982
- (4) Sausalito General Plan, City Offices, Appendix A, Geology
- (5) Soil test and analysis: Soil and Plant Laboratory, Inc., Santa Clara, California, Sept, 1, 1981
- (6) Sausalito General Plan, City Offices, Section 10.502, amended July 15, 1980



## SITE SUITABILITY

The Allen Property is currently considered a potentially important satellite garden of the U.C. Botanical Garden. It is valued as both a botanical and an educational resource. Botanically, the site is well-suited to growing duplicate collections of rare species cultivated by the Botanical Garden and set out in satellite gardens to insure the survival of valuable specimens. The Allen Garden's mild micro-climate allows growth of some plants unable to thrive in the U.C. Botanical Garden. Important cultivars not considered appropriate for a botanical garden could be established in the Allen Garden where the horticultural focus is conducive to hybridized specimens. The educational value of the Allen Garden is also undisputable, as all horticultural studies are benefited by such a facility. It has been proposed that the horticultural focus of the garden be enhanced to reinforce its value as an educational resource for instruction in horticulture and the plant sciences.

In order to develop the Allen Garden to its optimum potential as both a highly valued botanical and educational resource, a master plan must first be generated to maximize the physical and visual assets of the site. Random or arbitrary introduction of plants on the site could potentially negate the many physical and visual assets of the site. Zoning regulations enforced by the City of Sausalito must also be considered. Located in a R-1 district (single family dwellings only) a variance would need to be obtained to establish the gardens as an active educational facility.(6) In consideration for all of the

aformentioned factors, a master plan should be developed for the site as soon as possible to enable future maintenance and plant introduction programs be carried out in an organized, logical and aesthetically pleasing manner.

PLANT LIST: ALLEN GARDEN, MARCH 1982

Trees:

Ai Abies concolor  
Aca Acacia melanoxylon  
Ac Acer macrophyllum  
Ap A. palmatum  
Acs A. species  
Asm Acmena smithii  
Aec Aesculus californica  
Ae A. hippocastanum  
Ar Alnus rhombifolia  
Av Avocado  
Cm Citrus 'Meyer'  
Cc Corylus cornuta californica  
Crs Crataegus species  
Cu Cupressus macrocarpa  
Ej Eriobotrya japonica  
Ef Eucalyptus ficifolia  
Ln Laurus nobilis  
Lj Ligustrum japonicum  
Ll L. lucidum  
Ls Liquidambar styraciflua 'festival'  
Ma Magnolia campbellii 'alba'  
Mg M. grandiflora  
Ml M. loebneri 'Leonard Messel'  
Ms M. stellata  
Oe Olea europaea  
Pr Pinus radiata  
Pi P. species  
Pe Pittosporum eugenioides  
Pt P. tobira  
Pu P. undulatum  
Pa Populus alba  
Pp P. trichocarpa

Pc Prunus caroliniana  
 Prs1- P. species  
 Prs9  
 Qa Quercus agrifolia  
 Rp Robinia pseudoacacia  
 Ss Sequoia sempervirens  
 Sa Syzygium paniculatum  
 Uc Umbellularia californica

Shrubs, Perennials; (including ferns, succulents, vines)

Ab Abelia grandiflora  
 Ah Abutilon hybridum  
 Am Acanthus mollis  
 Acc Acer circinatum  
 Aga Agapanthus africanus  
 Ag A. orientalis  
 Aa Aloe arborescens  
 Al Alstroemeria  
 An Anemone hybrida (A. japonica)  
 At Artichoke  
 As Asparagus setaceus  
 Az Azalea hybrid  
 Ba Bambusa species  
 Bs Berberis species  
 Bp Brunfelsia pauciflora 'Floribunda'  
 Bm Buxus microphylla koreana  
 Bs B. sempervirens  
 Cj Camellia japonica  
 Cas C. sasanqua  
 Cx Cantua buxifolia  
 Ch Chaenomeles  
 Cle Clematis armandii  
 Cr Coprosma repens  
 Cn Cornus nuttallii  
 Co Cortaderia selloana

Cd Cotoneaster divaricatus  
 Cl C. lacteus  
 Cs C. species  
 Ca Crassula argentea  
 Ds Dracaena species  
 El Erica lusitanica  
 Eu Euonymus japonica 'Aureo-variegata'  
 F Ferns (miscellaneous species)  
 Fh Fuchsia hybrid  
 Ha Hebe andersonii  
 Hl Helleborus lividus corsicus  
 Hh Hemerocallis hybrid  
 He Heteromeles arbutifolia  
 Ia Ilex aquifolium  
 Iw I. altaclarensis 'Wilsonii'  
 Ir I. crenata  
 Ip I. pernyi  
 Is I. species  
 Ic Iochroma cyaneum  
 Js Juniperus sabina 'tamariscifolia'  
 Kj Kerria japonica  
 L Leguminosae (vine)  
 Lj Ligustrum japonicum  
 Lg Luculia gratissima  
 Mn Malvaviscus mollis  
 Me Melaleuca ericifolia  
 My Myoporum species  
 Po Papaver orientale  
 Pg Pelargonium hortorum  
 Ph Philadelphus species  
 Pf Pieris forrestii  
 Pt Pittosporum tobira  
 Pla Platycerium bifurcatum  
 Pm Polystichum munitum  
 Pl Prunus laurocerasus

Pteridium aquilinum  
 Ps Pyracantha species  
 Ri Raphiolepis indica  
 Rm Rhamnus species  
 Rh Rhododendron hybrid  
 Rs Rosa species  
 Sl Salvia species  
 Sc Spirea cantoniensis  
 St Stachys byzantina  
 Su succulent  
 Tb Taxus baccata 'stricta'  
 Ts T. species  
 Vc Viburnum carlesii  
 Ws Wisteria sinensis

Ground Covers, Bulbs:

Ab Amaryllis belladonna  
 Chlorophytum comosum  
 G Galanthus nivalis  
 H Hederia species (canariensis, helix mostly)  
 Lv Leucojum vernum  
 N Narcissus  
 Ot Ornithogalum thyrsoides  
 Sagina subulata  
 Sn Santolina chamaecyparissus  
 Sb Scilla bifolia  
 Tradescantia fluminensis  
 Vinca minor  
 Zantedeschia aethiopica

GENERAL LEGEND FOR INVENTORY MAPS

 Concrete Pathway

 Dirt Paths

 Areas of Bare Ground

 Major Tree Masses

● Trees

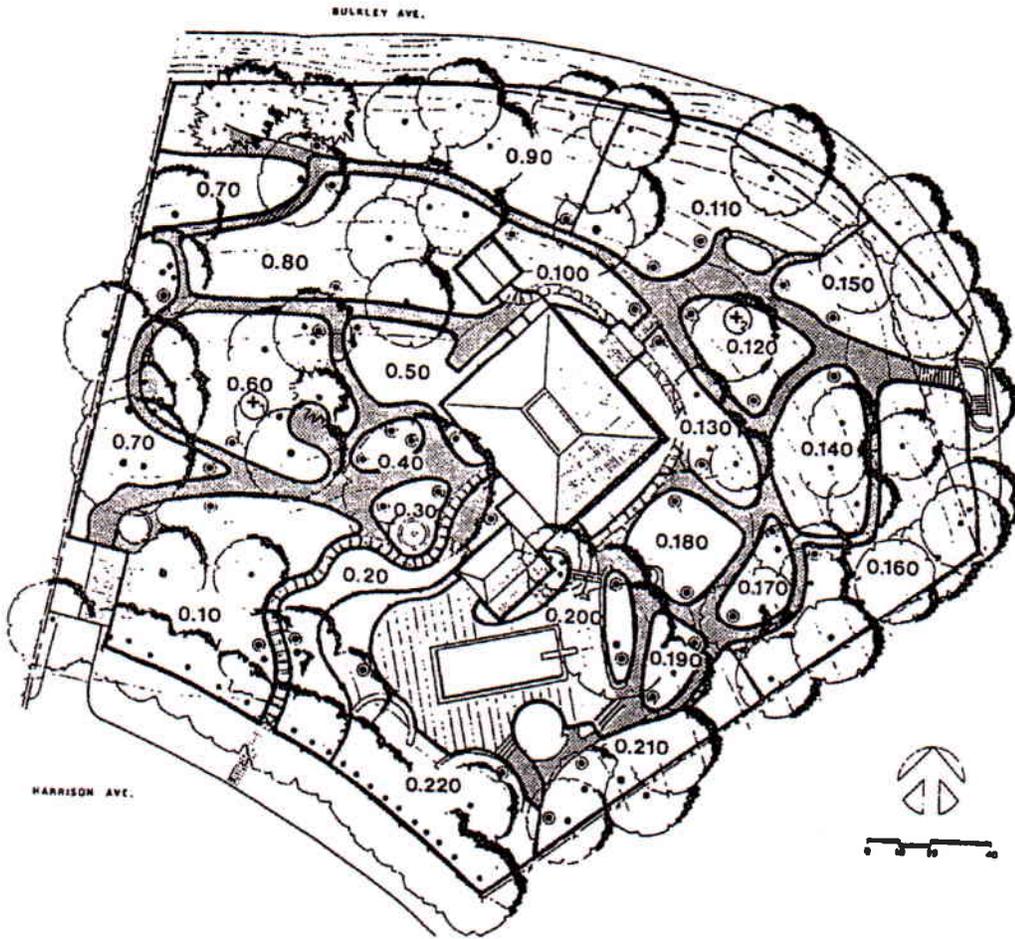
● Shrubs

● Small Shrubs/Seedlings

 Shrub Masses

○ Plant Location-Removal  
Recommended

xxxxx Miscellaneous Bulbs



**PLANTING BED LOCATIONS**

0.10-  
0.220 Bed Numbers

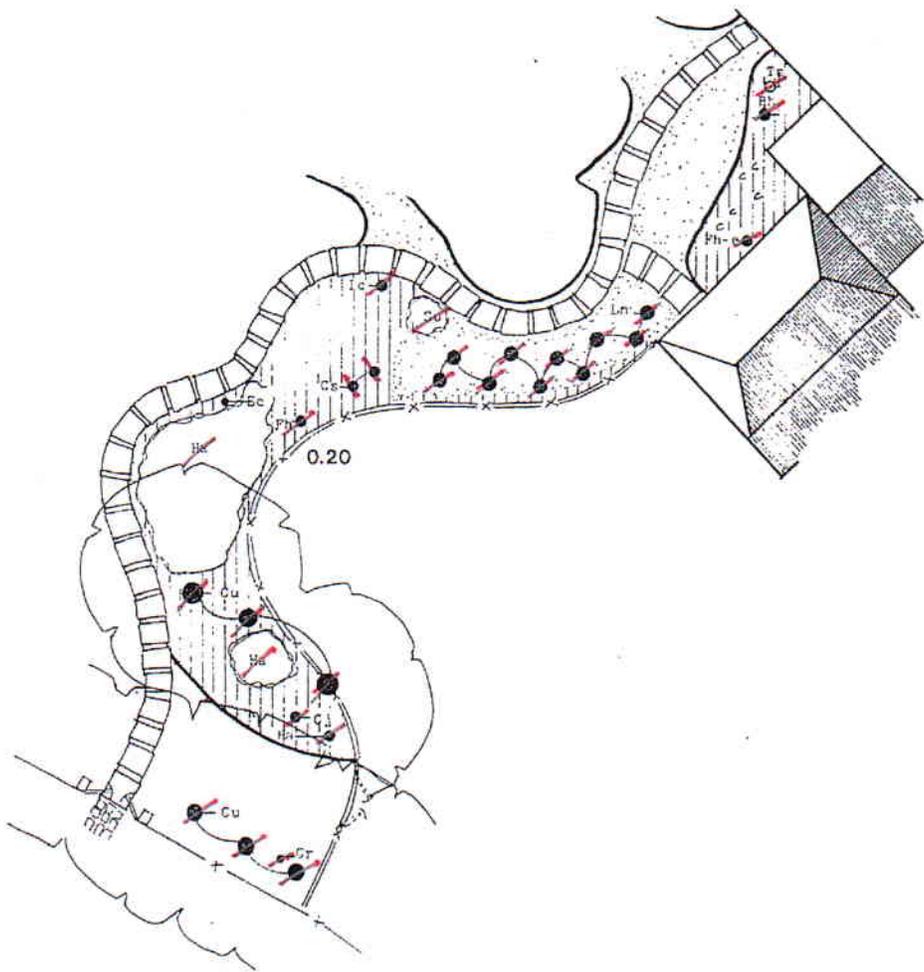
- ⊕ Soil Sample location (Oak Glen)
- ⊕ Soil Sample location (Magnolia Circ)

**PLANT EVALUATION DIVISIONS**

0.10-  
0.90 Oak Glen  
0.100-  
0.190 Magnolia Circ  
0.200-  
0.220 Terrace

**Fig. 4**

**PLEASE RETURN BEFORE LEAVING**



**BED NUMBER 0.20**

Trees

- Cu Cupressus macrocarpa
- Ln Laurus nobilis

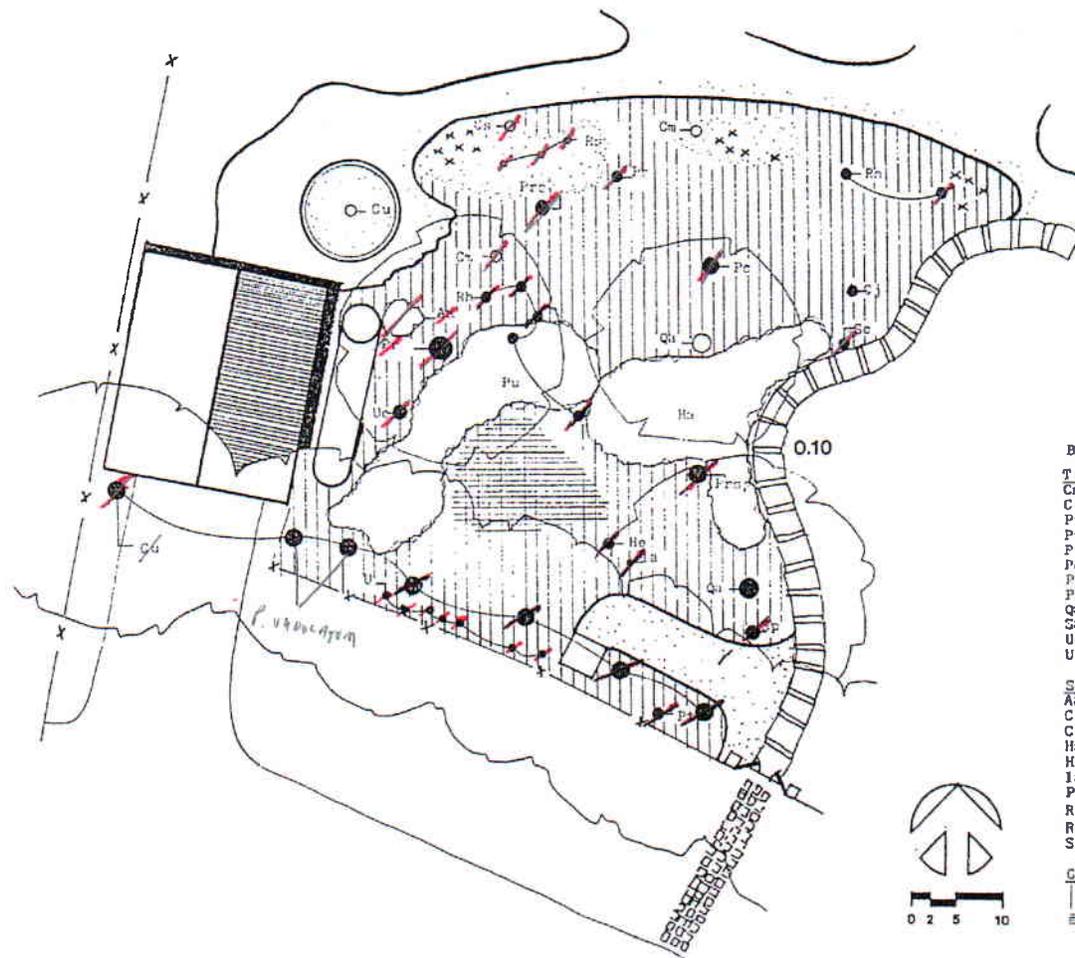
Shrubs

- Cj Camellia japonica
- Cr Coprosma repens
- Cs Cotoneaster species
- Ph Fuchsia hybrid
- Ha Hebe andersonii
- Ic Iochroma cyaneum
- Rh Rhododendron hybrid
- Sc Spirea cantoniensis
- Su succulent
- Ts Taxus species

Ground Covers, Bulbs

- ||||| Hedera species
- Zantedeschia aethiopica





BED NUMBER 0.10

Trees

- Cm Citrus 'Meyer'
- Cu Cupressus macrocarpa
- Pr Pinus radiata
- Pt Pittosporum tobira
- Pu P. undulatum
- Pc Frunus caroliniana
- Prz1 P. species
- Prz2 P. species
- Qa Quercus agrifolia
- Sa Syzygium paniculatum
- U Umbellularia californica
- U Unidentified

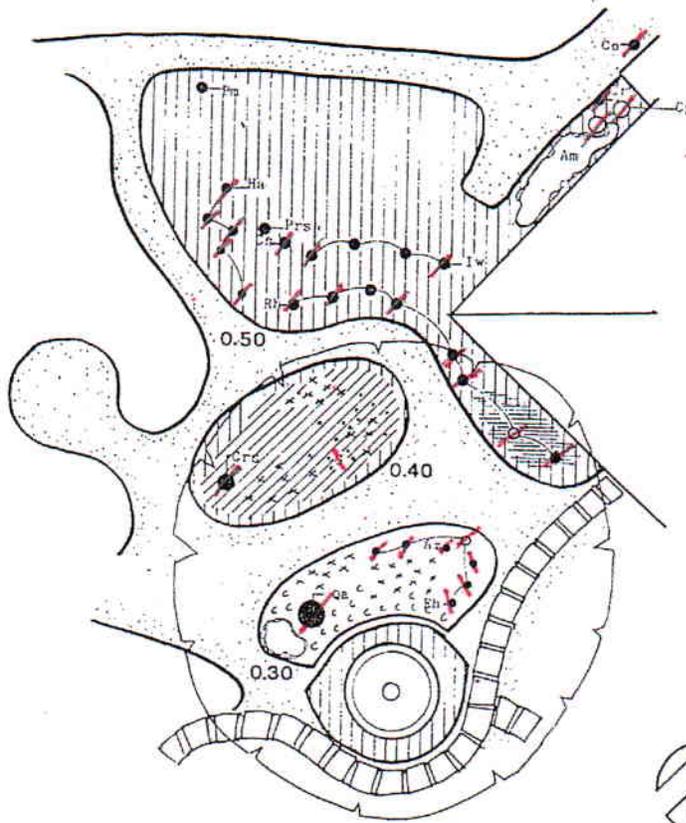
Shrubs

- Aa Aloe arborescens
- Cj Camellia japonica
- Cs Cotoneaster species
- Ha Hebe andersonii
- He Heteromeles arbutifolia
- Ia Ilex aquifolium
- Ps Pyracantha species
- Rh Rhododendron hybrid
- Rg Roca species
- Sc Spirea cantoniensis

Ground Covers

- ||||| Hedera species
- ||||| Vinca minor





BED NUMBER 0.30

Trees

Qa Quercus agrifolia

Shrubs

Az Azalea hybrid

Fh Fuchsia hybrid

Rh Rhododendron hybrid

Bulbs

zzzz Zantedeschia aethiopica

BED NUMBER 0.40

Trees

Crs Crataegus species

Ground Covers, Bulbs

||||| Chlorophytum comosum

G Galanthus nivalis

||||| Hedera species

BED NUMBER 0.50

Trees

Cp Cupressus sempervirens

Shrubs, Perennials

Am Acanthus mollis

Bm Buxus microphylla koreana

Cr Coproema species

Co Cortaderia selloana

Cs Cotoneaster species

Ha Hebe andersonii

Iw Ilex altaclarensis 'Wilsonii'

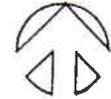
Prs Prunus species

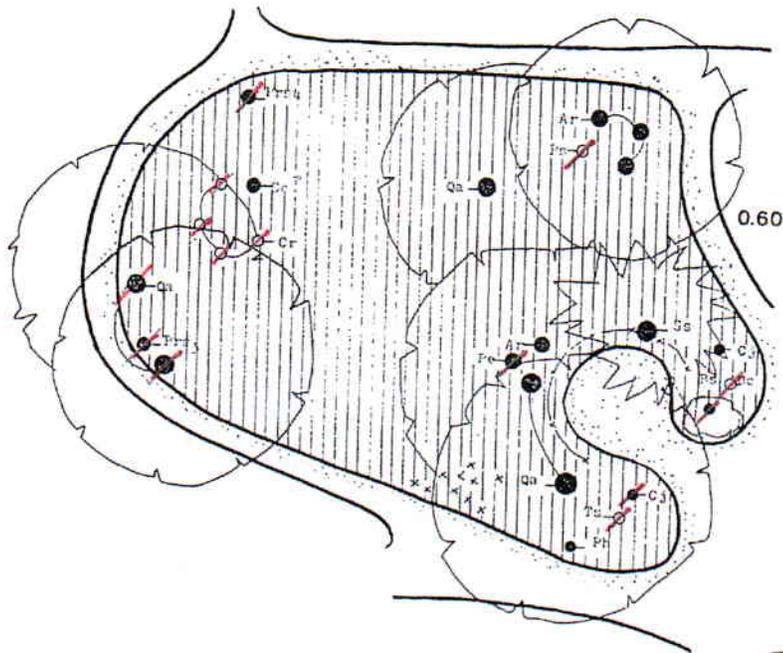
Rh Rhododendron hybrid

Ground Covers

||||| Hedera species

==== Vinca minor





0.60

BED NUMBER 0.60

Trees

- Ar *Alnus rhombifolia*
- Cc *Corylus cornuta californica*
- Pe *Pittosporum eugenioloides*
- Prs<sub>4</sub> *Prunus* species
- Prs<sub>5</sub> *P.* species
- Qa *Quercus agrifolia*
- Ss *Senecioia sempervirens*
- Uc *Umbellularia californica*

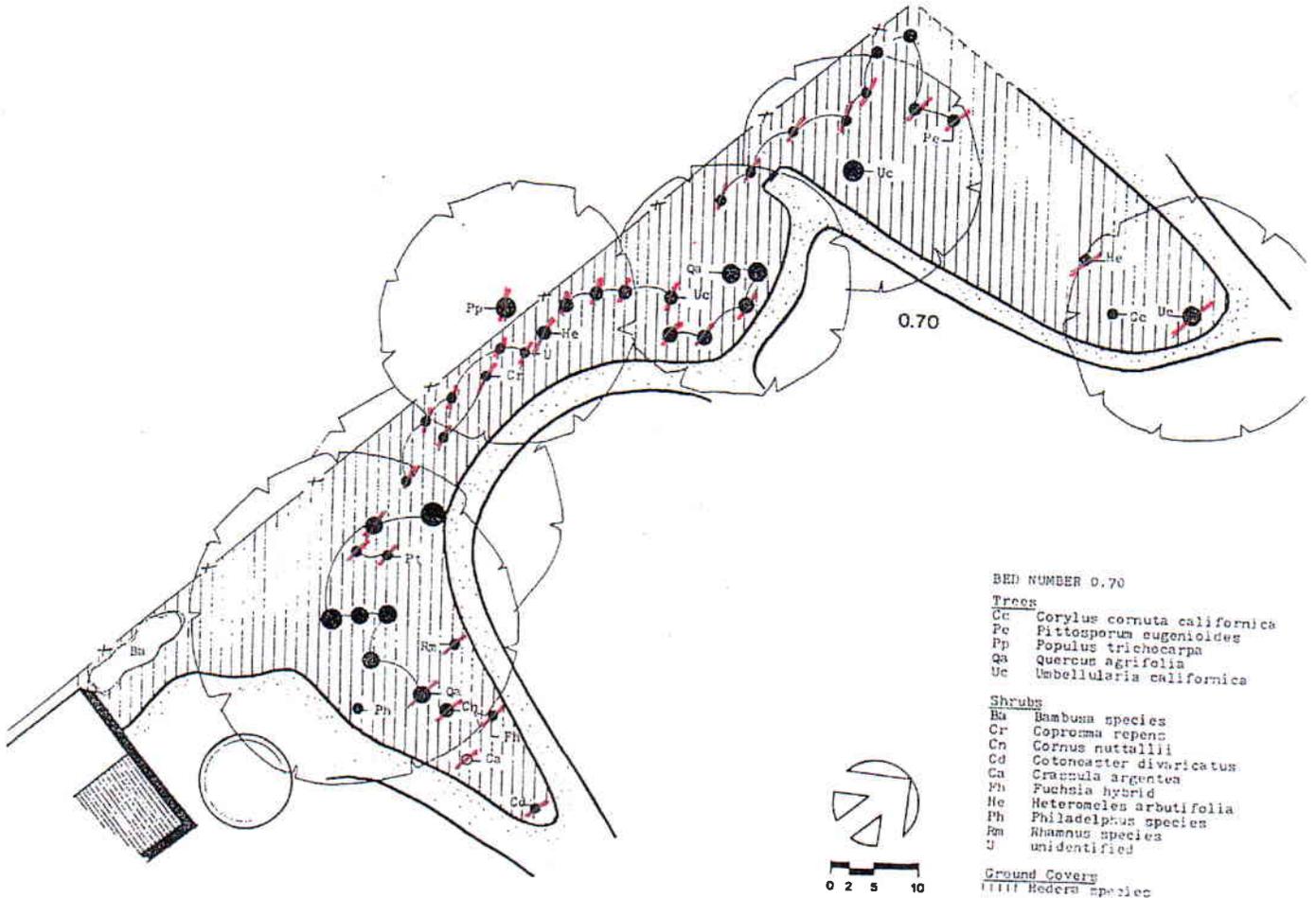
Shrubs

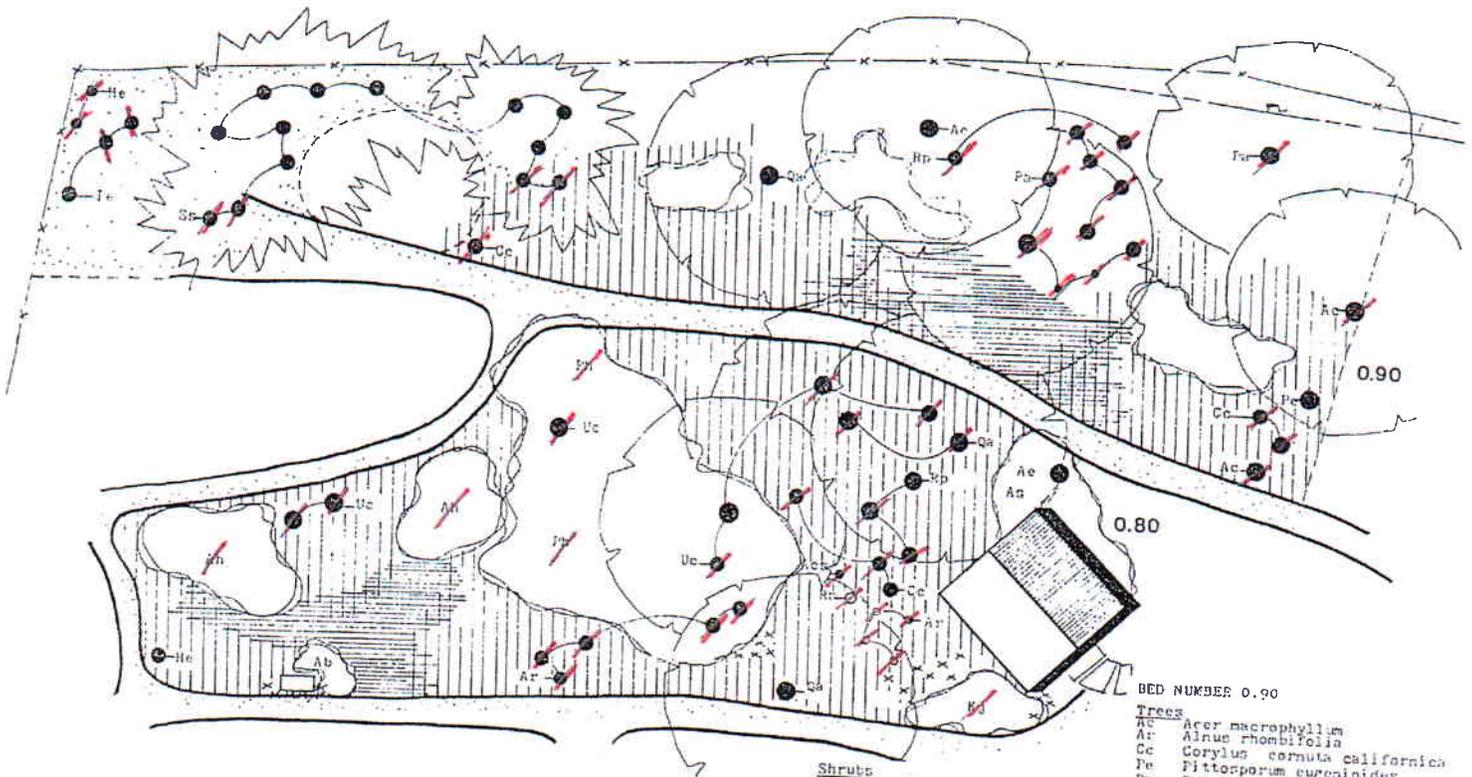
- Bs *Berberis* species
- Cj *Camellia japonica*
- Cr *Coprosma repens*
- Ph *Philadelphus* species
- Ps *Pyracantha* species
- Tz *Taxus* species

Ground Covers

- |||| *Hesperis* species







**BED NUMBER 0.80**

- Trees  
 Acs Acer species  
 Ae Aesculus hippocastanum  
 Ar Alnus rhombifolia  
 Cc Corylus cornuta californica  
 Qa Quercus agrifolia  
 Rp Robinia pseudoacacia  
 Uc Umbellularia californica

- Shrubs  
 Ah Abutilon hybridum  
 As Asparagus setaceus  
 He Heteromeles arbutifolia  
 Kj Kerria japonica  
 Ph Philadelphus species  
 Rg Rosa species

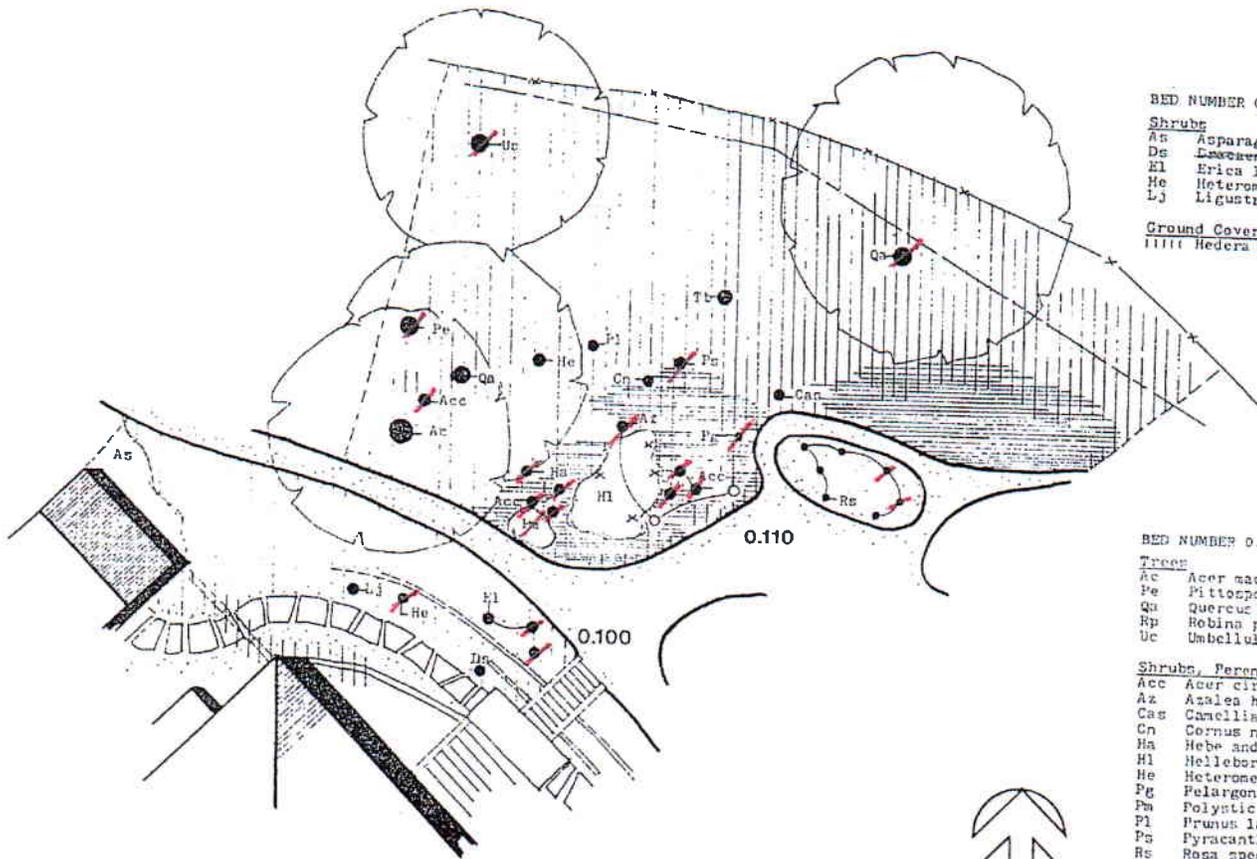
- Ground Covers, Bulbs  
 Ab Amaryllis belladonna  
 H Hedera species  
 V Vinca minor

**BED NUMBER 0.90**

- Trees  
 Ac Acer macrophyllum  
 Ar Alnus rhombifolia  
 Cc Corylus cornuta californica  
 Fe Pittosporum eugenioides  
 Pa Populus alba  
 Qa Quercus agrifolia  
 Rp Robinia pseudoacacia  
 Ss Sequoia sumpervirens  
 Uc Umbellularia californica

- Shrubs  
 He Heteromeles arbutifolia

- Ground Covers  
 H Hedera species  
 V Vinca minor



BED NUMBER 0.100

Shrubs

- As Asparagus setaceus
- De Laxenaria species *Cordyline* var.
- El Erica lusitana
- He Heteromeles arbutifolia
- LJ Ligustrum japonicum

Ground Covers

- ||||| Hedera species

BED NUMBER 0.110

Trees

- Ac Acer macrophyllum
- Pe Pittosporum cupenloides
- Qu Quercus agrifolia
- Rp Robina pseudoacacia
- Uc Umbellularia californica

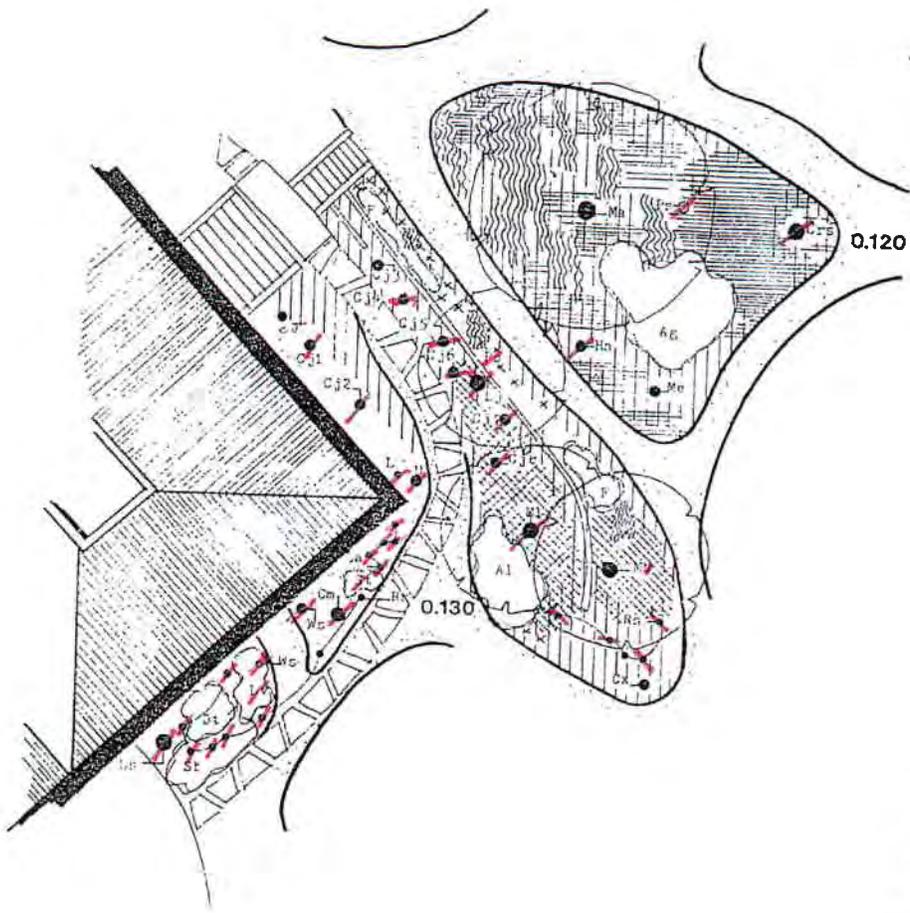
Shrubs, Perennials

- Acc Acer circinatum
- Az Azalea hybrid
- Cas Camellia sasanqua
- Cn Cornus nuttallii
- Ha Hebe andersonii
- Hl Helleborus lividus corticus
- He Heteromeles arbutifolia
- Pg Pelargonium hortorum
- Pm Polystichum muritum
- P1 Prunus laurocerasus
- Pa Pyracantha species
- Rs Rosa species
- Tb Taxus baccata 'stricta'

Ground Covers

- ||||| Hedera species
- ==== Vincetoxicum





- BED NUMBER 0.120
- Trees  
 Crs Crataegus species  
 Ma Magnolia campbellii 'alba'
- Shrubs, Perennials  
 AG Agapanthus Orientalis  
 Ha Hebe andersonii  
 Me Melaleuca ericifolia  
 Pteridium aquilinum  
 Ps Pyracantha species
- Ground Cover:  
 H Hederia species  
 V Vinca minor

- BED NUMBER 0.130
- Trees  
 Cm Citrus 'Meyer'  
 LJ Ligustrum japonicum  
 Lc Liquidambar styraciflua 'festival'  
 Ml Magnolia loebneri 'Leonard Meckel'  
 Ms Magnolia ~~speciosa~~ 'cyl'
- Shrubs, Perennials  
 A1 Alstroemeria  
 Cx Cantun buxifolia  
 Cj1 Camellia japonica (single, dark pink)  
 Cj2 C. japonica (pink)  
 Cj3 C. japonica (single, red)  
 Cj4 C. japonica (pink)  
 Cj5 C. japonica (double, pink/white)  
 Cj6 C. japonica (white)  
 Cj7 C. japonica (double, white)  
 Cj8 C. japonica (bright pink)  
 Ca Crataegus argentea  
 F Ferns  
 L Leguminosae (vine)  
 Pe Papaver orientale  
 P Pteridium aquilinum  
 Rs Rosa species  
 St Stachys byzantina  
 Wc Wisteria sinensis  
 U unidentified
- Ground Cover, Bulbs  
 H Hederia species  
 Lv Leucorum vernum  
 Ot Ornithogalum thyrsoides  
 Sb Scilla bifolia  
 T Tradescantia fluminensis



**BED NUMBER 0.140**

- Trees  
 Prs Prunus species  
 Qa Quercus agrifolia

- Shrubs, Perennials  
 Ab Abelia grandiflora  
 Ch Chaenomeles  
 Cn Cornus species  
 Ds Dracaena species  
 Eu Euonymus japonica 'Aureo-varieg'  
 Hl Helleborus lividus corsicus  
 Pf Pieris forrestii  
 Rh Rhododendron hybrid  
 Na Rosa species  
 Sc Spirea cantoniensis  
 Ve Viburnum carlesii  
 U unidentified

- Ground Covers  
 H Hederis species

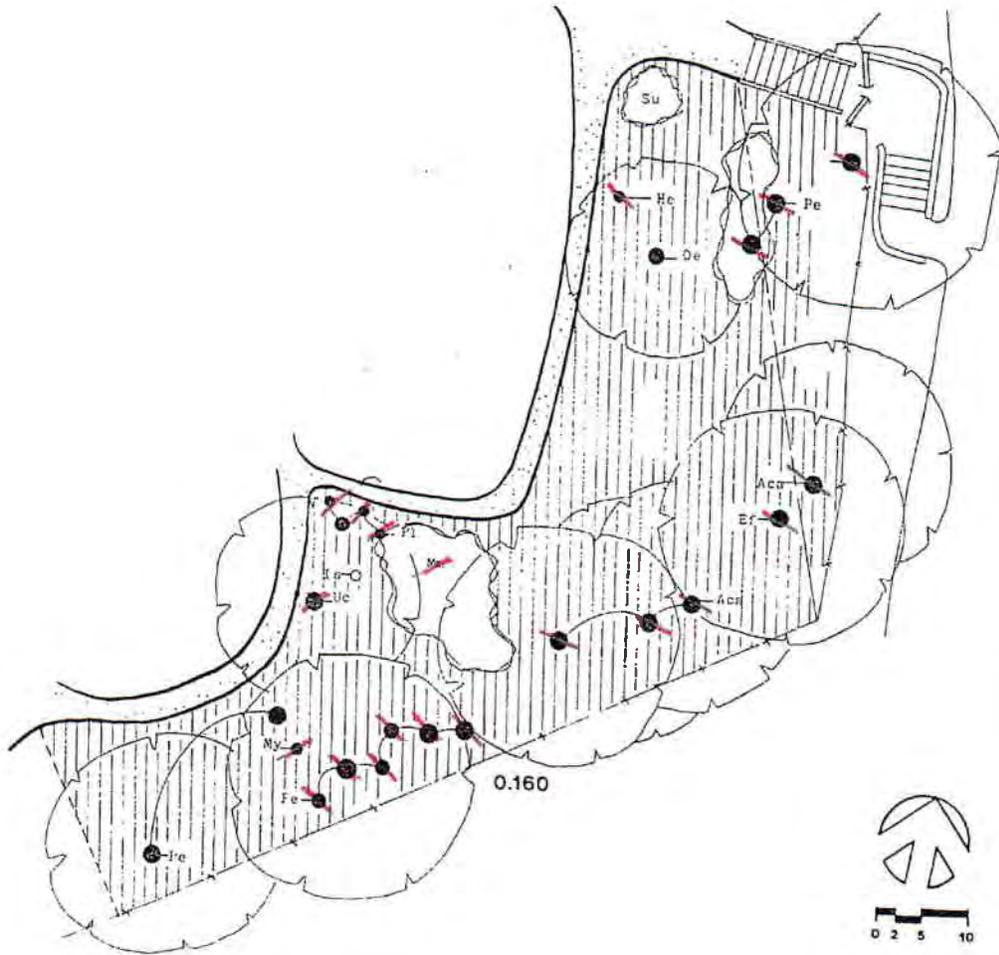
**BED NUMBER 0.150**

- Trees  
 Al Abies concolor  
 Av Avocado  
 Ef Eucalyptus ficifolia  
 Mc Magnolia stellata  
 Pp Populus trichocarpa  
 Qa Quercus agrifolia

- Shrubs, Perennials  
 Cj1 Camellia japonica  
 Cj2 C. japonica (single, red)  
 Cj3 C. japonica (double, pink)  
 He Heteromeles arbutifolia

- Ground Covers, Bulbs  
 H Hederis species  
 N Narcissus  
 V Vinca minor



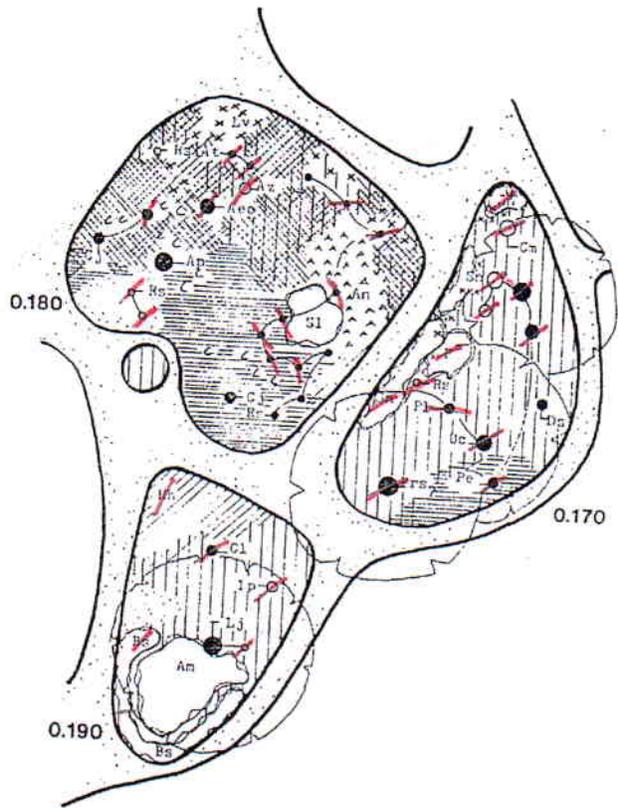


BED NUMBER 0.160

Trees  
 Aca Acacia melanoxylon  
 Er Eucalyptus ficifolia  
 De Olea europaea  
 Pe Pittosporum eugenioides  
 Uc Umbellularia californica

Shrubs, Perennials  
 He Heteromeles arbutifolia  
 Is Ilex species  
 Mn Malvastrum mollis  
 My Nyctoporus species  
 Pl Prunus laurocerasus  
 Su succulent

Ground Covers  
 ||||| Hedera species



BED NUMBER 0.170

- Trees  
 Cm Citrus 'Meyer'  
 Pe Pittosporum eugenioidees  
 Prs? Prunus species  
 Uc Umbellularia californica

- Shrubs, Perennials  
 Dc Dracaena species  
 Pl Prunus laurocerasus  
 Rs Rosa species

- Ground Covers  
 H Hederia species  
 Sn Santolina chamaecyparissus  
 V Vinca minor

BED NUMBER 0.180

- Trees  
 Ap Acer palmatum  
 Aec Aesculus californica

- Shrubs, Perennials  
 An Anemone hybrida  
 At Artichoke  
 Az Azalea hybrid  
 Cj Camellia japonica  
 F Ferns  
 Rs Rosa species  
 Sl Salvia species

- Ground Covers, Bulbs  
 H Hederia species  
 Lv Leucojum vernum  
 T Tradescantia fluminensis  
 V Vinca minor  
 Z Zantedeschia aethiopica

BED NUMBER 0.190

- Trees  
 Lj Ligustrum japonicum

- Shrubs, Perennials  
 Am Acanthus mollis  
 Bs Buxus sempervirens  
 Cl Cotoneaster lacteus  
 Hh Hemerocallis hybrid  
 Ip Ilex pernyi

- Ground Covers  
 C Chlorophytum comosum  
 H Hederia species





**BED NUMBER 0.200**

- Trees  
 EJ Eriobotrya japonica  
 Rp Robinia pseudoacacia

- Shrubs, Perennials  
 Ag Agapanthus africanus  
 Hh Hemerocallis hybrid  
 Jc Juniperus sabinia 'Tamariscifolia'  
 Lc Luculia gratissima

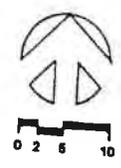
- Ground Covers  
 Chlorophytum comosum  
 Hedera species

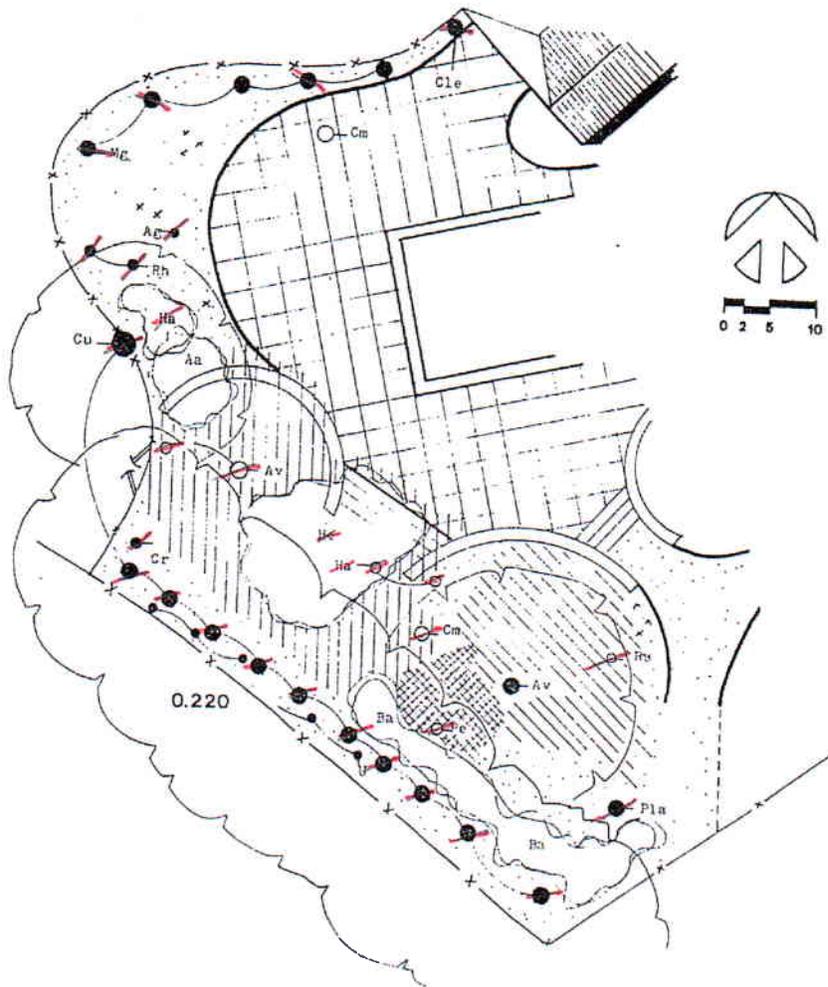
**BED NUMBER 0.210**

- Trees  
 Aca Acacia melanoxylon  
 Acm Acmena smithii  
 Cm Citrus 'Meyer'  
 Pi Pinus species  
 Pe Pittosporum eugenioides  
 PrsB Prunus species  
 Prs9 Prunus species  
 U unidentified

- Shrubs, Perennials  
 Ag Agapanthus orientalis  
 Bp Brunfelsia pauciflora 'Florihunda'  
 Ds Dracaena species  
 Ph Fuchsia hybrid  
 Ha Hebe andersonii  
 Ir Ilex crenata  
 Ri Raphiolepis indica  
 Rh Rhododendron hybrid

- Ground Covers  
 Hedera species





BED NUMBER 0.220

Trees

- Av Avocado.
- Cm Citrus 'Meyer'
- Cu Cupressus macrocarpa
- Mg Magnolia grandiflora
- Pe Pittosporum eugenioides
- U unidentified

Shrubs, Perennials

- Ag Agapanthus orientalis
- Aa Aloe arborescens
- Ba Bambusa species
- Cle Clematis armandii
- Cr Coprosma repens
- Ha Hebe andersonii
- He Heteromeles arbutifolia
- Pla Platycerium bifurcatum
- Hh Rhododendron hybrid
- Rs Rosa species

Ground Covers

- ||||| Hedera species
- ~~~~~ Sagina subulata
- xxxxx Tradescantia fluminensis

BLANK

RESOLUTION NO. 4024

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAUSALITO DESIGNATING THE RESIDENCE, GARDEN AND GROUNDS  
AT 168 HARRISON AVENUE (TANGLEWOOD) AN HISTORICAL LANDMARK

The City Council of the City of Sausalito does find and resolve as follows:

Section 1. Background and Findings.

1. Municipal Code Title 8 (Buildings) Chapter 8.44 (Preservation of Historical Landmarks) provides that the City of Sausalito may designate historical landmarks within the City.
2. W. Stephen Allen has submitted an application seeking to have his home and gardens at 168 Harrison, known as Tanglewood, designated an historical landmark.
3. This application has been referred to, and considered by both the Historical Landmarks Board and the Planning Commission. By letter dated November 28, 1990 the Historical Landmarks Board has recommended to the Planning Commission that this site be historically designated noting that it is the only remaining example of British Colonial Bungalow architecture in Sausalito, and that the gardens contain rare exotics and historic plantings unique to the community. On January 30, 1991 the Planning Commission adopted its Resolution 1991-03, recommending that the residence, gardens and grounds be designated an historical landmark. The City Council has reviewed and considered these recommendations. By this reference, the Council incorporates as a part of this resolution Planning Commission Resolution 1991-03, attached as Exhibit A, and except as those conditions are modified below, adopts the findings and decisions set forth in it.
4. The City Council concurs with the recommendations of the Historic Landmarks Board and the Planning Commission and finds that Tanglewood includes an elegant and unique example of British Indian Colonial architecture and exemplifies the best efforts of the British element in their early development of "the Hill." The Council finds that the gardens have equal merit for historical recognition in that the original owner, William H. Tillinghast, had a great interest in tropical plants many of which could only survive in Southern Marin in the benign micro-climate of "the

EXHIBIT

G

Hill." The Council further finds that every effort should be taken to preserve this property as a single, unsubdivided lot and that the preservation and protection of this residence and its site should be encouraged by every reasonable means, including through historical landmark designation.

5. The landmark designation of this representative example of British Colonial Bungalow architecture and the preservation of the rare exotics and historic plantings is in conformance with the purposes and standards of Municipal Code Title 8 Chapter 8.44 and related Title 2 Chapters 2.24 and 2.28

Section 2. Decision.

NOW, THEREFORE, it is hereby resolved, ordered and declared as follows:

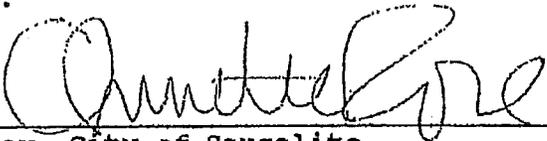
1. That the City Council concurs with the Historical Landmarks Board and the Planning Commission that the entire property at 168 Harrison, also known as Tanglewood, is justifiably designated an historical landmark for the reasons set forth in section 1, above and for the reasons set forth in Exhibit A.
2. That the residence, gardens and grounds at 168 Harrison, "Tanglewood" be and the same is hereby designated as an historical landmark pursuant to the provisions of Sausalito Municipal Code Title 8 Chapter 8.44 (Ordinance No. 901). The site for this designation is all that certain property commonly known and referred to as 168 Harrison Avenue, Sausalito, APN: 65-150-10.
3. The Council adopts by this reference the conditions recommended by the Planning Commission in their Resolution 1991-03, set forth in Exhibit A to this Resolution, except as modified below. The Council concurs with the HLB that conditions 7 and 8 of Resolution 1991-03 should be and the same are hereby amended to read as follows:
  7. That in the event of any proposed alteration or change to the gardens and grounds at 168 Harrison Avenue, known as Tanglewood, the Historic Landmarks Board (HLB) will be responsible for reviewing the landscaping master plan and making recommendations to the Planning Commission based on that plan.

~~8. That in the event a conflict arises regarding the evolution of the landscaping at 168 Harrison Avenue, due to possible contradictions between the provisions of Ordinance 901 and Ordinance 1055, the Historic Landmarks Board will base its recommendation on the landscaping master plan and will request that a companion recommendation be sought from the Tree and View Committee. Both of these recommendations would be subsequently forwarded to the Planning Commission for final action.~~

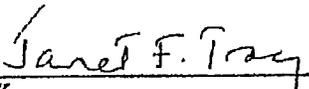
Section 3. CCP Section 1094.6 Judicial review of this resolution is governed by the provisions of section 1094.6 of the Code of Civil Procedure.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Sausalito on the 5th day of March, 1991, by the following vote:

AYES: Councilmember: Buddie, Mitchell, Suckle, Sweeny, Mayor Rose  
NOES: Councilmember: none.  
ABSENT: Councilmember: none.

  
\_\_\_\_\_  
Mayor, City of Sausalito

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO  
DESIGNATING A RESIDENTIAL SITE AT 168 HARRISON AVENUE  
AS A HISTORICAL LANDMARK

WHEREAS, Sausalito Municipal Code Title 8 (Building), Chapter 8.44 (Preservation of Historical Landmarks) provides that the City of Sausalito may designate landmarks within the City; and

WHEREAS, the Sausalito City Council has conducted a duly noticed public hearing on February 19, 1991 and has heard evidence oral and documentary on Historical Landmarks Application No. HL 90-167, filed by W. Stephen Allen, requesting proceedings to be initiated whereby the residence and gardens at 168 Harrison Avenue may be designated as a historical landmark; and

WHEREAS, it appears that the property at 168 Harrison Avenue contains one of the original and more unique residences in Sausalito, which is of pleasing scale and is a fine example of the unique architecture of the late nineteenth century; and that the property is a well-wooded site with picturesque building placement, and is an exceptional example of period landscaping with both rare and antique plant species, thereby lending noteworthy period character and charm to the immediate neighborhood and the City of Sausalito; and

WHEREAS, the proposed historical landmark designation of this representative example of the domestic architecture and landscape design of an earlier era is in conformance with the purposes and standards of Municipal Code Title 8, Chapter 8.44, and related Title 2, Chapters 2.24 and 2.28, as well as consistent with the General Plan objectives to preserve the existing character and beauty of the residential neighborhoods; and

WHEREAS, on August 14, 1990 the Historical Landmarks Board voted to recommend to the Planning commission that this residence and its gardens be historically designated, as it was constructed in 1873 and is the second oldest residence remaining in the City of Sausalito; and

WHEREAS, on January 30, 1991, the Planning Commission adopted Resolution No. 1991-03 recommending to the City Council that the residence, gardens and

the grounds at 168 Harrison Avenue, known as Tanglewood be designated as a historical landmark pursuant to the provisions of Sausalito Municipal Code Title 8, Chapter 8.44; and

WHEREAS, the City Council officially recognizes and concurs with the policy determination of both the Historical Landmarks Board and the Planning Commission that the preservation and protection of this residence and its gardens should be encouraged by every reasonable means:

NOW, THEREFORE, it is hereby resolved, ordered and declared as follows:

1. That the residence, gardens and the grounds at 168 Harrison Avenue, known as "Tanglewood" is hereby designated as a historical landmark in the City of Sausalito pursuant to the provisions of Sausalito Municipal Code Title 8, Chapter 8.44 (Ordinance No. 901).
2. That the site of said landmark is all that certain property commonly known and referred to as 168 Harrison Avenue, Sausalito, California, also known as Assessor's Parcel No. 65-150-10.
3. That the purpose of the designation of the residence and grounds of the property known as 168 Harrison Avenue as a historical landmark is to specifically protect the architectural integrity of the residence and to preserve the integrity of the original designs of the separate garden beds and landscaping.
4. That the protected landscape features and accessories include but are not limited to the existing planting scheme, embroidery gardens, garden paths, garden furniture and garden statuary.
5. That any proposed construction, alteration, demolition or removal work on said landmark shall be subject to the controls set forth in Sausalito Municipal Code Title 8, Chapter 8.44 (Ordinance No. 901) and all related zoning, building, grading and tree preservation codes.
6. That a landscaping master plan be submitted discussing the proposed maintenance and replanting of the gardens as anticipated.
7. That in the event of any proposed alteration or change to the gardens and the grounds at 168 Harrison Avenue, known as Tanglewood, the Historic

Landmarks Board (HLB) will be responsible for reviewing the landscaping master plan and making recommendations to the Planning Commission based on that plan.

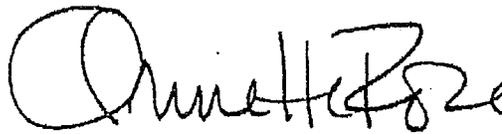
8. In the event a conflict arises regarding the evolution of the landscaping at 168 Harrison Avenue, due to possible contradictions between the provisions of Ordinance 901 and Ordinance 1055, the Historic Landmarks Board will base its recommendation on the landscaping master plan and will request that a companion recommendation be sought from the Committee on Trees and Views. Both of these recommendations would be subsequently forwarded to the Planning Commission for final action.

PASSED AND ADOPTED at a meeting of the City Council of the City of Sausalito on the 19th day of February, 1991, by the following vote:

AYES: Councilmen: Buddie, Mitchell, Suckle, Sweeny, Mayor Rose

NOES: Councilmen: None

ABSENT: Councilmen: None



MAYOR OR THE CITY OF SAUSALITO

ATTEST:

\_\_\_\_\_  
CITY CLERK



# URBAN FORESTRY ASSOCIATES, INC.

8 Willow Street San Rafael, CA 94901  
(415) 454-4212 info@urbanforestryassociates.com

## TREE PRESERVATION / PROTECTION PLAN

*for*

*168 Harrison Ave., Sausalito CA, 94965*

*Prepared for:*

**Carmela Levin**  
Curie21@gmail.com

*Prepared by:*

**Urban Forestry Associates**  
8 Willow St.  
San Rafael, CA  
415.454.4212  
info@urbanforestryassociates.com

# EXHIBIT

# H

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## **SUMMARY**

The lot is considered an “undeveloped lot” per the Sausalito Municipal Code.

All trees greater than 4” DBH are protected (excluding undesirable species).

**Total trees to be removed: 1 California bay (10.8” DBH), 2 pittosporums (9.1 & 9.5” DBH)**

**No heritage trees are being removed.**

## **INSPECTION SCHEDULE**

**Inspection of site:** Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

**Inspection of site:** After installation of NIZ fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

**Inspection of site:** During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

**Final Inspection of Site:** Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

## PURPOSE

Urban Forestry Associates (UFA) was hired to inspect the trees at 168 Harrison Ave. in Sausalito, California at the request of Carmela Levin on the 25<sup>th</sup> of February 2015. The purpose was to assess the condition of the trees and provide a prognosis on tree health, vigor, structural stability and potential impacts to the trees resulting from the proposed development of the property. Due to the historic nature of the property, all of the trees and many of the shrubs were surveyed and or marked on the arborist map. This report documents the health and structural condition of the trees and provides our conclusions and recommendation in accordance with the Sausalito City Tree Ordinance (Appendix B) and the City of Sausalito Arborist Report Requirements. At the request of the homeowner, in addition to these requirements, all trees greater than approximately 6" diameter were surveyed, whether they were to be impacted by the development or not. There is a supplemental tree map that is to accompany this report.

## OBSERVATIONS

### Treatment of Multi-Stemmed Trees

In the event of multi-stemmed trees that fork at or near grade, the DBH was taken of up to three of the largest stems and entered in order from largest to smallest. The two largest single stem diameters were then summed per the Sausalito Code.

### Site Description

The parcel reportedly has a "Historic" designation due to the history of the site. There is a wide variety of native and non-native shrubs and trees on site, as it was formerly maintained by the University of California. There are a range of newly planted trees, mature shrubs that have been pruned into a tree like state, and mature screen shrubs located around the perimeter of the property. The trees of highest value are mature coast live oak trees on the property, the largest and most dominant of which are located in the western half of the parcel.

The lot fits the technical description of an "undeveloped lot", per the Sausalito Code, as the structure appears to cover less than 10% of the total parcel area and the lot can be further divided in accordance with the Sausalito zoning regulations. Therefore, any tree with a DBH<sup>1</sup> of greater than 4" is protected.

### Access

Access to the work site will be challenging from a tree preservation perspective. The two most likely paths are indicated on the arborist's map and enter through the current garage footprint. It seems logical to demolish the garage and use that for the access, then build the new garage as a final step. The most convenient route is the west most of the two proposed, but this route also comes the closest to the trees. As such, it will require soil armoring (see APPENDIX C. Soil Armoring Specs). If soil armoring is not installed, this route must be closed off with tree protection fencing.

## Tree Descriptions

### Tree 69

|                 |  |
|-----------------|--|
| Species         | <i>Umbellularia californica</i> (California bay)   |
| Size            | 10.8" DBH, 20' tall  |
| Location        | In the footprint of the proposed guest cottage.  |
| Condition       | Poor to fair health and structure. There has been erosion at the base, exposing roots and a decay cavity in the base. The canopy has heavy aphid activity causing a great amount of sooty mold on the foliage. |
| Recom'd         | Remove for development.  |
| Appraised Value | \$840  |

### Tree 71

---

<sup>1</sup> DBH is Diameter at Breast Height measured at 4.5' above grade on the uphill side of the tree.

Species *Pittosporum undulatum* (Victorian box)  
Size 9.1" DBH,  
Location In the footprint of the proposed garage.  
Condition Fair health and structure.  
Recom'd Remove for development.  
Appraised \$600  
Value

Tree 72

Species *Pittosporum undulatum* (Victorian box)  
Size 9.5" DBH  
Location In the footprint of the proposed garage.  
Condition Fair health and structure.  
Recom'd Remove for development.  
Appraised \$140  
Value

**SCOPE OF WORK / LIMITATIONS**

Information regarding property boundaries, land ownership, and tree ownership was evident from a land survey, property fencing and/or provided by Carmela Levin. UFA has no personal or monetary interest in the outcome of this matter. All determinations reflected in this report are objective and to the best of our ability. All observations regarding the sites and trees were made by UFA personnel, independently, based on our education and experience. Determinations of the health and hazard potential of the subject trees are through visual inspection only and of our best professional judgment.

The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. None of the subject trees were examined using invasive techniques such as increment coring or Resistograph® tests. The probability of tree failure is dependent on a number of factors including: topography, geology, soil characteristics, wind patterns, species characteristics (both visually evident and concealed), structural defects, and the characteristics of a specific storm. Structurally sound, healthy trees are wind thrown during severe storms. Consequently, a conclusion that a tree does not require corrective surgery or removal is not a guarantee of no risk, hazard, or sound health.

**TREE WORK STANDARDS AND QUALIFICATION**

All tree work, removal, pruning, planting, shall be performed using industry standards as established by the International Society of Arboriculture. Contractor must have a State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27) with general liability, worker's compensation, and commercial auto/equipment insurance.

Contractor standards of workmanship shall adhere to current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI) for tree pruning, fertilization and safety (ANSI A300 and Z133.1).

**INSPECTION SCHEDULE**

**Inspection of site:** Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

**Inspection of site:** After installation of NIZ fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

**Inspection of site:** During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

**Final Inspection of Site:** Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

**ARBORIST'S CHECKLIST**

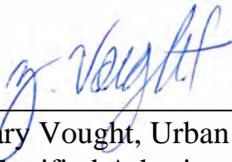
- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Six foot high metal fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails. The arborist shall oversee the installation of the trunk protection.
- Storage of equipment shall be on asphalt or ground protected by mulch / plywood in an area specified by the arborist in conjunction with the contractor or responsible party prior to the initiation of any demolition or construction activity.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch and plywood must be placed under the path for access and egress. The protective "bridge" shall be maintained by the contractor and regularly inspected by the arborist.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the critical root zone shall be done pneumatically or by hand.
- An arborist shall over-see all grading, trenching, tunneling or other excavation within the root zones of trees.
- No chemicals or other waste materials shall be dumped in the root zone of this tree. There shall be no material storage in the TPZ.
- Pier and at-grade beam foundation construction should be used around the tree to avoid root damage. The soils shall be probed by the Arborist prior to drilling for piers to avoid major roots. Any minor roots (<3.5") encountered should be cut cleanly with a saw after excavation.
- Chimneys and other heat vents shall be screened and terminated or provided a trimmed clearance at least 10 feet from branches and foliage (See local fire codes).
- Any tree pruning will be done in accordance with ISA standards. All pruning will be supervised by the arborist.
- The soil and drainage shall be rehabilitated and all debris removed after construction.
- The arborist must perform a final inspection to insure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- A supplementary irrigation system designed by the Arborist shall be installed where necessary.

- The arborist shall advise the homeowner on landscaping. Landscaping shall conform to arboricultural guidelines.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.



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Benjamin Anderson, Urban Forester  
ISA Certified Arborist



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Zachary Vought, Urban Forester  
ISA Certified Arborist

**SOURCES**

- Field Inspection performed by Ben Anderson and Zach Vought of Urban Forestry Associates on March 13, 2014
- Sausalito Tree Ordinance, Chapter 11.12 of the Municipal Code

## APPENDIX A. Tree Survey

| Tree # | Common Name        | Scientific Name                 | DBH              |        |        | Calculated DBH | Health | Structure | Canopy distribution | Comments  | Development Impacts |
|--------|--------------------|---------------------------------|------------------|--------|--------|----------------|--------|-----------|---------------------|---|---------------------|
|        |                    |                                 | Stem 1           | Stem 2 | Stem 3 |                |        |           |                     |   |                     |
| 1      | Coast Live Oak     | <i>Quercus agrifolia</i>        | 26.9             |        |        | 26.9           | 3      | 3         | WSW                 | Acute angle crotch at 5'. Sparse canopy.  | None.               |
| 2      | Coast Live Oak     | <i>Quercus agrifolia</i>        | 17.8             |        |        | 17.8           | 3      | 3         | E                   | Decay column in dominant spar.  | None.               |
| 3      | Coast Live Oak     | <i>Quercus agrifolia</i>        | 24.3             | 14     |        | 38.3           | 3      | 2         | NE                  | Decay in the acute angle crotch at 2'. Bark recently shaved around cavity.  | None.               |
| 4      | Lily of the Valley | <i>Pieris japonica</i>          | 4.5              |        |        | 4.5            | 4      | 4         | Centered            | Large shrub.  | None.               |
| 5      | Coast Live Oak     | <i>Quercus agrifolia</i>        | 21               |        |        | 21             | 3      | 3         | NE                  | Decay at tree base from old pruning wound. Old cavity filled with concrete.   | None.               |
| 6      | Coast Live Oak     | <i>Quercus agrifolia</i>        | 16.7             | 15.8   |        | 32.5           | 2      | 3         | NE                  | Decay column from prior branch failure in ESE stem.   | None.               |
| 7      | California Bay     | <i>Umbellularia californica</i> | 22.4             | 20.0   | 18.0   | 42.4           | 4      | 3         | ENE                 |   | None.               |
| 8      | Victorian Box      | <i>Pittosporum undulatum</i>    | <6               |        |        | 6              | 3      | 3         | Centered            | Group of several trees.   | None.               |
| 9      | Coast Redwood      | <i>Sequoia sempervirens</i>     | 18.8             |        |        | 18.8           | 3      | 3         | Centered            |   | None.               |
| 10     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 4.4              |        |        | 4.4            | 3      | 3         | Centered            | Heavily suppressed.   | None.               |
| 11     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 11.8             |        |        | 11.8           | 3      | 3         | Centered            | Copious sprouting along main stem.  | None.               |
| 12     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 16.5             |        |        | 16.5           | 3      | 3         | Centered            |   | None.               |
| 13     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 22.3             |        |        | 22.3           | 3      | 3         | Centered            |   | None.               |
| 14     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 20.4             |        |        | 20.4           | 3      | 2         | NE                  | Symptomatic of SOD. Active bleeding cankers surrounding the main stem. No significant decay at this time. Targets the road. | None.               |
| 15     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 10.5             |        |        | 10.5           | 3      | 2         | Centered            | Damaged top   | None.               |
| 16     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 12.8             |        |        | 12.8           | 3      | 3         | NE                  | Asymmetric canopy due to competition  | None.               |
| 17     | Coast Redwood      | <i>Sequoia sempervirens</i>     | 8.2              | 5.5    |        | 13.7           | 3      | 2         | Centered            | Suppressed  | None.               |
| 18     | California Bay     | <i>Umbellularia californica</i> | 14.2             |        |        | 14.2           | 4      | 3         | W                   |   | None.               |
| 19     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 21.5             |        |        | 21.5           | 4      | 3         | Centered            | Moderate deadwood in canopy.  | None.               |
| 20     | Big Leaf Maple     | <i>Acer macrophyllum</i>        | 15.1             |        |        | 15.1           | 4      | 3         | NE                  |   | None.               |
| 21     | Black Locust       | <i>Robinia pseudoacacia</i>     | 14.8             |        |        | 14.8           | 3      | 3         | Slightly NE         |   | None.               |
| 22     | Black Locust       | <i>Robinia pseudoacacia</i>     | 10.4             |        |        | 10.4           | 3      | 3         | NE                  |   | None.               |
| 23     | Black Locust       | <i>Robinia pseudoacacia</i>     | 11.5             |        |        | 11.5           | 3      | 1         | S                   | Significant decay in its base and along the main stem.  | None.               |
| 24     | Black Locust       | <i>Robinia pseudoacacia</i>     | 12               |        |        | 12             | 2      | 2         | S                   | Decay along main stem in to heart wood. It is approx. 35% girdled.  | None.               |
| 25     | Black Locust       | <i>Robinia pseudoacacia</i>     | 10.2             |        |        | 10.2           | 3      | 2         | NE                  | Strips of necrotic cambium along main stem.   | None.               |
| 26     | Big Leaf Maple     | <i>Acer macrophyllum</i>        | 15.2             |        |        | 15.2           | 4      | 3         | NE                  | Heavy lean toward road.   | None.               |
| 27     | Big Leaf Maple     | <i>Acer macrophyllum</i>        | 9.1              | 5.8    | 3.8    | 14.9           | 4      | 2         | NE                  | Lean and canopy balance toward road.  | None.               |
| 28     | Purple leaf Beech  | <i>Fagus sylvatica</i>          | 11               |        |        | 11             | 4      | 4         | Centered            | Dual leader   | None.               |
| 29     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 24.2             |        |        | 24.2           | 3      | 3         | NE                  | Moderate deadwood 1-4" diameter in the canopy.  | None.               |
| 30     | Big Leaf Maple     | <i>Acer macrophyllum</i>        | 13.4             |        |        | 13.4           | 4      | 3         | WNW                 | Heavy lean in to adjacent Black Locust trees  | None.               |
| 31     | Victorian Box      | <i>Pittosporum undulatum</i>    | 19.1             |        |        | 19.1           | 2      | 2         | Centered            | Previously topped with significant dieback in the canopy.   | None.               |
| 32     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 17.4             |        |        | 17.4           | 3      | 2         | ESE                 | Decay column at 8' on main stem with bark checking below the first bifurcation.   | None.               |
| 33     | c.f. Camellia      | <i>Camellia sp.</i>             | many stems <6"   |        |        | 12             | 5      | 3         | Centered            |   | None.               |
| 34     | Camellia           | <i>Camellia sp.</i>             | many stems <2"   |        |        | 4              | 3      | 4         | Centered            |   | None.               |
| 35     | Lombardy poplar    | <i>Populus nigra</i>            | 14.3             |        |        | 14.3           | 2      | 2         | Centered            | Previously topped.  | None.               |
| 36     | Toyon              | <i>Heteromeles arbutifolia</i>  | -6" (many vines) |        |        | 12             | 4      | 3         | Centered            | On other side of fence.   | None.               |
| 37     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 21.8             |        |        | 21.8           | 3      | 3         | E                   | Previously topped.  | None.               |
| 38     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 11.6             |        |        | 11.6           | 4      | 3         | E                   | Lean over road. Growing at the top of e bank cut.   | None.               |
| 39     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 19               |        |        | 19             | 3      | 3         | w                   | Diameter is exaggerated due to vines on trunk. Previously topped. Low stem over road is sparse and has decay in its base.   | None.               |
| 40     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 8.6              |        |        | 8.6            | 4      | 3         | E                   | Heavy lean over the road and stairway.  | None.               |
| 41     | Victorian Box      | <i>Pittosporum undulatum</i>    | 7.6              | 5.9    | 3.9    | 13.5           | 3      | 2         | Centered            | Decay on main stem at the site of an old branch failure.  | None.               |
| 42     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 13.2             |        |        | 13.2           | 3      | 3         | SW                  | Heavy lean over stairway.   | None.               |
| 43     | Blackwood Acacia   | <i>Acacia melanoxylon</i>       | 11.1             | 8.4    | 6.6    | 19.5           | 4      | 3         | Centered            | Acute angle crotch at 3'.   | None.               |
| 44     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 24.8             |        |        | 24.8           | 4      | 2         | E                   | 10' long column of decay along the main stem. Previously topped.  | None.               |
| 45     | Magnolia sp.       | <i>Magnolia sp.</i>             | 12.5             | 8.2    | 8.2    | 20.7           | 3      | 3         | Centered            | White flowers blooming. Has just recently begun to leaf out.  | None.               |

| Tree # | Common Name        | Scientific Name                 | DBH        |        |        | Calculated DBH | Health | Structure | Canopy distribution | Comments  | Development Impacts |
|--------|--------------------|---------------------------------|------------|--------|--------|----------------|--------|-----------|---------------------|---|---------------------|
|        |                    |                                 | Stem 1     | Stem 2 | Stem 3 |                |        |           |                     |   |                     |
| 46     | Magnolia sp.       | <i>Magnolia sp.</i>             | 4          | 4      | 4      | 8              | 4      | 3         | Centered            | Five stems all less than approximately 4".  | None.               |
| 47     | Victorian Box      | <i>Pittosporum undulatum</i>    | 9.4        | 7.3    |        | 16.7           | 3      | 2         | NNW                 | Previously topped   | None.               |
| 48     | Plum               | <i>Prunus salicina</i>          | 16.7       |        |        | 16.7           | 4      | 3         | NNW                 | Moderate lean.  | None.               |
| 49     | Privet             | <i>Ligustrum sp.</i>            | 10.7       | 5.6    |        | 16.3           | 5      | 3         | Centered            |   | None.               |
| 50     | Victorian Box      | <i>Pittosporum undulatum</i>    | 15.0       |        |        | 15             | 3      | 3         | N                   | Bleeding along main stem but not significant.   | None.               |
| 51     | Japanese Maple     | <i>Acer palmatum</i>            | 5-7" stems |        |        | 14             | 3      | 3         | centered            | Multiple stems arising from a common attachment.  | None.               |
| 52     | c.f. sweet bay     | <i>Laurus nobilis</i>           | 7.7        | 6.6    | 5.4    | 14.3           | 5      | 3         | Centered            | Multiple vigorous stems.  | None.               |
| 53     | Silk oak           | <i>Grevillea robusta</i>        | 13.3       |        |        | 13.3           | 4      | 3         | Centered            | Previously topped   | None.               |
| 54     | Eugenia            | <i>Eugenia sp.</i>              | 13.3       |        |        | 13.3           | 4      | 3         | W                   | Moderate lean.  | None.               |
| 55     | Princess Flower    | <i>Tibouchina semidecandra</i>  | -5         | -5     | -5     | 10             | 3      | 4         | NW                  | Many approximately 5" stems. Sparse from pruning. Heavy lean. Partially failed.   | None.               |
| 56     | sweet shade        | <i>Hymenosporum flavum</i>      | 9.0        | 5.5    | 5.3    | 14.5           | 4      | 3         | Centered            | Three separate stems growing in a concrete planter. SW stem is declining and has a long streak of necrotic cambium.   | None.               |
| 57     | avocado            | <i>Persea americana</i>         | 16.5       |        |        | 16.5           | 2      | 3         | NE                  | This is a mature tree in decline. Significant decay at its base.  | None.               |
| 58     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 24.0       |        |        | 24             | 2      | 3         | SW                  | Mature tree with a sparse canopy. Heavy canopy balance towards the streets ice parking area.  | None.               |
| 59     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 19.2       |        |        | 19.2           | 3      | 4         | N                   | Healthy canopy in relation to other oaks on the property  | None.               |
| 60     | Southern Magnolia  | <i>Magnolia grandiflora</i>     | 8.8        |        |        | 8.8            | 4      | 4         | Centered            |   | None.               |
| 61     | Southern Magnolia  | <i>Magnolia grandiflora</i>     | 11.5       | 8.3    |        | 19.8           | 4      | 4         | SE                  | Medium sized tree with good canopy density.   | None.               |
| 62     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 19.9       | 14.3   |        | 34.2           | 3      | 3         | SE                  | No significant decay.   | None.               |
| 63     | Coast Live Oak     | <i>Quercus agrifolia</i>        | ~39        |        |        | 39             | 3      | 2         | Centered            | Wire fence obstructed measurement. Significant column of decay at its base extending from grade up in to the main stem. Despite this structural defect it has sound buttress roots and displays good response growth. It does not have many targets of high value, other than trees.  | None.               |
| 64     | elm                | <i>Ulmus sp.</i>                | 16.2       |        |        | 16.2           | 3      | 2         | Centered            | Very leggy. Almost zero foliage up to 40'.  | None.               |
| 65     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 22.1       |        |        | 22.1           | 2      | 2         | N                   | There is significant decay in the base of this tree that extends up in to the main stem. Sounding with a hammer returned a hollow sound. There is a crease on the side of the main stem suggesting it partially failed and has callus tissue surrounding it. Top heavy canopy, with moderate lean. It is likely to fail but does not target and structures. Girdled at 10' from embedded cable. | None.               |
| 66     | elm                | <i>Ulmus sp.</i>                | 15         |        |        | 15             | 3      | 2         | E                   | Two stems were fused together at measurement. Very leggy structure. Acute angle crotch at 3'.   | None.               |
| 67     | elm                | <i>Ulmus sp.</i>                | 24.7       | 13.6   |        | 38.3           | 3      | 3         | NE                  | The larger measurement is two stems fused together. 3 Spars all have acute angle attachments with included bark.  | None.               |
| 68     | Coast Live Oak     | <i>Quercus agrifolia</i>        | 27.0       |        |        | 27             | 4      | 3         | ESE                 | Lean and canopy balanced toward the house. Sounds base and buttress roots. Something appears to be embedded in the main stem at 4'.   | None.               |
| 69     | California Bay     | <i>Umbellularia californica</i> | 10.8       |        |        | 10.8           | 3      | 3         | centered            | The base is 50% girdled. Heavy aphid infestation.   | Removal.            |
| 70     | California Buckeye | <i>Aesculus californica</i>     | 8.1        | 7.5    | 6.2    | 15.6           | 4      | 3         | SW                  |   | None.               |
| 71     | Victorian Box      | <i>Pittosporum undulatum</i>    | 9.1        |        |        | 9.1            |        |           | Centered            |   | Removal.            |
| 72     | Victorian Box      | <i>Pittosporum undulatum</i>    | 9.5        |        |        | 9.5            |        |           | Centered            |   | Removal.            |

**Appendix B. Sausalito Tree Ordinance****Chapter 11.12 of the Municipal Code****11.12.010 Purpose and intent.**

The general plan of the City recognizes the contribution of both trees and views to the character and beauty of the City. The removal of trees without reasonable care would destroy the natural beauty of certain areas, contribute to erosion, increase the costs of drainage systems, reduce protection against wind, and impair residential privacy and quiet. This chapter acknowledges that trees and views, and the benefits derived from each, may come into conflict. This chapter presents guidelines to resolve such conflicts so as to provide a reasonable balance between tree- and view-related values. It is the intent of this chapter to provide an atmosphere in which residents of this community can resolve their differences amongst themselves without City intervention. For these reasons, the City Council enacts these regulations to promote the public health, safety and welfare. All tree work to be performed shall be in accordance to pruning standards of the International Society of Arboriculture Western Chapter. (ISA copies available at Community Development Department.) [Ord. 1107 § 1, 1995; Ord. 1050 § 1, 1989.]

**11.12.020 Definitions.**

As used in this chapter, the following terms shall have the meanings set forth in this section unless the context clearly indicates otherwise:

- A. "Alterations" means any action which would significantly change or damage the health or appearance of any tree, whether (1) by cutting of its trunk or branches, (2) by filling or surfacing or changing the drainage of the soil around the tree, (3) by the cutting or removal of roots, (4) by removal of the upper portion of the tree's trunk or main leader, or (5) by any other damaging acts.
- B. "Arborist" means:
  1. A certified arborist, as currently listed by the International Society of Arboriculture; or
  2. A consulting arborist, as currently listed as a member of the American Society of Consulting Arborists.
- C. "Arborist report" means the report of a certified or consulting arborist on the feasibility and impact of suggested tree work.
- D. "D.B.H. (diameter at breast height)" means the tree trunk's diameter as measured at four and one-half feet above the ground; for multi-trunked trees, the diameter of the two largest trunks combined.
- E. "Claimant" means any individual or group of individuals who files a claim as required by the provisions of this chapter.
- F. "Feasible tree work" means tree work in which the first priority is the health and appearance of the tree.
- G. "Hedge" means any plant material, trees, stump growth or shrubbery planted or growing in a dense continuous line, so as to form a thicket, barrier or living fence.
- H. "Meeting, noticed" means a meeting of which adjacent residents and property owners are notified by the City.
- I. "Obstruction" means any blocking or diminishment of a view or sunlight attributable to the growth, appearance, maintenance or location of trees.
- J. "Pruning" means normal, seasonal maintenance pruning, trimming, shaping or thinning of a tree necessary to its health, growth and view maintenance. Foliage reduction should not exceed one quarter of the total tree foliage.
- K. "Restorative action" means any specific requirement to resolve a view claim.
- L. "Routine pruning" means the removal of any dead parts of a tree.
- M. "Shrubs" or "shrubbery" means a woody perennial plant smaller than a tree, usually having permanent stems branching from or near the ground.
- N. "Thinning" means the selective removal of entire branches from a tree so as to improve visibility through the tree and/or improve the tree's structural condition.
- O. "Topping" means removal of the upper portion of a tree's trunk or main leader.

- P. "Tree" means a highly compartmented, perennial, woody, shedding plant that is usually tall, single-stemmed and long-lived. For purposes of this chapter, trees are of the following classes:
1. "Dedicated tree" means a tree which has special significance as provided for by resolution of the City Council;
  2. "Desirable tree" means a tree that has been approved for the specific location by the Trees and Views Committee or City Arborist;
  3. "Fast-growing tree" means a tree developing three feet or more in height in yearly growth;
  4. "Heritage tree" means a tree which has a D.B.H. of 10 inches. No "undesirable tree," as defined in this chapter, is a heritage tree;
  5. Protected Tree. "Protected trees" are those listed below:
    - a. On all private property:
      - i. The California or Coast live oak (*Quercus agrifolia*) measuring four inches D.B.H. or larger,
      - ii. Heritage trees, and
      - iii. Dedicated trees,
    - b. On private undeveloped property, a tree measuring four inches D.B.H., or larger,
    - c. All trees and shrubs on City-owned property,
    - d. No undesirable tree is a protected tree;
  6. "Undesirable tree" is one of the following:
    - a. Blue gum eucalyptus,
    - b. Monterey pine,
    - c. Monterey cypress,
    - d. Coast redwood.
- Q. "Trees and Views Committee" means the committee established under Chapter [2.30](#) SMC.
- R. "Tree owner" means any individual owning real property in the City upon whose land are trees that form the basis for the filing of a view claim.
- S. "Tree removal" means the destruction of any tree by cutting, girdling, interfering with the water supply, applying chemicals or regrading around the base of the trunk.
- T. "Tree worker" means a certified tree worker, as currently listed by the International Society of Arboriculture.
- U. "Undeveloped property" includes:
1. A parcel of private land of which less than 10 percent is covered by a structure, including but not limited to residential lots;
  2. A parcel of land which can be further divided in accordance with the zoning regulations of the City;
  3. A parcel of land on which the structures are about to undergo demolition or relocation.
- V. "View" means a vista of San Francisco-Richardson Bay, neighboring communities, surrounding hills or a nearby or distant wooded area from the primary living areas of the home. "Views" include, but are not limited to, skylines, bridges, distant cities, geologic features, hillside terrains and wooded canyons or ridges. The term "view" does not mean an unobstructed panorama of all or any of the above.
- W. "View claim" means the written basis for arbitration or court action under the provisions of this chapter, submitted by the claimant. [Ord. 1205 §§ 51, 52, 2012; Ord. 1107 § 1, 1995; Ord. 1050 § 1, 1989.]

#### **11.12.030 Protected trees.**

- A. Permit Procedures for Removal or Alteration of Protected Trees. It is unlawful for any person to remove or alter any protected tree, as defined herein, without a permit issued and posted as provided in this chapter except for the purpose of routine pruning. No protected tree may be removed or altered on any undeveloped property on Saturday, Sunday or holidays or at any time except during regular working hours (8:00 a.m. through 5:00 p.m.), Monday through Friday.
1. Applicant's Responsibility.

- a. Application. A tree removal/alteration permit shall be obtained from the Community Development Department in any situation which involves the removal or alteration or possible damage to a protected tree or trees, including issuance of a permit for building, grading or demolition. The permit application must be accompanied by an arborist report stating the need for tree removal or alteration based on the criteria set forth in subsection B of this section, and recommending protective measures for any endangered tree. If the applicant is not the owner of the property on which the tree or trees are located, the applicant shall attach the written permission of the property owner.
  - b. Posting of Application and Tree Tags. After submission of an application under this section, the applicant shall be issued tree tags, one of which is to be posted on each tree proposed for removal or alteration. Within two working days after making an application for a tree removal or alteration permit, the applicant shall place the tags on the trees and post the application so that it is clearly visible from the street at the front of the lot. The tags and notice shall not be removed for 10 working days thereafter.
  - c. Posting of Permit. Following issuance of a tree removal permit, an applicant shall post a copy in plain view on the site while tree removal or alteration work is underway.
  - d. Filing Fee. The applicant shall pay the filing fee established by the City Council for a tree removal or alteration permit.
  2. City's Responsibility. The Community Development Department shall be responsible for receiving applications for protected tree removal and/or alteration permits, for confirming that the required information has been provided by the applicant, and for issuing tree tags and notices to the applicant. The Community Development Department shall route all tree removal/alteration applications and arborist's reports to:
    - a. The Design Review Board (DRB), if the protected tree(s) is to be altered/removed or endangered as the result of a development proposal requiring DRB approval. The DRB must consider the tree removal/alteration application in considering any plans for the property in question;
    - b. All other applications to the Trees and Views Committee, if the protected tree or trees are on private, developed property;
    - c. The City Arborist if the tree(s) are on public property. Site inspection shall be made by the responsible reviewing agency and written comments received regarding the application shall be considered. The responsible reviewing agency may require submission by the applicant of a site plan and/or survey or such other information as is deemed necessary by the responsible reviewing agency.
- B. Criteria for Grant or Denial of Application for Removal or Alteration of Protected Trees.
1. In order to grant a tree removal or alteration permit, it must be determined that removal or alteration is necessary in order to accomplish any one of the following objectives:
    - a. To ensure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and interference with utilities or sewers;
    - b. To allow reasonable enjoyment of the property, including sunlight, and the right to develop the property;
    - c. To take reasonable advantage of views;
    - d. To pursue good, professional practices of forestry or landscape design.
  2. In order to grant a tree removal permit, it must be determined that any one of the following conditions is satisfied:
    - a. The tree to be removed will be replaced by a desirable tree.
    - b. The Trees and Views Committee waives the requirement in subsection (B)(2)(a) of this section based on information provided by the applicant/owner.
  3. A finding of any one of the following is grounds for denial, regardless of the finding in subsection (B)(2)(a) of this section:
    - a. Removal of a healthy tree of a desired species can be avoided by:
      - i. Reasonable redesign of the site plan, prior to construction;

- ii. Thinning to reduce density, e.g., open windows;
- iii. Shaping to reduce height or spread, using thinning cuts only (drop crotch);
- iv. Heading or topping – this is the least preferable method, due to the tree’s health and appearance and cost of maintenance.
  - b. Adequate provisions for drainage, erosion control, land stability, windscreen, visual screening, privacy and for restoration of ground cover and/or other foliage damaged by the tree work have not been made in situations where such problems are anticipated as a result of the removal or alteration.
  - c. The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival.
  - d. The value of the tree to the neighborhood is greater than its inconvenience to the owner. The effects on visual, auditory, and wind screening, privacy and neighboring vegetation must be considered.
  - e. The need for protection of privacy for the property on which the tree is located and/or for adjacent properties.
- C. Conditions of Approval for Protecting Trees During Construction. Adequate protection shall be provided during the construction period for any protected trees which are to remain standing. Measures deemed necessary by the reviewing agency in consideration of the size, species, condition and location of the protected trees to remain may include any of the following:
  - 1. Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be endangered by the work shall be securely fenced off at the “protected perimeter,” which shall be either the outer limits of the branches of such protected tree (the drip line) or such greater limits as may be established by the reviewing agency. Such fences shall remain in place for the duration of all such work. All protected trees to be removed shall be clearly marked. A plan shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
  - 2. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No asphalt or other paving materials shall be added. No change in existing ground levels shall occur within four feet of the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
  - 3. No storage or dumping of oil, gas, chemicals or other substances that may be harmful to trees shall occur within the protected perimeter of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the protected perimeter. Wires shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
  - 4. Periodically during construction, the leaves of the protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit transpiration.
  - 5. If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.
- D. Issuance of Permit. Consideration of and action on the permit application shall be made by the board or official to whom the permit application is routed in accordance with SMC [11.12.030\(A\)\(2\)](#), and that board or official shall either approve, conditionally approve or deny the permit with reason for such action stated. If an application for tree removal/alteration is approved, a permit shall be issued to the applicant by the Community Development Department in conjunction with any other permit related to

the work in question. However, no tree removal/alteration permit will be issued until all related building permits are approved.

E. Liabilities.

1. The issuance and exercise of a permit pursuant to this chapter shall not be deemed to establish any public use or access not already in existence with regard to the property to which the permit applies.
2. The issuance of a permit pursuant to this chapter shall not create any liability of the City with regard to the work to be performed, and the applicant for such permit shall hold harmless the City and its officers and employees from any damage or injury that may occur in connection with, or resulting from, such work.

F. Emergency Tree Removal or Alteration. If personal injury or property damage is imminently threatened, the Fire Chief, the Chief of Police or the City Arborist may authorize the removal or alteration of a protected tree without compliance with other provisions of this chapter. The removal or alteration of a protected tree under emergency conditions shall be reported to the Community Development Department on the first business day following the emergency tree work.

G. Public Utilities Pruning. A yearly tree removal permit shall be required for removal or alteration of protected trees as defined in this chapter by any public utility, emergencies excepted. This permit may be revoked at any time if the following conditions are not met:

1. The Community Development Department must be informed of all pruning, detailing street addresses, tree types and extent of work, two weeks in advance of the work date;
2. A weekly work location must be provided to the City Arborist for each crew so that the work can be supervised;
3. All work must be under the daily supervision of an arborist and the work actually performed by either an arborist or a certified tree worker; and
4. Defined pruning methods must be used for all utility pruning work; a copy is available at the Community Development Department.

H. Appeal of Denied Permit Applications. The decision of the Design Review Board and the Trees and Views Committee is final with regard to applications subject to the jurisdiction of those boards. With regard to applications subject to the jurisdiction of the City Arborist, the decision of the City Arborist may be appealed as follows:

I. The Community Development Department shall maintain a list of three consulting arborists qualified to make determinations required of this section. Those on the list shall be consulting arborists who have established through reputation in the community the ability to be fair and impartial in making determinations required in this section and who have agreed to serve as arbiters for the purpose of implementing this section. A party aggrieved by the decision of the City Arborist may request that the City select one of the three listed arbiters/arborists to reconsider the application (so long as the selected arbiter/arborist has had no prior involvement with the instant application). The aggrieved party will be required to pay the fee of the arbiter/arborist in advance and the City shall then select the arbiter from the list on a rotational basis. The arbiter/arborist will consider the merits of the application pursuant to the provisions of this section, and will render a decision in writing either approving the application, conditionally approving the application, or denying the application. The decision of the arbiter/arborist will be final.

J. There is no City Council appeal of the decision of any board, official or arbiter/arborist of any tree removal application made pursuant to this section. [Ord. 1114 § 1, 1995; Ord. 1107 § 1, 1995; Ord. 1050 § 1, 1989.]

**11.12.050 Enforcement and penalties.**

- A. Stop Work Order. The Enforcement Officer is authorized to issue a stop work order to any person found to be removing or altering a protected tree without proper authorization pursuant to this chapter.
- B. Administrative Fines and Remedial Orders. In addition to all other civil and criminal remedies available to the City to address violations of this chapter, the City may impose an administrative fine and/or a

remedial order upon any person who is found to have committed a violation of any provision of SMC [11.12.030](#) pursuant to the administrative procedures set forth in this section. The determination whether to impose an administrative fine and/or remedial order shall be at the sole discretion of the City and shall not preclude the City from pursuing other available legal remedies.

1. Definitions. As used in this section, the following terms shall have the meanings set forth below, unless the context clearly indicates otherwise:
  - a. "Person" means any individual or entity found to be responsible for a violation, including but not limited to the owner or lessee of the property upon which the violation takes place, as well as any contractor or employee who is hired to perform alteration or removal of any tree.
  - b. "Enforcement Officer" means any employee or agent of the City with the authority to enforce any provision of this chapter, as designated by SMC [1.05.060\(B\)](#) or by the City Manager.
2. Administrative Citations. When an Enforcement Officer determines that there has been an unauthorized removal or alteration of a protected tree in violation of any provision of SMC [11.12.030](#), the Enforcement Officer is authorized to issue an administrative citation to the person responsible for the violation.
3. Documentation. To the extent feasible, the Enforcement Officer issuing the citation shall document the circumstances surrounding the violation and assemble relevant information such as photographic evidence, witness statements, and notes regarding the Enforcement Officer's observations.
4. Contents of Citation. The administrative citation shall contain the following information:
  - a. The date of the violation;
  - b. The address or other description of the location where the violation occurred;
  - c. A brief description of the administrative citation process as set forth in this subsection, including a statement informing the violator of the potential penalties and that a decision regarding the citation will be made by either the Trees and Views Committee or the Planning Commission, subject to appeal to the City Council;
  - d. A statement that judicial review of a final decision following an administrative appeal regarding the citation must occur within the 20-day time frame set forth in Government Code Section [53069.4\(b\)](#); and
  - e. The name and signature of the Enforcement Officer.
5. Scheduling of Public Hearing – Notice – Dismissal of Citation. The Enforcement Officer shall schedule a public hearing to take place not earlier than 21 and not later than 60 days after the date of the citation. If the citation concerns activities on private property and the owner of the affected property has a development application pending before the City, the Planning Commission or City Council shall conduct the public hearing depending to whom the development application is before. If not, the Trees and Views Committee shall conduct the public hearing. The person cited with the violation shall be given at least 21 days' prior notice of the public hearing. If the person cited for the violation fails to appear at the hearing, an administrative fine and/or order to perform remedial work may be imposed in the person's absence.
6. Method of Service. All notices required pursuant to this section shall be served as follows:
  - a. Notice shall be served by personal service or by certified mail, return receipt requested. Notice shall be effective upon mailing.
  - b. If personal service or service by certified mail is unsuccessful, notice shall be provided by posting at the property where the violation occurred. Notice shall be effective upon posting.
7. Conduct of Public Hearing. During the hearing, relevant evidence regarding the unauthorized tree alteration or removal and the tree's value may be presented by the person cited with the violation, the Enforcement Officer, a certified arborist, and any other persons with knowledge or information regarding the violation or the tree's value. The tree's value may be determined with reference to standards established by the International Society of Arborists. The appropriate decision-making body, as determined pursuant to subsection (B)(5) of this section, shall hear the evidence and determine whether the violation occurred. If it is determined that a violation

occurred, the decision-making body may impose an appropriate administrative fine and/or issue an order to perform remedial work.

8. Imposition of Administrative Fine – Remedial Order.
  - a. The decision-making body may impose an administrative fine for the violation of any provision of SMC [11.12.030](#), in an amount not to exceed a maximum of \$1,000 for each illegal removal or alteration.
  - b. The decision-making body may order the violator to perform appropriate remedial work to mitigate the impact of the violation on the Sausalito community and affected property owners. Such remedial work may include installation of one or more trees or shrubs to replace those illegally altered or removed. The remedial work shall include installation and maintenance of trees of such size and number necessary to substantially restore the loss of privacy, environmental degradation and other damages which resulted from the unauthorized alteration or removal. The decision-making body may fashion an appropriate remedial order setting forth the location, number, size and species of replacement trees or shrubs, a schedule for completion of remedial work, and such other matters determined to be necessary and appropriate to mitigate the impact of the violation. A performance bond issued by a surety admitted in California shall be required at the violator's sole expense and shall serve as security for the benefit of the City in an amount equal to 100 percent of the estimated cost of the remedial work. A maintenance bond issued by a surety admitted in California shall be required at the violator's sole expense upon completion of the remedial work and shall serve as security for the benefit of the City for the violator's obligation to maintain the remedial work for a period of 10 years. The bond shall be in an amount equal to 15 percent of the actual cost of the remedial work. The City may also require a maintenance agreement between the violator and the City to set forth the terms of maintaining the remedial work.
  - c. In determining the amount of an administrative fine and the scope and contents of a remedial order, the decision-making body may take any or all of the following factors into consideration:
    - i. The seriousness of the violation, including the value of the tree;
    - ii. The impact of the violation on the Sausalito community, environment and affected property owners;
    - iii. The duration of the violation;
    - iv. The frequency, recurrence and number of violations by the same violator;
    - v. The economic impact of the fine and/or remedial order on the violator;
    - vi. The good faith efforts of the violator to come into compliance, if applicable; and
    - vii. Such other factors as fairness and justice may dictate.
  - d. The decision-making body shall have the authority to impose an administrative fine, remedial order, or both, as determined appropriate after considering the factors set forth in subsection (B)(8)(c) of this section.
  - e. If the violation concerns activities on private property and while the owner of the affected property has a development application pending before the City, the Planning Commission, or the City Council as the case may be, may suspend processing of the development application to the extent permitted under Government Code Section [65950](#) et seq. and other State law governing the processing of development applications, and defer any final decision on the merits of the application until the violating party agrees to pay any administrative fine and comply with any remedial order issued by the Planning Commission or City Council. If the development application requires review by the Planning Commission or City Council, they may also attach conditions of approval as determined necessary to ensure compliance.
  - f. The decision of the Planning Commission or the Trees and Views Committee regarding whether a violation has occurred and the imposition of any administrative fine and/or remedial order shall be appealable to the City Council by any interested person. Any such appeal shall be in writing and shall be filed with the City Clerk no later than 10 days following the date of the

- decision, stating the reasons for the appeal and providing the appeal fee as established by the City.
9. Collection of Administrative Fines – Enforcement of Compliance Orders.
    - a. Unless otherwise specified by the decision-making body or by the City Council on appeal, an administrative fine shall be due and payable 30 days following the date of the final administrative decision. Unpaid amounts shall accrue interest at the rate of 10 percent per annum from that date forward. The amount of the administrative fine shall be deemed to be increased by the amount of accrued interest and any recoverable administrative costs, as specified in subsection (B)(10) of this section. All moneys collected shall be deposited in a separate account to be designated for tree purposes by the City Council.
    - b. The City shall collect administrative fines and enforce remedial orders by utilizing any and all available legal remedies, including but not limited to the following:
      - i. Administrative fines are a debt owed to the City and are enforceable as a personal obligation of the violator.
      - ii. If the violator is a property owner, the City may invoke the lien procedures specified in subsection (C)(11) of this section against the property on which the violation occurred.
      - iii. The City may pursue any available legal action to enforce compliance with a remedial order or fine including without limitation seeking declaratory and/or injunctive relief.
  10. Administrative Costs. The City may collect its administrative costs from any violator who fails to pay all administrative fines when due or fails to comply with any provision contained in a remedial order. The administrative costs shall include all expenses reasonably incurred in the City's efforts to collect administrative fines and/or enforce a remedial order, including but not limited to staff time, legal fees, and out-of-pocket costs.
  11. Lien Procedures.
    - a. Whenever the amount of any administrative fine, together with accrued interest and administrative costs, has not been satisfied in full within 90 days after following the date of the final administrative decision and has not been successfully challenged by a timely writ of mandate, the unpaid amount shall constitute a lien against the real property on which the violation occurred. The lien provided herein shall have no force and effect until recorded with the office of the Marin County Recorder.
    - b. Prior to recording a lien, the Community Development Director shall file with the City Clerk a report stating the amounts due and owing. The City Clerk shall fix a time, date and place for hearing the report and any protests or objections thereto before the City Council. The property owner shall be given at least 10 days' prior notice of the public hearing. Notice shall be served as provided in subsection (B)(6) of this section. The notice shall, at a minimum, set forth the record owner or possessor of the property, the last known address of the record owner or possessor, the date upon which the lien was created, a description of the property subject to the lien and the amount of the lien. The property owner may protest the imposition of the lien either in writing or orally. After the hearing, the City Council shall adopt a resolution order confirming, discharging or modifying the amount of the lien.
    - c. A City Council resolution confirming or modifying the amount of a lien shall be filed in the office of the Marin County Recorder and shall have the same force and effect as a judgment lien pursuant to Section [697.340](#) of the Code of Civil Procedure. Upon receipt of payment in full pursuant to the lien, a notice of satisfaction of the lien shall be either recorded by the City or provided to the property owner to record. The notice of satisfaction shall cancel the City's lien.
  12. Judicial Review. Any person aggrieved by a decision imposing an administrative fine may obtain judicial review pursuant to the procedures set forth in Section [53069.4\(b\)](#) of the Government Code. Any person aggrieved by a decision imposing a remedial order may obtain judicial review by filing a petition for writ of administrative mandate within the time limits set forth in Section [1094.6](#) of the Code of Civil Procedure. [Ord. 1146 § 1, 2000; Ord. 1107 § 1, 1995; Ord. 1050 § 1, 1989.]

### APPENDIX C. Soil Armoring Specs

Where appropriate, metal strap-linked minimum 1½” plywood or steel plate may be required for greater soil and root protection. It is often cheaper to rent steel plates than purchase plywood. Areas where heavy equipment will be operated or where heavy foot traffic will occur over an extended period, the soils should be mulched to a depth of 3”, plywood armored and maintained throughout the construction period. In specified areas where heavy equipment operates or demolition will occur within the normal TPZ of a tree, the trunks of the trees should be protected with a strapped, barrel stave-like armor of 2"x4"s around the full circumference of the tree trunk.

The consulting arborist shall inspect the installation of mulch, plywood armoring, and any other specified tree protection measures after completion. All work done within the tree protection zone (TPZ) shall be supervised by the Arborist.



**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD  
RESOLUTION NO. 2016-01**

**APPROVAL OF A DESIGN REVIEW PERMIT, ACCESSORY DWELLING UNIT PERMIT, AND  
RECOMMENDATION FOR CITY COUNCIL APPROVAL OF AN ENCROACHMENT AGREEMENT  
FOR IMPROVEMENTS TO A LOCAL HISTORIC REGISTER PROPERTY ("TANGLEWOOD")  
LOCATED AT 168 HARRISON AVENUE**

**DR-EA-ADU 15-191**

**WHEREAS**, on July 1, 2015 an application was filed by Michael Rex Architects, on behalf of property owners Asriel and Carmela Levin, requesting Planning Commission and Historic Landmarks Board approval of the following for 168 Harrison Avenue ("Tanglewood"), a property listed on the Local Historic Register: a Design Review Permit for remodel/addition of the existing 3,015 square foot residence (two-level with basement level) to a proposed 5,095 square foot residence, demolition of a 368 square foot one-car garage for construction of a new 924 square foot three-car garage, construction of a new pool, spas, patios, 120 square foot greenhouse, and landscaping; an Encroachment Agreement for replacement/widening of the driveway along Harrison Avenue, existing planting area/fencing along Harrison Avenue, and existing planting area/fencing/steps along Bulkley Avenue; and an Accessory Dwelling Unit Permit to replace an existing 180 square foot accessory building with a new 536 square foot accessory dwelling unit located lower on the site, northeast of the residence (APN 065-091-10); and

**WHEREAS**, the project site is located within the Medium-Low Density Residential Land Use Designation and the Single-Family Residential (R-1-6) Zoning District; and

**WHEREAS**, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public hearing on January 6, 2016 at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission and Historic Landmarks Board have reviewed and considered the information contained in the Staff Report dated January 6, 2016 for the proposed project; and

**WHEREAS**, the Planning Commission and Historic Landmarks Board have reviewed and considered the project plans entitled "Tanglewood: The Levin Residence" date-stamped received December 15, 2015; and

**WHEREAS**, the Planning Commission and Historic Landmarks Board find that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the Staff Report; and

**WHEREAS**, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to §15301(e)(2) of the CEQA Guidelines.

**NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD  
HEREBY RESOLVES:**

1. The project is Categorically Exempt under CEQA Guidelines §15301(e)(2) – Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive.

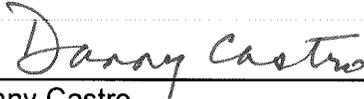
**EXHIBIT**

2. A Design Review Permit for remodel/addition of the existing 3,015 square foot residence (two-level with basement level) to a proposed 5,095 square foot residence, demolition of a 368 square foot one-car garage for construction of a new 924 square foot three-car garage, construction of a new pool, spas, patios, and 120 square foot greenhouse, and landscaping is approved based upon the findings provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.
  
3. An Accessory Dwelling Unit Permit to replace an existing 180 square foot accessory building with a new 536 square foot accessory dwelling unit located lower on the site, northeast of the residence, is approved based upon the findings provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.
  
3. A recommendation is given by the Planning Commission for City Council approval of an Encroachment Agreement for replacement/widening of the driveway along Harrison Avenue, existing planting area/fencing along Harrison Avenue, and existing planting area/fencing/steps along Bulkley Avenue based upon the findings provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission and Historic Landmarks Board on the 6th day of January, 2016, by the following vote:

AYES: Commissioner: Cleveland-Knowles, Cox, Nichols, Pierce  
 NOES: Commissioner:  
 ABSENT: Commissioner: Werner  
 ABSTAIN: Commissioner:

AYES: HLB Board Member: Brown, McCoy, Richardson  
 NOES: HLB Board Member:  
 ABSENT: HLB Board Member: LeBaron, Mercado  
 ABSTAIN: HLB Board Member:

  
 \_\_\_\_\_  
 Danny Castro  
 Secretary to the Planning Commission

**ATTACHMENTS**

1. Findings | 2. Conditions of Approval | 3. Project Plans

PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION NO. 2016-01  
JANUARY 6, 2016  
DR-EA-ADU 15-191  
168 HARRISON AVENUE

ATTACHMENT 1: FINDINGS

**DESIGN REVIEW FINDINGS FOR PROPERTY ON THE LOCAL HISTORIC REGISTER**

In accordance with Zoning Ordinance Section 10.46.060.F, the Design Review Findings for property on the Local Historic Register must be made in order for the project to be approved. The Planning Commission and the Historic Landmarks Board make the Design Review Findings as follows:

1. *The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.*

The project preserves and improves upon the historical character and value of the Local Historic Register property. The project's design is compatible with the architectural and historical features of the structure and site and meets the Secretary of the Interior's *Standards for Rehabilitation*.

2. *The historical context of the original structure or district has been considered during the development and review of the proposal.*

The applicant has provided a Historic Resource Summary and Project Evaluation by Mark Hulbert of Preservation Architecture for the subject property and project. The historical context of the original structure/site has been thoughtfully considered during the development and review of this project.

3. *The criteria for listing the structure or site on the local register do not apply, or the historic overlay district will not be affected by the new construction or alterations.*

The subject property is listed on the Local Historic Register. The Historic Overlay District will not be affected by the project.

4. *The State Historic Building Code is being applied to minimize alterations to the original historic structure.*

During the Building Permit application phase, the California State Historical Building Code will be applied when reviewing alterations to the original historic structure in an effort to minimize alterations.

5. *The Secretary of the Interior's Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.*

The Secretary of the Interior's *Standards for the Treatment of Historic Properties*—specifically, *Standards for Rehabilitation*—have been used to review and consider the project. The project meets the Secretary of the Interior's *Standards*.

6. *Alternative uses and configurations have been considered as part of the design review process.*

The project is thoughtfully designed to preserve the property's existing historical character and value as a single-family residence. The improvements expand and improve the

residence and site in an appropriate manner compatible to its Local Historic Register designation and meeting the Secretary of the Interior's *Standards for Rehabilitation*.

7. *Findings specified by Chapter 10.54 SMC (Design Review Procedures) can be made.*

The required findings under SMC Section 10.54.050.D for a Design Review Permit can be made.

8. *The proposed new construction or alteration will be compatible with, and help achieve the purposes of, the Historic Overlay District.*

The project is not located within the Historic Overlay District. The project is compatible with its designation on the Local Historic Register.

#### **LANDSCAPING FINDINGS FOR PROPERTY ON THE LOCAL HISTORIC REGISTER**

In accordance with Zoning Ordinance Section 10.46.060.G, the Landscaping Findings for property on the Local Historic Register must be made in order for the project to be approved. The Planning Commission and the Historic Landmarks Board make the Landscaping Findings as follows:

1. *Proposed removal or alterations will not affect the character of the historic overlay district or structure listed on the local register; or*

Although the subject property's landscape and garden once held historically significant features, the existing landscape and garden do not contain remaining historically significant plants or garden features. The project's landscape improvement plan retains the basic patterns and pathways of the existing garden. The majority of the mature trees will remain and no Tree Removal Permit is required.

2. *The safety of persons or property requires the removal or alteration.*

The project is in conformance with Finding 1—Finding 2 not required.

#### **DESIGN REVIEW PERMIT FINDINGS**

In accordance with Zoning Ordinance Section 10.54, the Design Review Permit Findings must be made in order for the project to be approved. The Planning Commission and the Historic Landmarks Board make the Design Review Permit Findings as follows:

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

The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the Staff Report. Furthermore, the project meets the Secretary of the Interior's *Standards for Rehabilitation*.

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 maintains the prevailing design character of the residential neighborhood. The project preserves and improves upon the historical character and value of the Local Historic Register property. The majority of the building floor area addition is located in the lower level and within the existing building footprint; minor changes are proposed on the building's

exterior. The project's exterior design changes are compatible with the architectural and historical features of the structure and site and meet the Secretary of the Interior's *Standards for Rehabilitation*. Overall, the project is harmonious and non-intrusive to the aesthetics of surrounding properties.

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

The improvements will complement the subject property and be compatible to the surrounding neighborhood which includes a mixture of structures sited at varying distances from the property lines. The subject parcel is of an unusually large size for the City and the largest expansion of floor area will be under the existing main residence and within the existing building footprint.

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

The project is designed to minimize the interference with primary views from private property. Approximately 84% of the expansion of the main residence is under the existing structure. The proposed ADU is shifted down the sloping site towards Bulkley Avenue to minimize view impacts from adjacent properties and create new view opportunities from the main residence.

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

The proposed residence will not result in a prominent building profile above a ridgeline.

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 project's landscape improvement plan retains the basic patterns and pathways of the existing garden. The landscaping will provide visual relief, complement the structures on site, and improve upon existing landscaping. The parcel is surrounded by extensive landscaping and foliage and will provide an attractive environment for private and public enjoyment.

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

The parcel is unusually large for a residential lot in the City and the main residence and ADU are sited towards the center of the property—leaving significant space for provision of light and air for the project site, adjacent properties, and the general public. The new garage will vacate the existing garage's encroachment into the side-yard setback.

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.*

All exterior lighting is shielded and downward facing. New mechanical equipment (e.g. pool equipment) will be located away from adjacent properties and the general public and be adequately landscaped in its surroundings to minimize visual, noise, and air quality impacts.

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 property is surrounded by an existing six-foot high, vertical rail, ornamental black metal fence that will be covered with vines to enhance privacy to the site and adjacent properties. The main residence and ADU are not readily visible from Harrison Avenue or Bulkley Avenue. Furthermore, numerous mature tall trees that line the perimeter of the property will remain. Overall, the project is appropriately landscaped, fenced, and designed to provide a reasonable level of privacy to the site and 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.*

The project will comply with current building codes to ensure adequate health and safety. The City Engineer has reviewed the proposed project and, as conditioned, finds that the project would provide for an appropriate level of traffic safety and ease of movement. The project increases parking for the site without affecting surrounding properties.

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.*

The subject property's landscape and garden once held historically significant features but these features have largely ceased to exist. The project's landscape improvement plan retains the basic patterns and pathways of the existing garden. The majority of the mature trees will remain and no Tree Removal Permit is required. A Construction Management Plan is required as part of the Building Permit Application to ensure that construction activities result in minimal disturbance to the site and neighborhood.

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 is not subject to Heightened Design Review.

13. *The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.*

The project has been carefully designed to ensure that on-site structures do not crowd or overwhelm the structures on neighboring properties. The design complies with all requirements (e.g. setbacks, height, etc.) of the Zoning Ordinance.

#### **ACCESSORY DWELLING UNIT STANDARDS**

The ADU meets the development standards under SMC Section 10.44.080.D and is in conformance with all required Design Review Permit Findings (SMC 10.46.060 / SMC 10.54.050).

#### **ENCROACHMENT AGREEMENT FINDINGS**

The Planning Commission finds that the project is in conformance with the following Encroachment Agreement Findings (SMC 10.56.060) and recommends approval of the Encroachment Agreement to the City Council:

- A. *The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.*

An Encroachment Agreement is required for replacement/widening of the driveway along Harrison Avenue to accommodate the new three-car garage. The planting area and fencing along Harrison Avenue and the planting area, fencing, and steps along Bulkley Avenue are existing encroachments. The project does not impact adjacent properties in terms of light, air, and privacy and does not impact the usability of the Harrison Avenue or Bulkley Avenue public right-of-way in terms of vehicular and pedestrian access. Overall, the encroachments are compatible with the surrounding area and will not significantly diminish visual or physical public enjoyment of the subject streetscapes.

- B. The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.*

The project encroachments fronting Harrison Avenue do not impact the adjoining parcels nor set a new land use precedent due to the location, orientation, and topography of the site. The project encroachments fronting Bulkley Avenue are existing encroachments appropriate for the City to document/legalize at this time of property improvement.

- C. The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.*

The widening of the driveway along Harrison Avenue is necessary to accommodate the new three car garage which provides the required parking for the project. The planting area and fencing along Harrison Avenue and the planting area, fencing, and steps along Bulkley Avenue are existing encroachments. The encroachments do not impact the public usability (i.e., vehicular and pedestrian access) of the street.

- D. The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.*

The encroachments, as conditioned, do not affect access and circulation on Harrison Avenue or Bulkley Avenue since the travel ways remain unchanged beyond the current conditions.

- E. The value of the proposed improvements will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.*

The value of the project improvements in the right-of-way do not preclude or make difficult the establishment or improvement of streets or pedestrian ways in the future.

**PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION NO. 2016-01  
JANUARY 6, 2016  
DR-EA-ADU 15-191  
168 HARRISON AVENUE**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

These conditions apply to the project plans entitled "Tanglewood: The Levin Residence" date-stamped received December 15, 2015.

**General Conditions**

1. Prior to the issuance of a Building Permit, the applicant and property owner shall submit the landscape inventory and other related landscape documents as referenced in the Landscape Status Report prepared by Anthony Garza, date signed: April 1, 2015 (receive date by City: July 1, 2015), for review by the Planning Commission.
2. As part of the Building Permit application, project plans shall be revised to show the roof material located above the recreation room to be comprised of a standard asphalt shingle roof to match the roof of the existing house.
3. As part of the Building Permit application, project plans shall be revised to show one parking space in the three-car parking garage as dedicated parking for the accessory dwelling unit (ADU) on the property.
4. As part of the Building Permit application, project plans shall be revised to show the location of the accessory dwelling unit (ADU) structure rotated so that the structure's northeast corner shifts back one foot to the west.
5. All exterior lighting shall be fully shielded and downward facing.
6. As part of the Building Permit application, all final conditions of approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document compliance with each Condition of Approval at the time of Building Permit application.
7. 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.

**Grading / Geotechnical Items**

4. Prior to issuance of a Building Permit the geotechnical investigation shall be submitted for review and approval by the City. The report shall include an evaluation of geological hazard (landslides, liquefaction, ground faulting, subsidence), stability of the proposed development site including surrounding properties. The report shall include recommendation to correct identified hazards and to mitigate impacts of the development and provide recommendations for stability of all slopes in excess of 2:1 for static and seismic conditions under saturated conditions. Where instability is found structural improvements shall be designed by a structural engineer and installed as part of the project.
5. Prior to the issuance of a Building Permit, a final grading plan shall be prepared and stamped by a registered civil engineer and shall be submitted to the City for review and

approval. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. Based on the estimated quantity of 1,496 cubic yards of earthwork, a grading permit shall be required prior to commencement of excavation.

6. Details of the hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust and debris control measures and the time and frequency of haul trips shall be submitted to the City for review prior to issuance of the Building Permit. The truck haul routes shall comply with SMC Section 15.04.150.
7. Prior to the issuance of a Building Permit, a note shall be added to the grading plan stating that the applicant's geotechnical engineer shall inspect and certify in writing that geotechnical aspects of the project were performed in conformance with the approved grading plan and geotechnical report.
8. Prior to the issuance of a Building Permit, the project geotechnical engineer shall prepare and submit to the City a Plan Review Letter. The letter shall be on the geotechnical engineer's letterhead and shall confirm that the geotechnical engineer has reviewed the current project documents; including the proposed onsite drainage dispersal system, and that the design conforms to the intent of the geotechnical engineer's recommendations.
9. Prior to issuance of a certificate of occupancy, the project geotechnical engineer shall prepare a letter stating that construction was in conformance with the project geotechnical report.
10. No grading or excavation operations shall occur between October 15 and April 1 without written approval of the City Engineer.

#### **Drainage Items**

11. Prior to issuance of a Building Permit, the drainage inlet on Bulkley Ave, northwesterly of the proposed ADU shall be removed from Sheet C 1.4. There is no City facility at that location.
12. Prior to issuance of a Building Permit, applicant shall have a final hydrology/hydraulics study prepared by a registered civil engineer which shall be submitted for review and approval by the City Engineer, designee or independent consultant. This study shall compare the existing, and proposed project peak flows for a 10 year storm. The proposed onsite storm drain system shall be designed such that there shall be no increase of peak flow off of the site for the ten year storm.
13. Prior to issuance of a Building Permit, plans shall be revised to show the driveway design using a berm instead of a swale. The slot drain design shall also be revised to have a slope steeper than 0% to prevent the water from ponding within the slot drain.
14. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the dwelling from the residence to the final termination point(s) shall be clearly shown, labeled and detailed on the project grading and drainage plans. This shall include but not be limited to: downspouts, piping, retention systems, stormwater routing, water treatment facilities, hydraulic structures, energy dissipaters and foundation drainage systems. All drainage outlets shall dissipate onsite.

## **Stormwater Pollution Prevention**

15. Prior to issuance of a Building Permit, a completed Construction Erosion and Sediment Control Plan Applicant Package shall be submitted to the City for review and approval prior to issuance of the Building Permit. The package is available at:

[<http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/mcstoppp-erosion-and-sediment-control-plan-applicant-package.pdf?la=en>]

16. Prior to issuance of a Building Permit the developer's civil engineer or architect shall submit a detailed erosion and sediment control plan, including cost estimate, for review and approval by the Department of Public Works. Erosion and sediment control plan shall incorporate guidelines and measures from the **Marin County Stormwater Pollution Prevention Program's (MCSTOPPP)** publication "Minimum Erosion/Sediment Control Measures for Small Construction Projects".

[[http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/development/MECM\\_final\\_2009.pdf](http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/development/MECM_final_2009.pdf)]

17. Applicant's contractor will be required to implement and maintain erosion and sediment control measures per the approved erosion and sediment control plan year round.
18. Applicant's contractor shall provide adequate dust and debris control measures during construction.
19. To the maximum extent feasible, drainage from paved surfaces and roofs shall be routed through grassy swales, buffer strips or filters prior to discharge into the storm drainage system in conformance with MCSTOPPP's Guidance for Applicants Stormwater Quality Manual for Development Projects in Marin County.

[[http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/GuidanceforApplicantsv\\_2508.pdf](http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/GuidanceforApplicantsv_2508.pdf)]

20. During construction, the applicant's contractor shall adhere to a water pollution prevention plan that at a minimum follows guidelines in MCSTOPPP's "Pollution Prevention It's Part of the Plan"

[<http://www.marincounty.org/depts/pw/divisions/mcstoppp/~media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober%202011.pdf>]

## **Right-of-Way Items**

21. Prior to issuance of a Certificate of Occupancy, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way.
22. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at:

[<http://www.marincounty.org/depts/pw/divisions/land-use/ucs>]

## Utility Items

23. Prior to the issuance of a Building Permit, the Applicant/Property Owner shall provide documentation from PG&E to determine if any additional overhead infrastructure will be required in providing underground utility service. Should any new additional overhead infrastructure, including but not limited to overhead lines, poles, and transformers be required for the underground utility service that may result in potential view impacts, as determined by the City Engineer, in consultation with the Community Development Director, a modification to the Design Review Permit will be required, prior to the issuance of a Building Permit.
24. Prior to issuance of a Building Permit, a utility plan shall be submitted for review and approval. All utilities and meters shall be shown on the utility plan.
25. As part of the Building Permit application, applicant shall submit project plans depicting the existing sanitary sewer lateral(s) and any proposed sanitary sewer lines serving the project from their point(s) of origin to their final termination point(s) at the public sanitary sewer system; both in plan and profile (including existing and proposed depth of cover), and indicate the materials and dimensions (diameter) of the existing and proposed improvements. The plans shall demonstrate that the proposed pool and hot tub drains to the sanitary sewer system.
26. Prior to issuance of a Building Permit, applicant shall submit a video of the sanitary sewer lateral(s) servicing the property for review by the City Sewer Systems Coordinator (SSC). If sewer laterals servicing other properties require relocation, video of these laterals shall also be submitted for review. The video inspection(s) shall follow the requirements listed on the City's website, under "Sewer Video Guidelines, Mandatory Requirements & Video Submittal Form."

[<http://www.ci.sausalito.ca.us/index.aspx?page=1015>]

## Engineering Items

27. Prior to issuance of a Building Permit, plans shall be revised to show the driveway design using a berm instead of a swale. The slot drain design shall also be revised to have a slope steeper than 0% to prevent the water from ponding within the slot drain.
28. Prior to issuance of a Building Permit, plans shall be revised to demonstrate that the 21% grade break on the proposed driveway will not cause vehicles to scrape.
29. Applicant is advised that encroachment permit(s) shall be obtained from the City prior to using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, curb, gutter or sidewalk construction or demolition, driveway connection).

Applicant is advised that a condition of issuance of an Encroachment Permit, a traffic control plan conforming to the current edition of Caltrans publication "California Manual on Uniform Traffic Devices, Part 6 – Temporary Traffic Control" shall be submitted for review and approval by the City. The traffic control plan shall show all temporary traffic, pedestrian and bicycle control measures and signage. Harrison Ave. and Bulkley Ave. shall remain open to traffic at all times throughout the duration of this project which shall be documented on the traffic control plan. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.

30. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
31. Prior to issuance of an Encroachment Permit a construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.

The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
32. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall lease, or otherwise provide, an adequate number of parking spaces in a City parking lot to provide parking for construction workers. Workers shall car pool to the construction site which shall be documented on the construction staging plan.

#### **Southern Marin Fire Protection District Conditions**

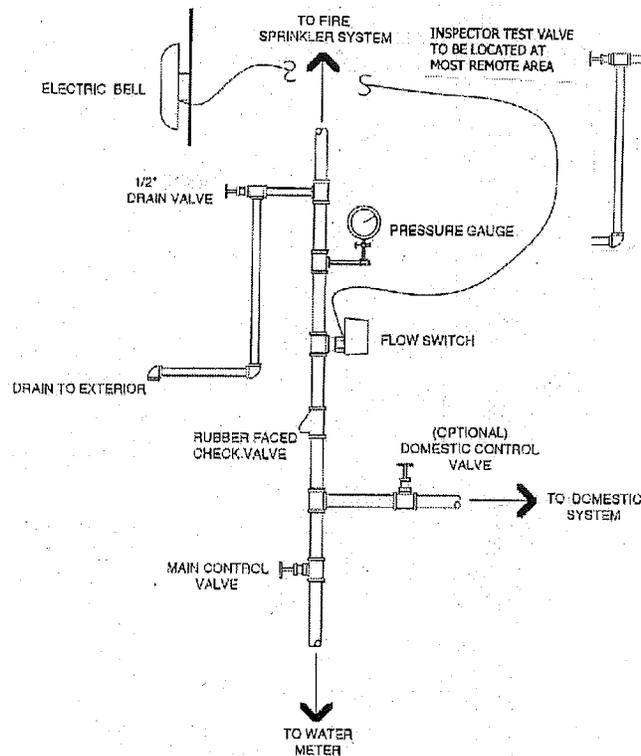
1. This project shall comply with California Fire Code Chapter 33 – *Fire Safety During Construction and Demolition*. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access For Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.
2. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.
3. The driveway serving this project shall meet the following standards related to dimensions, surfacing and slope.
  - a. Driveways shall be a minimum of 16 feet in width
  - b. The driveway shall not exceed a slope of 18% and be of an all-weather surface (asphalt or concrete or other approved material). Driveways between 18% and 22% may be allowed with the expressed written approval of the fire department. Slope in excess of 18% slope shall be finished with ribbed concrete.
4. All new driveways shall be designed so that emergency vehicles can negotiate turns without having to make backing maneuvers (no switchbacks).
5. All access roads or driveways in excess of 150 feet in length shall be provided with an approved turn-around.
6. In addition to the turn-around described above, driveways or access roads shall have turnouts every as required by the fire district. A turnout shall be described as a shoulder or wide portion of the driving surface, which has enough usable surface for vehicles to pass.
7. A fire sprinkler system shall be provided for:

- a. If the combination of the addition, alteration or remodeling exceeds 50% of the floor area of the existing structure, the project is considered a "substantial remodel" and the entire structure shall be retrofitted with a fire sprinkler system. A substantial remodel is defined as when alterations or renovation of any structure, which combined with any additions to the structure, affects a floor area, which exceeds fifty percent of the existing floor area of the structure or when any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.
- b. Existing Buildings. In any building with an existing automatic sprinkler system, protection shall be extended to any all of alteration, repair, remodel or addition, regardless of job size so that 100% coverage is maintained.
- c. In any building found to have OMEGA sprinkler heads identified as part of the U.S. Consumer Products Safety Commission recall, all sprinkler heads subject to this recall shall be replaced with listed and approved heads.
- d. Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code.

#### One and Two Family Dwelling Units

- A. Buildings that are intended for occupancy as a one or two family dwelling unit shall have an automatic residential fire sprinkler system installed in accordance with most recent published edition of National Fire Protection Association Standard 13D with the following modifications:
  1. Control valves and riser shall be installed as shown in Figure 1.
  2. A remote inspector test valve is required at the furthest remote portion of the system.
  3. Pilot heads shall be installed in the attic spaces directly above every attic access opening.
  4. All garages shall be sprinkled.
  5. A sprinkler head box shall be installed in every unit near the main sprinkler riser and shall include at least one head of each type installed, a sprinkler head wrench, and a water key to test the remote inspector test valve.
  6. A durable and permanent sign shall be installed at the test valve stating "Inspector Test Valve".

Figure 1



8. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
9. Smoke / CO Detectors shall be installed in accordance with the California Building Code.
10. Exterior windows, window walls, glazed doors and glazed openings within exterior doors shall conform to the performance requirements of California Building Code section 12-7A-2 "Exterior Window Test Standard" or multilayered glazing with minimum of one tempered pane, glass block or other window assemblies having fire protection rating of not less than 20 minutes.
11. Prior to occupancy, a spark arrestor shall be installed on the chimney(s).
12. Second Units: Second Units shall meet the requirements developed by Fire Marshal's Alber and Craig in the letter to Mr. Leon McNeil dated August 30, 2006.
13. All on-site improvements, such as water main extensions, hydrants and access roads, must be serviceable prior to framing the structure.

14. Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the Fire District.

### **Advisory Notes**

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. Pursuant to Municipal Code Chapter 11.17, 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. 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 Section 11.17.060.B.
2. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
  - Weekdays – Between 8:00 a.m. and 6:00 p.m.
  - Saturdays – Between 9:00 a.m. and 5:00 p.m.
  - Sundays – Prohibited
  - City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays/ City holidays between 9:00 a.m. and 6:00 p.m.
3. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
4. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
  - a. Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
  - b. Southern Marin Fire Protection District – (415-388-8182).

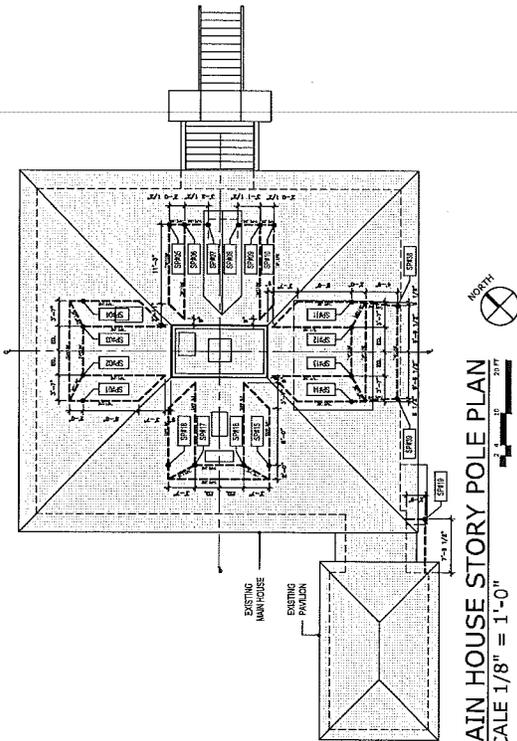
**PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION NO. 2016-01  
JANUARY 6, 2016  
DR-EA-ADU 15-191  
168 HARRISON AVENUE**

**ATTACHMENT 3: PROJECT PLANS**

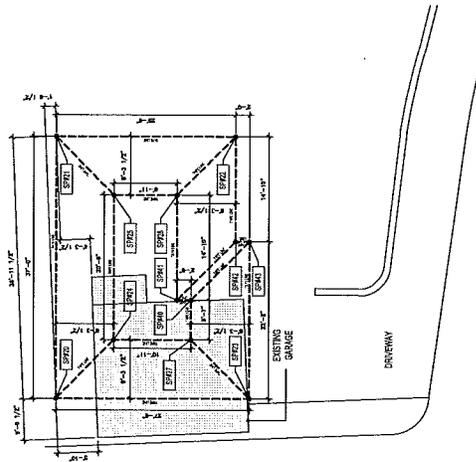


**INSTALLATION NOTES**

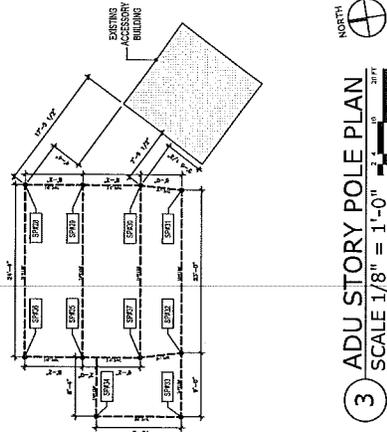
1. STORY POLES SHALL BE INSTALLED WHERE THERE IS ANY CHANGE IN BUILDING FOOTPRINT, ROOF ELEVATION OR BUILDING BULK.
2. STORY POLES SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER.
3. THE INSTALLED STORY POLES SHALL BE CONNECTED BY A BRIGHT COLORED TAPE IN SUCH A MANNER AS TO OUTLINE THE ROOF FORM. ROOF OUTLINES SHALL INCLUDE RIDGELINE CONNECTING TO EACH BUILDING CORNER AT FINISH ROOF ELEVATION. APPENDAGES SUCH AS DORMERS, BAYS AND DECKS NEED NOT BE SHOWN UNLESS, IN THE OPINION OF STAFF, THEY HAVE THE POTENTIAL TO IMPACT NEIGHBORING PROPERTIES. STORY POLES AT DECK LOCATIONS SHALL EXTEND TO THE TOP OF THE RAILINGS.
4. THE STORY POLE PLAN SHALL SHOW THE LOCATION OF THE CONNECTING TAPE AND RESPECTIVE ELEVATIONS.
5. STORY POLES SHALL BE INSTALLED AT LEAST FOURTEEN (14) DAYS BEFORE A NOTICED PUBLIC HEARING ON THE APPLICATION AND BE REMOVED 10 DAYS AFTER A FINAL APPROVAL OR DENIAL OF THE APPLICATION, OR WITHIN 60 DAYS OF NO ACTION MADE BY THE REVIEW AUTHORITY.
6. THE STORY POLES SHALL BE MARKED IN ONE (1) FOOT INCREMENTS.



**1 MAIN HOUSE STORY POLE PLAN**  
SCALE 1/8" = 1'-0"



**2 GARAGE STORY POLE PLAN**  
SCALE 1/8" = 1'-0"



**3 ADU STORY POLE PLAN**  
SCALE 1/8" = 1'-0"

**STORY POLE SCHEDULE**

| POLE # | HEIGHT   | POLE # | HEIGHT   |
|--------|----------|--------|----------|
| SP#01  | +178.36' | SP#23  | +170.73' |
| SP#02  | +179.84' | SP#24  | +172.75' |
| SP#03  | +179.84' | SP#25  | +172.75' |
| SP#04  | +178.36' | SP#26  | +172.75' |
| SP#05  | +178.36' | SP#27  | +172.75' |
| SP#06  | +179.84' | SP#28  | +147.57' |
| SP#07  | +178.36' | SP#29  | +152.19' |
| SP#08  | +178.36' | SP#30  | +147.57' |
| SP#09  | +179.84' | SP#31  | +146.85' |
| SP#10  | +178.36' | SP#32  | +146.85' |
| SP#11  | +178.36' | SP#33  | +145.70' |
| SP#12  | +179.84' | SP#34  | +145.70' |
| SP#13  | +178.84' | SP#35  | +152.19' |
| SP#14  | +178.36' | SP#36  | +147.57' |
| SP#15  | +178.36' | SP#37  | +147.57' |
| SP#16  | +179.84' | SP#38  | +173.49' |
| SP#17  | +179.84' | SP#39  | +173.49' |
| SP#18  | +178.36' | SP#40  | +172.75' |
| SP#19  | +166.28' | SP#41  | +172.75' |
| SP#20  | +170.73' | SP#42  | +170.73' |
| SP#21  | +170.73' | SP#43  | +170.73' |
| SP#22  | +170.73' |        |          |

**TANGLEWOOD**  
**THE LEVIN RESIDENCE**

188 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITAL

CARNEVALE/IN  
DESIGNER  
3432 15TH STREET  
SAN FRANCISCO  
CALIFORNIA  
94114

ISSUED: 06/21/15  
REVISIONS: COMPLETE NOTICE  
REVISIONS: NONE  
REVISIONS: NONE

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

STORY POLE  
PLAN

**A0.2**

**KEY TO PLAN**

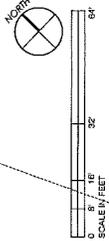
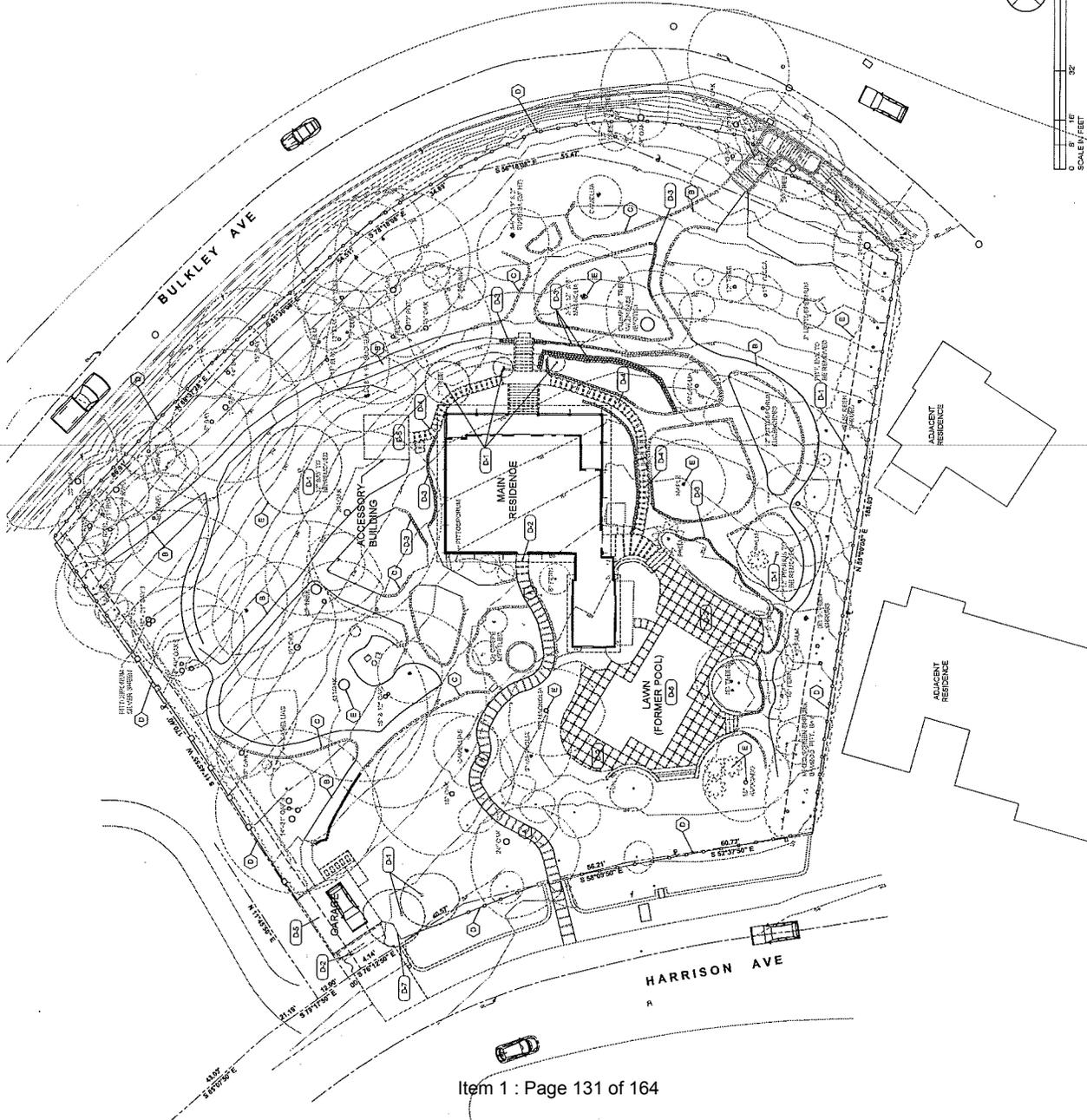
- (A) CONCRETE ENTRY PATH TO REMAIN
- (B) GRAVEL PATHS TO REMAIN
- (C) STONE BORDER TO REMAIN, TYP.
- (D) PERIMETER FENCE
- (E) TREE OR SHRUB TO REMAIN, TYP.

**DEMOLITION KEY**

- (D1) TREE / SHRUB TO BE REMOVED
- (D2) PAVING TO BE REMOVED
- (D3) STONE BORDER TO BE REMOVED, STONE TO BE REUSED
- (D4) PATH & PAVING STONES TO BE REMOVED
- (D5) BUILDING TO BE REMOVED
- (D6) LAWN & POOL TO BE REMOVED
- (D7) FENCE & GATE TO BE REMOVED

**ABBREVIATIONS & LEGEND**

- P.A. PLANTING AREA
- IR. IRONING
- R.W. REDWOOD TREE
- ⊕ PROPERTY LINE



**EXISTING CONDITIONS SITE PLAN**

|   |   |                                  |
|---|---|----------------------------------|
| <b>Bradman Associates</b><br>LANDSCAPE ARCHITECTURE<br>98 Theological Avenue #14<br>P.O. Box 1700<br>San Francisco, CA 94111<br>Tel: 415.398.1411<br>Fax: 415.398.1411<br>www.bradmanassoc.com<br>bradman@bradman.com | LANDSCAPE IMPROVEMENT PLANS<br><b>TANGLEWOOD</b><br>168 HARRISON AVE<br>SAUSALITO, CA 94965<br>APN: 065-0911-10 | SHEET<br><b>L1.1</b><br>OF<br>07 |
|   | TORNO.<br>SCALE<br>1/16" = 1'-0"  | DATE<br>6/12/2015                |

**SITE LIGHTING**

- ◆ GARDEN PATHLIGHT
- ⊕ RECESSED STEP/WALL LIGHT
- ⊙ DOWNLIGHT @ TRELLIS
- Ⓟ LIGHT AT BUILDING

**KEY TO PLAN**

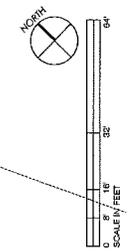
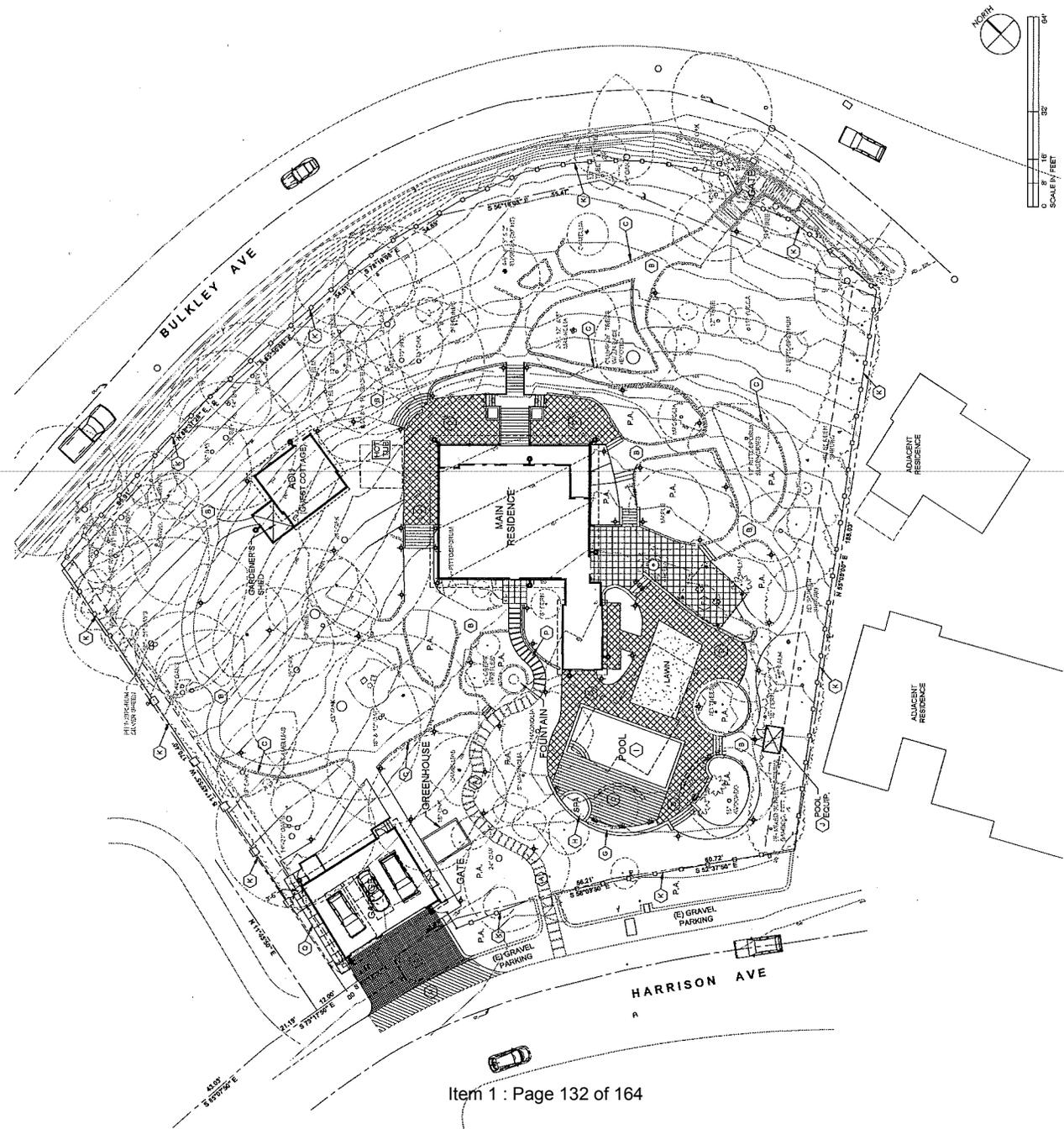
- (A) CONCRETE ENTRY PATH
- (B) REBUILD GRAVEL PATHS
- (C) STONE BORDER
- (D) STONE PAVING & STEPS
- (E) WOOD SHADE TRELLIS
- (F) 60% WALL W/ BENCH
- (G) RAISED SPA W/ COVER
- (H) INCREASING SWIMMING POOL W/ AUTOMATIC COVER (OVER PREVIOUS POOL)
- (I) POOL EQUIPMENT ENCLOSURE
- (J) PERIMETER FENCE
- (K) CONCRETE PAVEMENT DRIVEWAY
- (L) ASPHALT PAVING
- (M) WOOD DECKING AT GRADE
- (N) WOOD DECKING @ PATHS & STEPS, REBUILD TO MATCH EXISTING
- (O) IN CONC. PAVING

**ABBREVIATIONS & LEGEND**

- P.A. PLANTING AREA
- (E) EXISTING
- (N) NEW
- R.M.C. REMOVED TREE
- P— PROPERTY LINE
- S--- SETBACK LINE

**PROPOSED SITE PLAN**

|   |   |  |
|---|---|--|
| <b>Bradacini Associates</b><br>LANDSCAPE ARCHITECTURE<br>1615 Rockwood Avenue #16<br>San Francisco, CA 94116<br>Tel: 415.333.9799<br>Fax: 415.333.9799<br>www.bradacini.com | LANDSCAPE IMPROVEMENT PLANS<br><b>TANGLEWOOD</b><br>168 HARRISON AVE<br>SAUSALITO, CA 94965<br>ATN: 085-091.1.D | SHEET<br><b>L1.2</b><br>OF   |
|   | DATE: 8/17/2015<br>RESPONSE TO INCOMPLETE REVIEW  | TITLE NO.:<br>SCALE: 1/16" = 1'-0"<br>DATE: 8/17/2015<br>RESPONSE TO INCOMPLETE REVIEW |

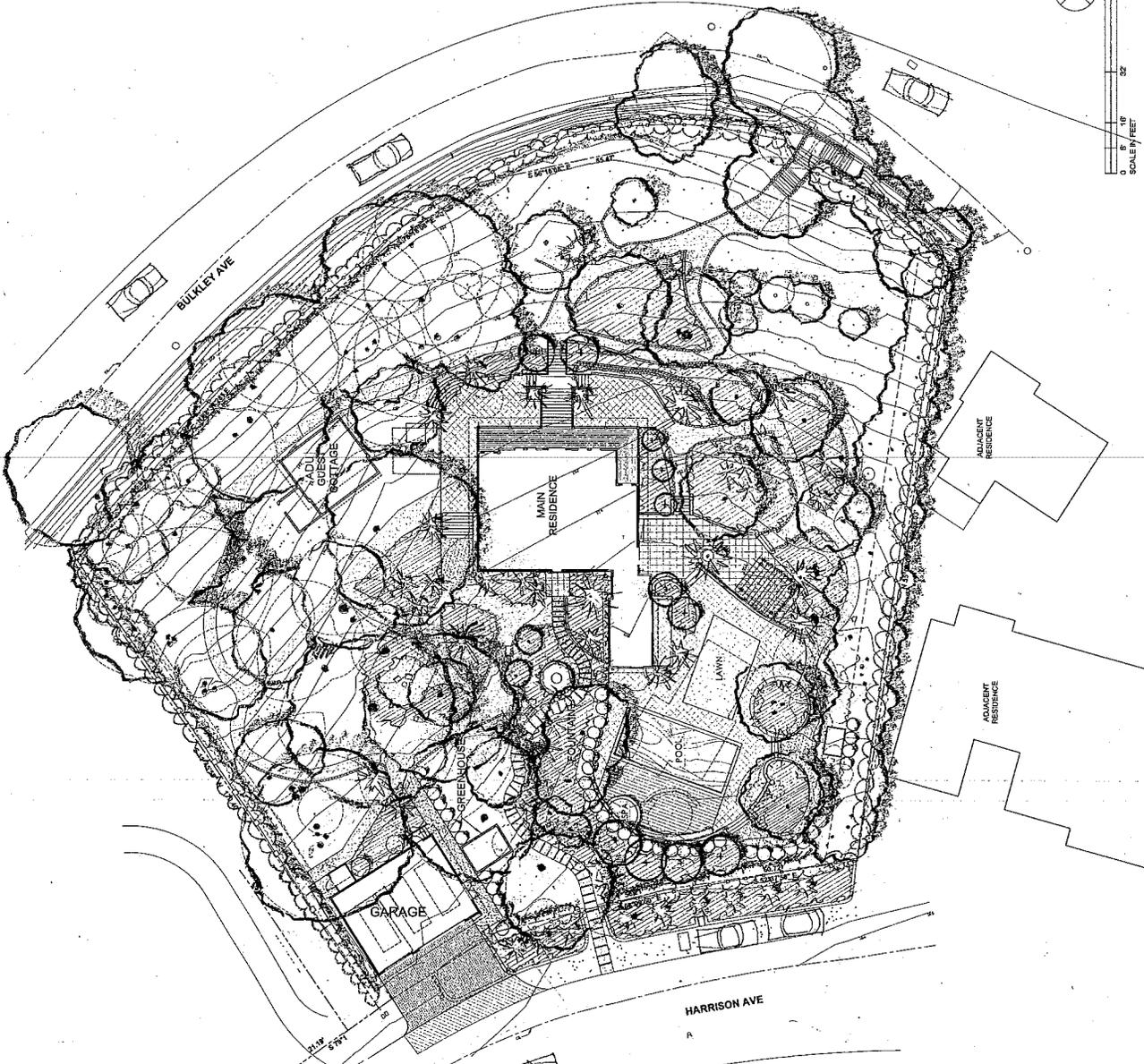


**LANDSCAPE LEGEND**

- SYMBOL / KEY BOTANICAL NAME / COMMON NAME
- EXISTING TREES & VEGETATION (SEE ARBORIST REPORT & PLANTING LOCATION)
  - NEW TREES (Indicative of Root Ball) (Indicate Height)
  - NEW TREES WITH CANOPY ILLUSTRATED (SEE PLANTING LOCATION)
  - ARBUS / MARIANA / FRANKLIN TREE (BT)
  - CITRUS / LEMON, ORANGE & LIME (L-10)
  - MANGROVE / SOUTHERN / SAUCER MAGNOLIA (12)
  - LARGE SHRUBS (Hm. 15 gallon can size) (Indicate Height)
  - LAURUS NOBILIS / GREEN LAMBS (18)
  - PROSOPIS SPINOSA / SPINOSA (18)
  - ROSE SPECIES / ROSE (14)
  - MIXED SHRUBS, PERENNIALS & GROUNDCOVERS
  - BIWIS SPECIES / BIWIS
  - DRIFT / LILY / CAMILLA
  - GRAPHA SPECIES / HYDRANGEA
  - LAURUS NOBILIS / GREEN LAMBS (18)
  - LA VANDIA SPECIES / LAVENDER
  - ROSE SPECIES / ROSE (14)
  - VIOLAS
  - VINE (WALLS/FENCES & PERGOLA)
  - FICUS PANDA / CREeping FIG
  - PARTENOCISSUS QUINQUELOBA / VIRGINIA CREEPER
  - WESTERN SHRUBS / CHINESE WISTERIA

**LANDSCAPE & IRRIGATION NOTES**

- \*ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING
- \*ALL NEW PLANTING AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM
- \*SEPARATE IRRIGATION VALVES WILL BE PROVIDED FOR AREAS OF DIFFERENT WATER REQUIREMENTS (E.G. FULL SHADE, PARTIAL SHADE, FULL SUN, ETC.)
- \*DRIP OR LOW PRECIPITATION STREAM SPRAY IRRIGATION SHALL BE USED FOR ALL TREES, SHRUBS & GROUNDCOVER PLANTS THROUGHOUT GARDEN & IN FOTOS



**PRELIMINARY LANDSCAPE PLAN**

|  |   |
|--|---|
| <b>Bradantini Associates</b><br>LANDSCAPE ARCHITECTURE<br>80 Transportation Avenue #14<br>San Francisco, CA 94118<br>P: 415-205-7700<br>F: 415-205-7441<br>www.bradantini.com<br>© Bradantini Associates | LANDSCAPE IMPROVEMENT PLANS<br><b>TANGLEWOOD</b><br>168 HARRISON AVE<br>SAUSALITO, CA 94965<br>APN: 052491-10 |
|  | SHEET<br><b>L1.3</b><br>OF  |



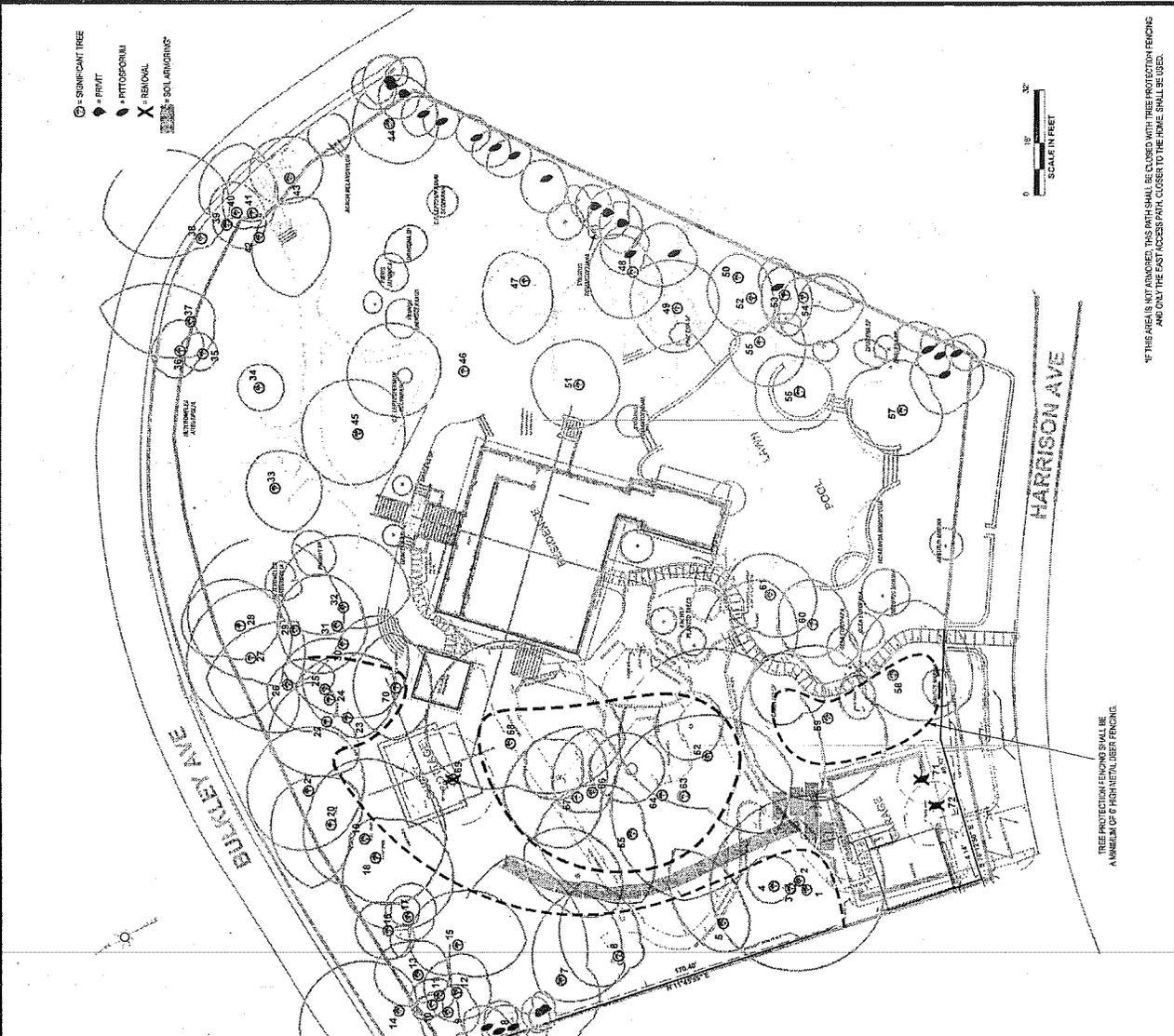
**PRELIMINARY LANDSCAPE PLAN**

|  |  |                               |
|--|--|-------------------------------|
| <b>Bradcanini Associates</b><br>LANDSCAPE ARCHITECTURE<br>88 Buchanan Avenue #14<br>Emeryville, CA 94608<br>Tel: 415.333.1200<br>Fax: 415.333.1201<br>www.bradcanini.com<br>bcanini@bradcanini.com | LANDSCAPE IMPROVEMENT PLANS<br><b>TANGLEWOOD</b><br>168 HARRISON AVE<br>SAUSALITO, CA 94965<br>APN 065091110 | PRELIMINARY<br>LANDSCAPE PLAN |
|  | JOB NO.<br>SCALE 1/16" = 1'-0"<br>DATE 8/17/2015 RESPONSE TO INCOMPLETE NOTICE                               | SHEET<br><b>L2.1</b><br>OF    |

|               |             |
|---------------|-------------|
| Drawn By:     | EDA         |
| Project No.:  | 168HARRISON |
| Date:         | 10/20/11    |
| Scale:        | AS SHOWN    |
| Sheet No.:    | 1           |
| Total Sheets: | 1           |

ARBORIST  
 MAP

A1.1



| Tree ID | Common Name  | Scientific Name | DBH (in)                      | Height (ft)                   | Health | Notes | Recommendations |
|---------|--------------|-----------------|-------------------------------|-------------------------------|--------|-------|-----------------|
| 14      | Black locust | Rhus glabra     | 12.0                          | 15                            | 2      | Good  | Remove          |
| 15      | Black locust | Rhus glabra     | 10.0                          | 12                            | 2      | Good  | Remove          |
| 16      | Black locust | Rhus glabra     | 8.0                           | 10                            | 2      | Good  | Remove          |
| 17      | Black locust | Rhus glabra     | 6.0                           | 8                             | 2      | Good  | Remove          |
| 18      | Black locust | Rhus glabra     | 4.0                           | 6                             | 2      | Good  | Remove          |
| 19      | Black locust | Rhus glabra     | 2.0                           | 4                             | 2      | Good  | Remove          |
| 20      | Black locust | Rhus glabra     | 1.0                           | 2                             | 2      | Good  | Remove          |
| 21      | Black locust | Rhus glabra     | 0.5                           | 1                             | 2      | Good  | Remove          |
| 22      | Black locust | Rhus glabra     | 0.2                           | 0.5                           | 2      | Good  | Remove          |
| 23      | Black locust | Rhus glabra     | 0.1                           | 0.2                           | 2      | Good  | Remove          |
| 24      | Black locust | Rhus glabra     | 0.05                          | 0.1                           | 2      | Good  | Remove          |
| 25      | Black locust | Rhus glabra     | 0.02                          | 0.05                          | 2      | Good  | Remove          |
| 26      | Black locust | Rhus glabra     | 0.01                          | 0.02                          | 2      | Good  | Remove          |
| 27      | Black locust | Rhus glabra     | 0.005                         | 0.01                          | 2      | Good  | Remove          |
| 28      | Black locust | Rhus glabra     | 0.002                         | 0.005                         | 2      | Good  | Remove          |
| 29      | Black locust | Rhus glabra     | 0.001                         | 0.002                         | 2      | Good  | Remove          |
| 30      | Black locust | Rhus glabra     | 0.0005                        | 0.001                         | 2      | Good  | Remove          |
| 31      | Black locust | Rhus glabra     | 0.0002                        | 0.0005                        | 2      | Good  | Remove          |
| 32      | Black locust | Rhus glabra     | 0.0001                        | 0.0002                        | 2      | Good  | Remove          |
| 33      | Black locust | Rhus glabra     | 0.00005                       | 0.0001                        | 2      | Good  | Remove          |
| 34      | Black locust | Rhus glabra     | 0.00002                       | 0.00005                       | 2      | Good  | Remove          |
| 35      | Black locust | Rhus glabra     | 0.00001                       | 0.00002                       | 2      | Good  | Remove          |
| 36      | Black locust | Rhus glabra     | 0.000005                      | 0.00001                       | 2      | Good  | Remove          |
| 37      | Black locust | Rhus glabra     | 0.000002                      | 0.000005                      | 2      | Good  | Remove          |
| 38      | Black locust | Rhus glabra     | 0.000001                      | 0.000002                      | 2      | Good  | Remove          |
| 39      | Black locust | Rhus glabra     | 0.0000005                     | 0.000001                      | 2      | Good  | Remove          |
| 40      | Black locust | Rhus glabra     | 0.0000002                     | 0.0000005                     | 2      | Good  | Remove          |
| 41      | Black locust | Rhus glabra     | 0.0000001                     | 0.0000002                     | 2      | Good  | Remove          |
| 42      | Black locust | Rhus glabra     | 0.00000005                    | 0.0000001                     | 2      | Good  | Remove          |
| 43      | Black locust | Rhus glabra     | 0.00000002                    | 0.00000005                    | 2      | Good  | Remove          |
| 44      | Black locust | Rhus glabra     | 0.00000001                    | 0.00000002                    | 2      | Good  | Remove          |
| 45      | Black locust | Rhus glabra     | 0.000000005                   | 0.00000001                    | 2      | Good  | Remove          |
| 46      | Black locust | Rhus glabra     | 0.000000002                   | 0.000000005                   | 2      | Good  | Remove          |
| 47      | Black locust | Rhus glabra     | 0.000000001                   | 0.000000002                   | 2      | Good  | Remove          |
| 48      | Black locust | Rhus glabra     | 0.0000000005                  | 0.000000001                   | 2      | Good  | Remove          |
| 49      | Black locust | Rhus glabra     | 0.0000000002                  | 0.0000000005                  | 2      | Good  | Remove          |
| 50      | Black locust | Rhus glabra     | 0.0000000001                  | 0.0000000002                  | 2      | Good  | Remove          |
| 51      | Black locust | Rhus glabra     | 0.00000000005                 | 0.0000000001                  | 2      | Good  | Remove          |
| 52      | Black locust | Rhus glabra     | 0.00000000002                 | 0.00000000005                 | 2      | Good  | Remove          |
| 53      | Black locust | Rhus glabra     | 0.00000000001                 | 0.00000000002                 | 2      | Good  | Remove          |
| 54      | Black locust | Rhus glabra     | 0.000000000005                | 0.00000000001                 | 2      | Good  | Remove          |
| 55      | Black locust | Rhus glabra     | 0.000000000002                | 0.000000000005                | 2      | Good  | Remove          |
| 56      | Black locust | Rhus glabra     | 0.000000000001                | 0.000000000002                | 2      | Good  | Remove          |
| 57      | Black locust | Rhus glabra     | 0.0000000000005               | 0.000000000001                | 2      | Good  | Remove          |
| 58      | Black locust | Rhus glabra     | 0.0000000000002               | 0.0000000000005               | 2      | Good  | Remove          |
| 59      | Black locust | Rhus glabra     | 0.0000000000001               | 0.0000000000002               | 2      | Good  | Remove          |
| 60      | Black locust | Rhus glabra     | 0.00000000000005              | 0.0000000000001               | 2      | Good  | Remove          |
| 61      | Black locust | Rhus glabra     | 0.00000000000002              | 0.00000000000005              | 2      | Good  | Remove          |
| 62      | Black locust | Rhus glabra     | 0.00000000000001              | 0.00000000000002              | 2      | Good  | Remove          |
| 63      | Black locust | Rhus glabra     | 0.000000000000005             | 0.00000000000001              | 2      | Good  | Remove          |
| 64      | Black locust | Rhus glabra     | 0.000000000000002             | 0.000000000000005             | 2      | Good  | Remove          |
| 65      | Black locust | Rhus glabra     | 0.000000000000001             | 0.000000000000002             | 2      | Good  | Remove          |
| 66      | Black locust | Rhus glabra     | 0.0000000000000005            | 0.000000000000001             | 2      | Good  | Remove          |
| 67      | Black locust | Rhus glabra     | 0.0000000000000002            | 0.0000000000000005            | 2      | Good  | Remove          |
| 68      | Black locust | Rhus glabra     | 0.0000000000000001            | 0.0000000000000002            | 2      | Good  | Remove          |
| 69      | Black locust | Rhus glabra     | 0.00000000000000005           | 0.0000000000000001            | 2      | Good  | Remove          |
| 70      | Black locust | Rhus glabra     | 0.00000000000000002           | 0.00000000000000005           | 2      | Good  | Remove          |
| 71      | Black locust | Rhus glabra     | 0.00000000000000001           | 0.00000000000000002           | 2      | Good  | Remove          |
| 72      | Black locust | Rhus glabra     | 0.000000000000000005          | 0.00000000000000001           | 2      | Good  | Remove          |
| 73      | Black locust | Rhus glabra     | 0.000000000000000002          | 0.000000000000000005          | 2      | Good  | Remove          |
| 74      | Black locust | Rhus glabra     | 0.000000000000000001          | 0.000000000000000002          | 2      | Good  | Remove          |
| 75      | Black locust | Rhus glabra     | 0.0000000000000000005         | 0.000000000000000001          | 2      | Good  | Remove          |
| 76      | Black locust | Rhus glabra     | 0.0000000000000000002         | 0.0000000000000000005         | 2      | Good  | Remove          |
| 77      | Black locust | Rhus glabra     | 0.0000000000000000001         | 0.0000000000000000002         | 2      | Good  | Remove          |
| 78      | Black locust | Rhus glabra     | 0.00000000000000000005        | 0.0000000000000000001         | 2      | Good  | Remove          |
| 79      | Black locust | Rhus glabra     | 0.00000000000000000002        | 0.00000000000000000005        | 2      | Good  | Remove          |
| 80      | Black locust | Rhus glabra     | 0.00000000000000000001        | 0.00000000000000000002        | 2      | Good  | Remove          |
| 81      | Black locust | Rhus glabra     | 0.000000000000000000005       | 0.00000000000000000001        | 2      | Good  | Remove          |
| 82      | Black locust | Rhus glabra     | 0.000000000000000000002       | 0.000000000000000000005       | 2      | Good  | Remove          |
| 83      | Black locust | Rhus glabra     | 0.000000000000000000001       | 0.000000000000000000002       | 2      | Good  | Remove          |
| 84      | Black locust | Rhus glabra     | 0.0000000000000000000005      | 0.000000000000000000001       | 2      | Good  | Remove          |
| 85      | Black locust | Rhus glabra     | 0.0000000000000000000002      | 0.0000000000000000000005      | 2      | Good  | Remove          |
| 86      | Black locust | Rhus glabra     | 0.0000000000000000000001      | 0.0000000000000000000002      | 2      | Good  | Remove          |
| 87      | Black locust | Rhus glabra     | 0.00000000000000000000005     | 0.0000000000000000000001      | 2      | Good  | Remove          |
| 88      | Black locust | Rhus glabra     | 0.00000000000000000000002     | 0.00000000000000000000005     | 2      | Good  | Remove          |
| 89      | Black locust | Rhus glabra     | 0.00000000000000000000001     | 0.00000000000000000000002     | 2      | Good  | Remove          |
| 90      | Black locust | Rhus glabra     | 0.000000000000000000000005    | 0.00000000000000000000001     | 2      | Good  | Remove          |
| 91      | Black locust | Rhus glabra     | 0.000000000000000000000002    | 0.000000000000000000000005    | 2      | Good  | Remove          |
| 92      | Black locust | Rhus glabra     | 0.000000000000000000000001    | 0.000000000000000000000002    | 2      | Good  | Remove          |
| 93      | Black locust | Rhus glabra     | 0.0000000000000000000000005   | 0.000000000000000000000001    | 2      | Good  | Remove          |
| 94      | Black locust | Rhus glabra     | 0.0000000000000000000000002   | 0.0000000000000000000000005   | 2      | Good  | Remove          |
| 95      | Black locust | Rhus glabra     | 0.0000000000000000000000001   | 0.0000000000000000000000002   | 2      | Good  | Remove          |
| 96      | Black locust | Rhus glabra     | 0.00000000000000000000000005  | 0.0000000000000000000000001   | 2      | Good  | Remove          |
| 97      | Black locust | Rhus glabra     | 0.00000000000000000000000002  | 0.00000000000000000000000005  | 2      | Good  | Remove          |
| 98      | Black locust | Rhus glabra     | 0.00000000000000000000000001  | 0.00000000000000000000000002  | 2      | Good  | Remove          |
| 99      | Black locust | Rhus glabra     | 0.000000000000000000000000005 | 0.00000000000000000000000001  | 2      | Good  | Remove          |
| 100     | Black locust | Rhus glabra     | 0.000000000000000000000000002 | 0.000000000000000000000000005 | 2      | Good  | Remove          |

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

CARMELA LEVIN  
DESIGNER

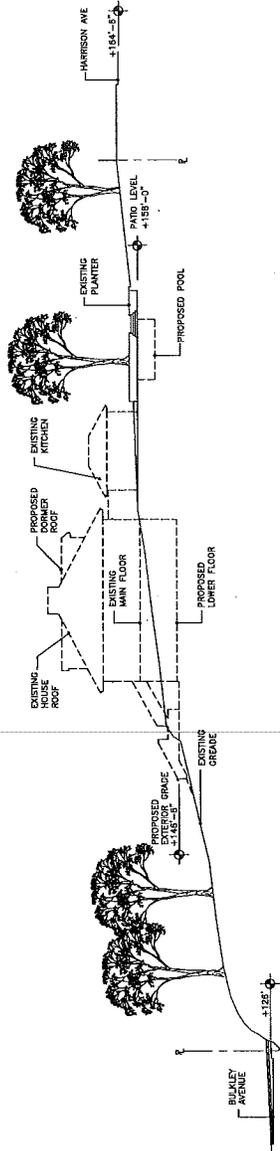
3402 73<sup>RD</sup> STREET  
SAN FRANCISCO  
CA 94116  
TEL: 415-398-2800

ISSUED: 01/12/15

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

SITE  
SECTION

**A2.0**



**1 SITE SECTION**  
SCALE 1/16" = 1'-0"

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94865

**DESIGN REVIEW  
PERMIT SUBMITTAL**

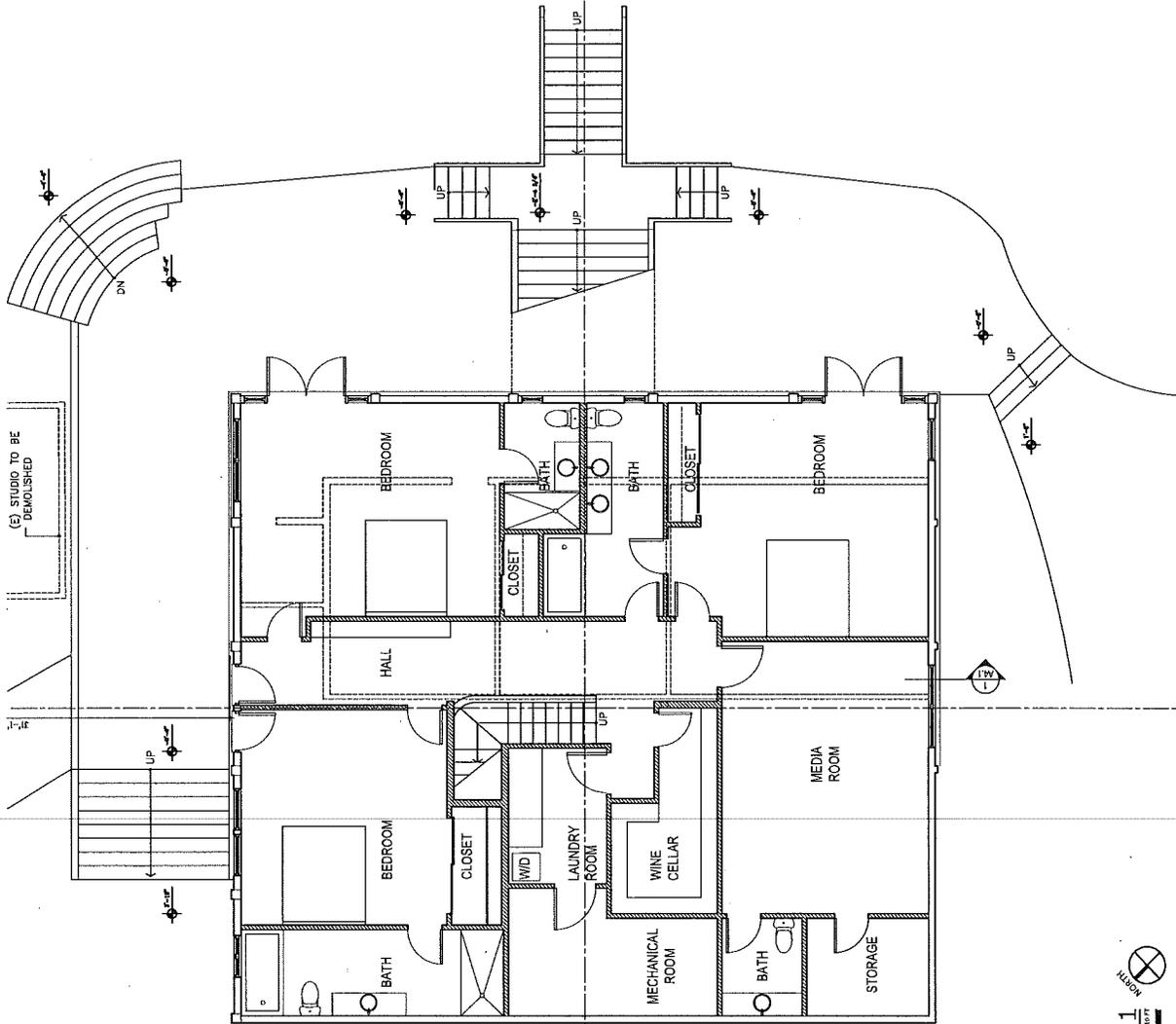
**CARMELA LEVIN  
DESIGNER**

3401 23RD STREET  
SAN FRANCISCO  
CA 94116  
TEL: 415-398-2828

ISSUED: 01/12/15

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

**PROPOSED  
HOUSE  
FLOOR PLAN  
A2.1**



| WALL LEGEND |
|-------------|
| EXISTING    |
| PROPOSED    |
| DEMOLISHED  |



**1** PROPOSED HOUSE PLAN - LEVEL 1  
SCALE 1/4" = 1'-0"

TANGLEWOOD

THE LEVIN RESIDENCE

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITAL

CARMEL ALVIN  
DESIGNER

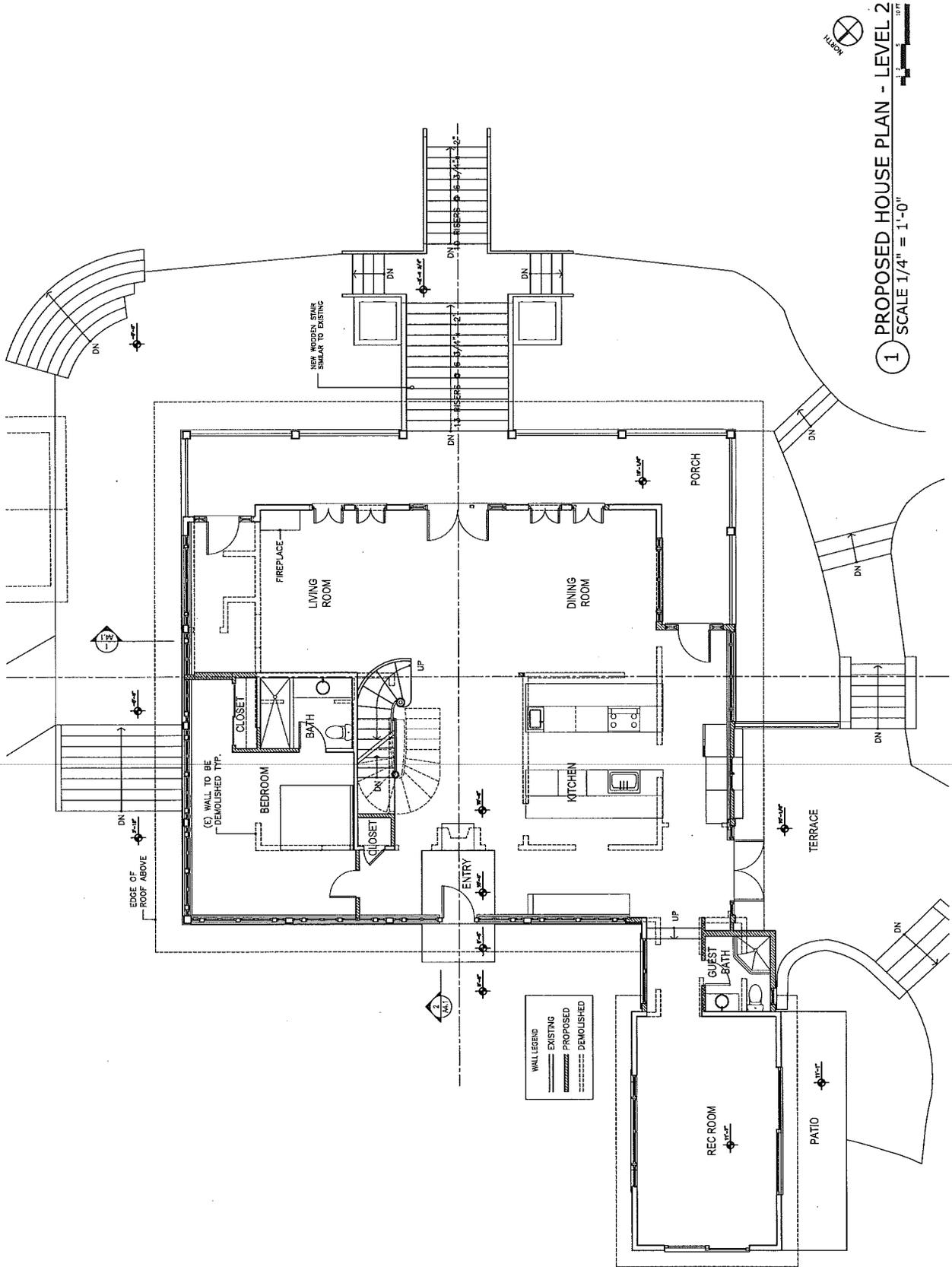
340 21ST STREET  
SAN FRANCISCO  
CALIF. 94104

ISSUED: 09/12/15

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

PROPOSED HOUSE  
HOUSE FLOOR PLAN

A2.2



**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

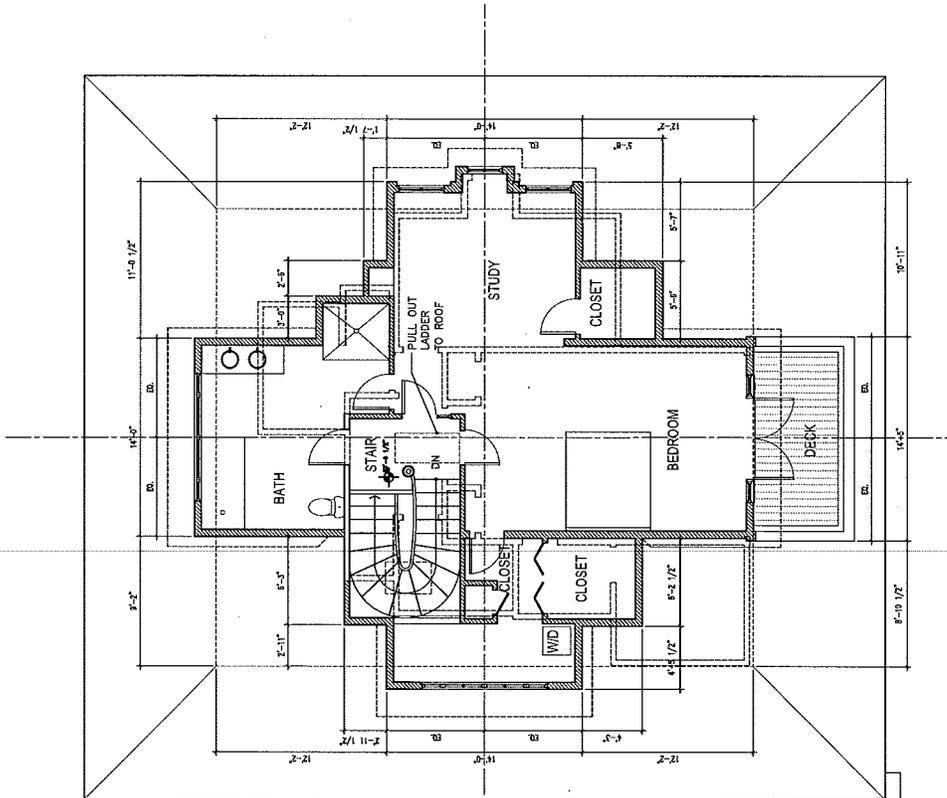
**CARMEL A LEVIN  
DESIGNER**

3402 28TH STREET  
SAN FRANCISCO  
CALIFORNIA  
94116-2806

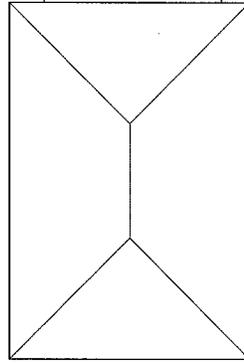
ISSUED: 01/12/15

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

**PROPOSED  
HOUSE  
FLOOR PLAN  
A2.3**



| WALL LEGEND |            |
|-------------|------------|
|             | EXISTING   |
|             | PROPOSED   |
|             | DEMOLISHED |



**1 PROPOSED HOUSE PLAN - LEVEL 3**  
SCALE 1/4" = 1'-0"

TANGLEWOOD

THE  
LEVIN  
RESIDENCE

168 HARRISON AVE  
SAN JUANITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

CARMELA LEVIN  
DESIGNER

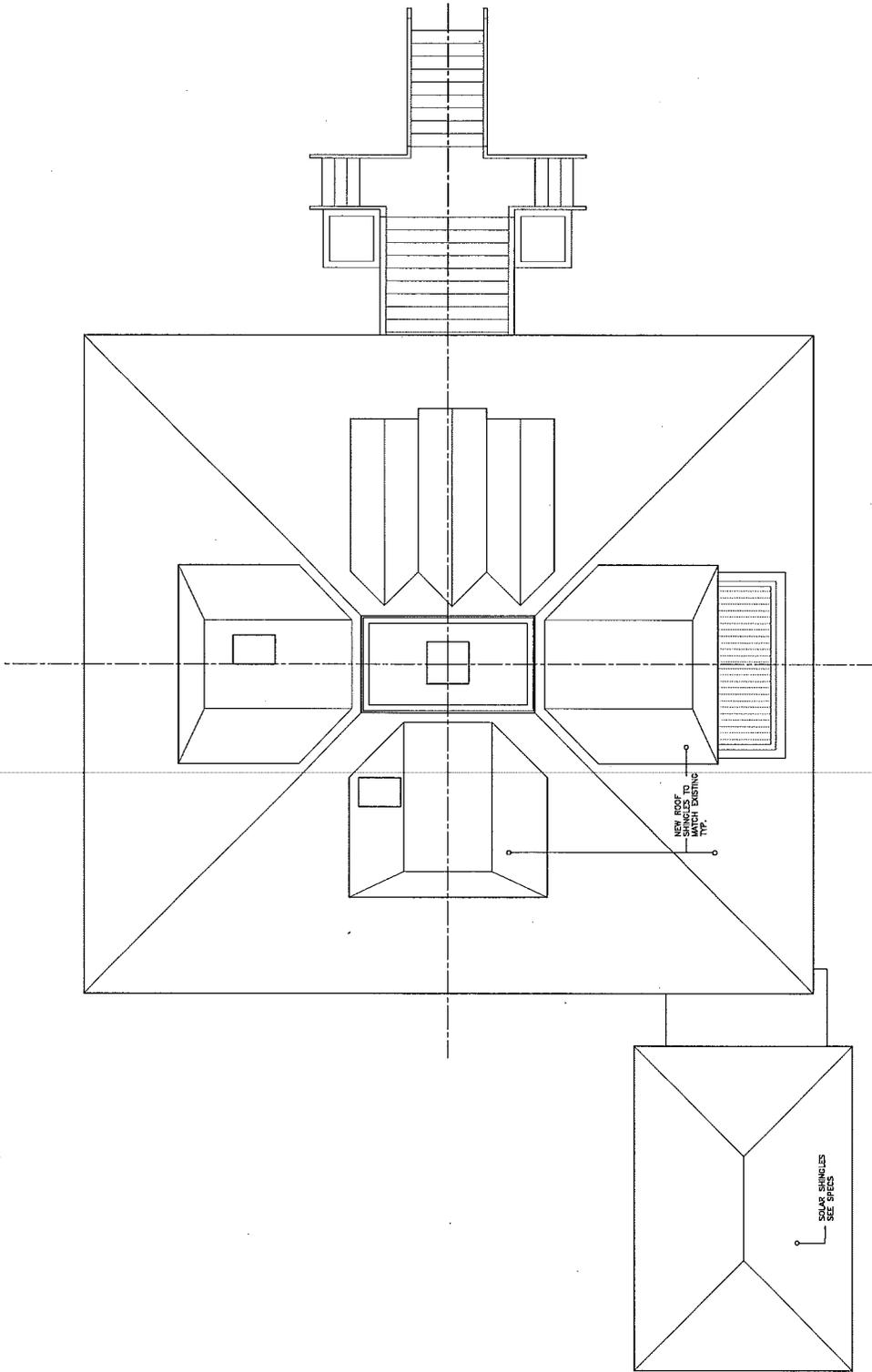
5077 73<sup>RD</sup> STREET  
SAN FRANCISCO  
CA 94132  
TEL: 415-398-2828

ISSUED: 09/12/15

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

PROPOSED  
HOUSE  
FLOOR PLAN

A2.4



**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

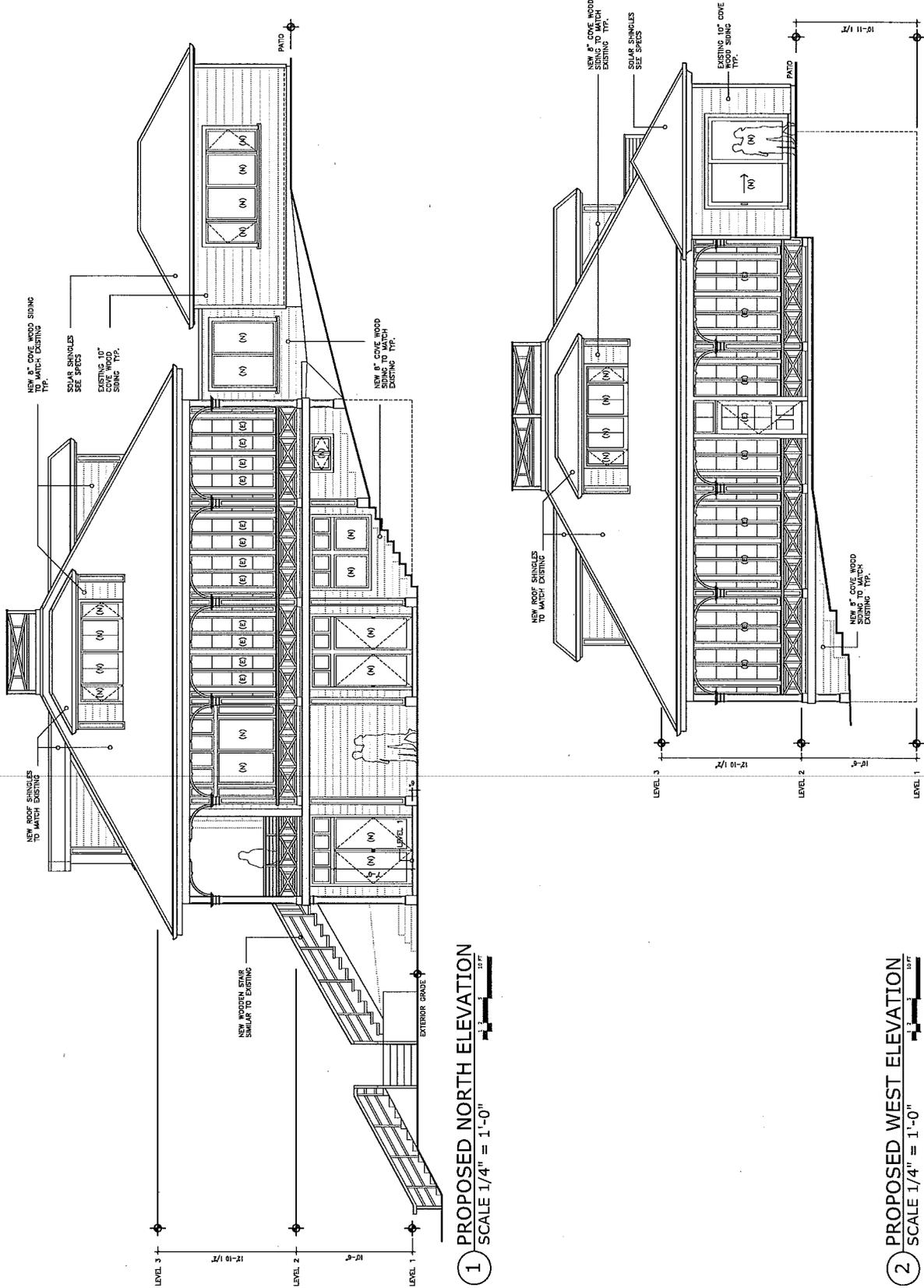
**CARMELA LEVIN  
DESIGNER**

3402161 STREET  
SAN FRANCISCO  
CA 94118-2000

ISSUED: 01/11/15

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

**PROPOSED  
HOUSE  
ELEVATIONS  
A3.1**



**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94865

**DESIGN REVIEW  
PERMIT SUBMITAL**

**CARMELA LEVIN  
DESIGNER**

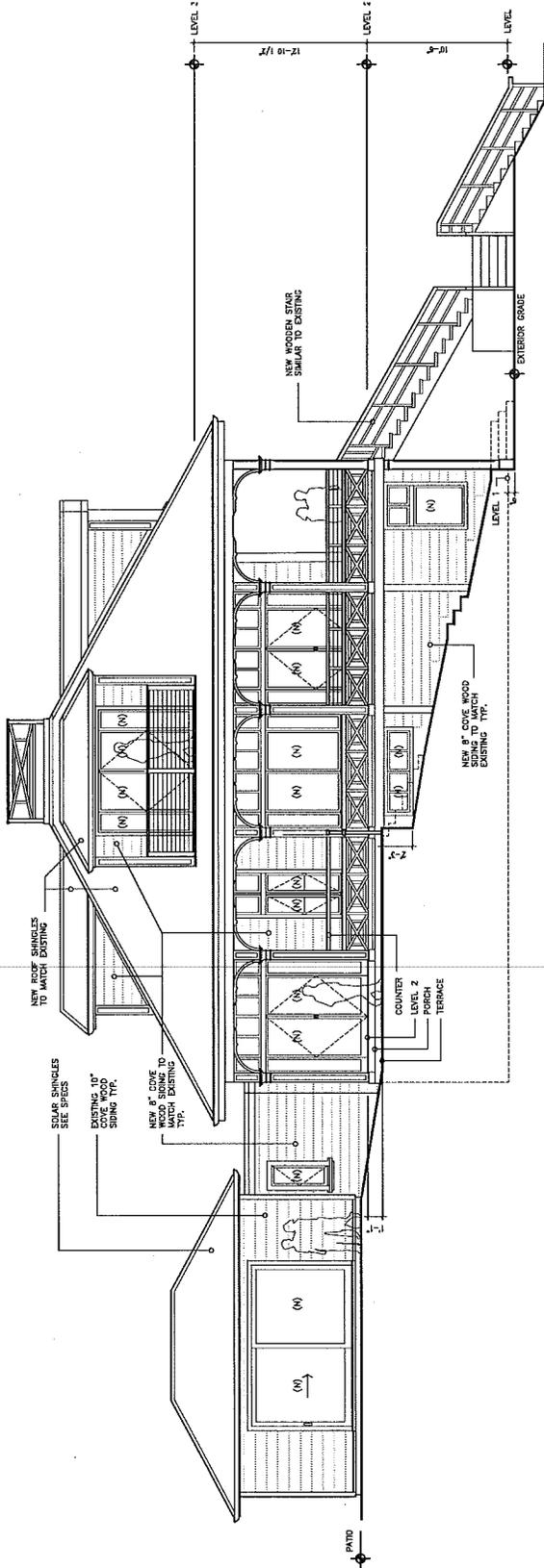
340716 STREET  
SAN FRANCISCO  
CA 94110  
TEL: 415 254-9696

ISSUED: 01/15/15

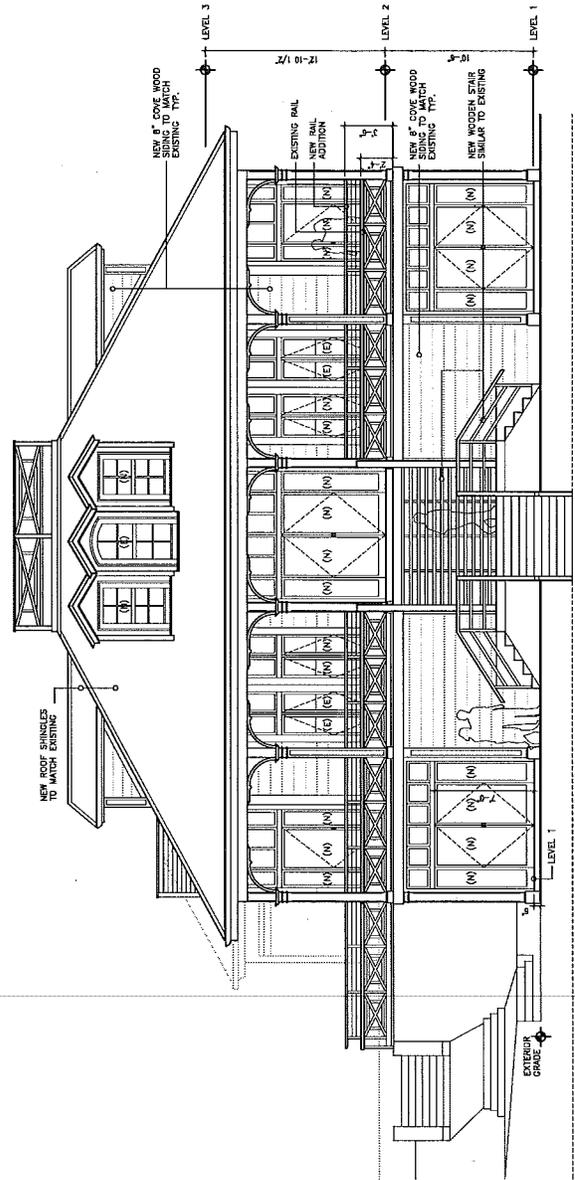
SCALE: 1/4"=1'-0"

**PROPOSED  
HOUSE  
ELEVATIONS**

**A3.2**



**1 PROPOSED SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

CARMELA LEVIN  
DESIGNER

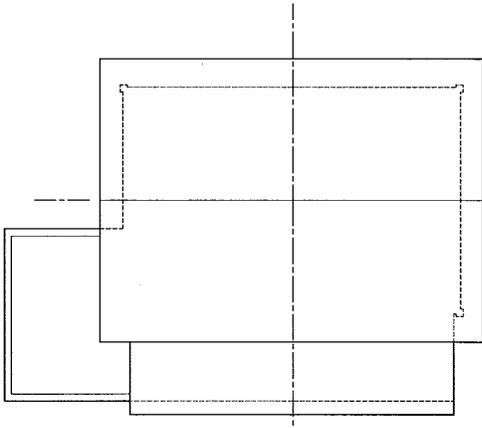
340216 S STREET  
SAN FRANCISCO  
CA 94118

ISSUED: 08/17/19

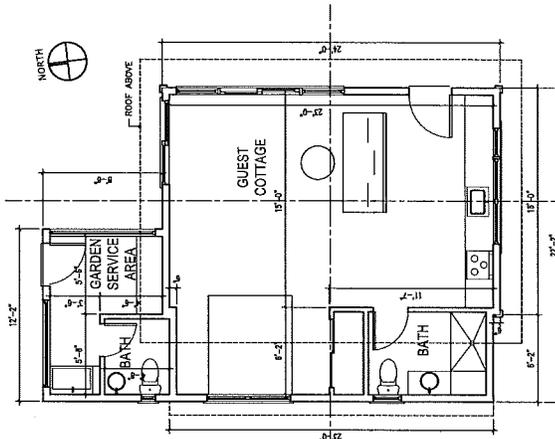
SCALE: 1/4" = 1'-0"

PROPOSED ACCESSORY  
DWELLING UNIT  
(ADU)

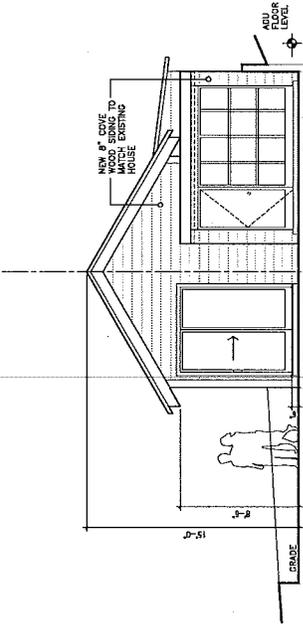
**A5.1**



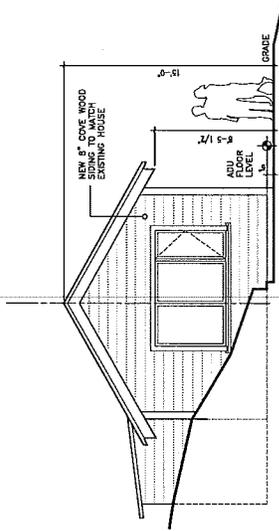
1 PROPOSED ROOF PLAN  
SCALE 1/4" = 1'-0"



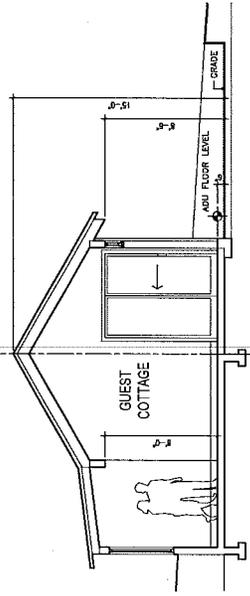
4 PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"



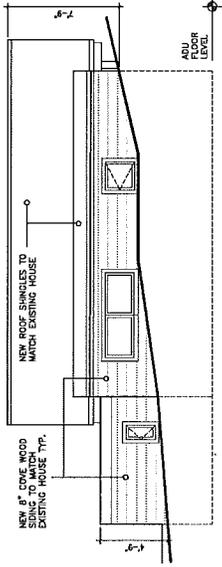
2 PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



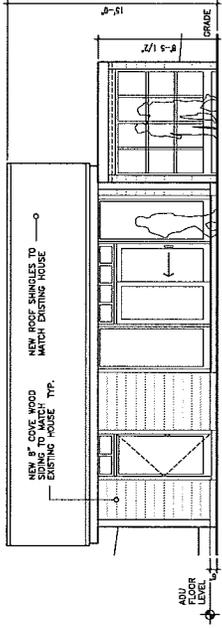
5 PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



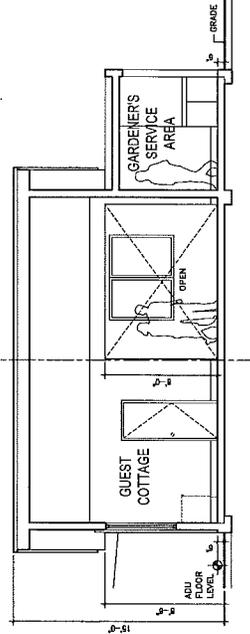
7 PROPOSED LAT. SECTION  
SCALE 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION  
SCALE 1/4" = 1'-0"



6 PROPOSED EAST ELEVATION  
SCALE 1/4" = 1'-0"



8 PROPOSED LONG. SECTION  
SCALE 1/4" = 1'-0"

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

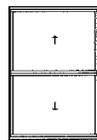
CARMELA LEVIN  
DESIGNER  
300218 STREET  
SAN FRANCISCO  
CA 94116  
TEL: 415.262.4444

ISSUED: 06/12/15

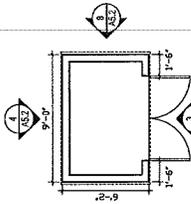
SCALE: 1/4"=1'-0"

ADDITIONAL  
STRUCTURES

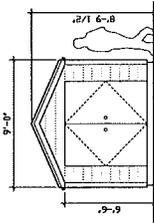
**A5.2**



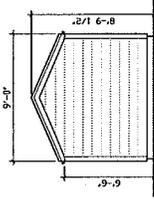
**1** MECH. HUT ROOF  
SCALE 1/4" = 1'-0"



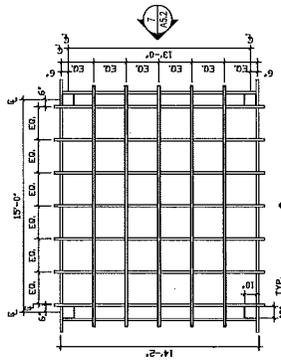
**2** MECH. HUT PLAN  
SCALE 1/4" = 1'-0"



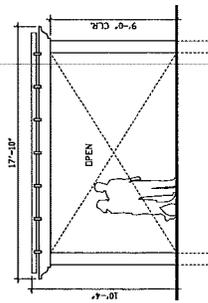
**3** MECH. HUT FRONT ELEV.  
SCALE 1/4" = 1'-0"



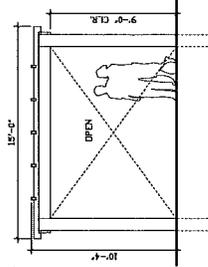
**4** MECH. HUT BACK ELEV.  
SCALE 1/4" = 1'-0"



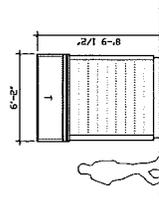
**5** TRELLIS PLAN  
SCALE 1/4" = 1'-0"



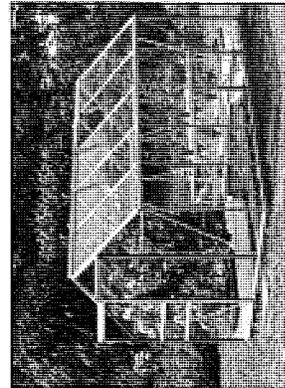
**6** TRELLIS FRONT ELEV.  
SCALE 1/4" = 1'-0"



**7** TRELLIS SIDE ELEV.  
SCALE 1/4" = 1'-0"



**8** MECH. HUT SIDE ELEV.  
SCALE 1/4" = 1'-0"



**9** GREENHOUSE  
NOT TO SCALE

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITAL**

CARMELEA LEVIN  
DESIGNER

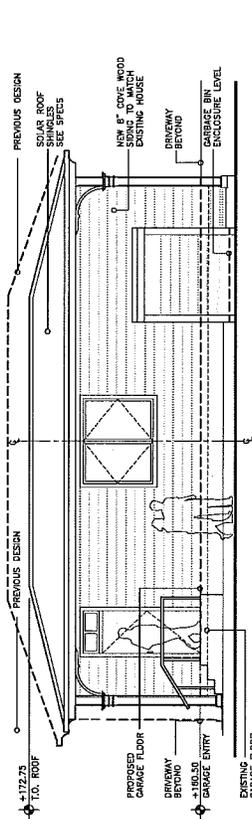
2423ST STREET  
SAN FRANCISCO  
CA 94133

ISSUED: 09/11/15  
REVISED: 02/03/16  
REVISED: 02/03/15

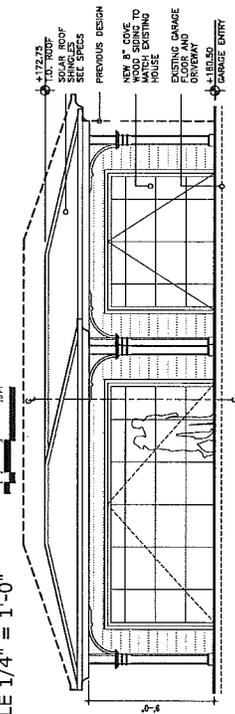
SCALE: 1/4" = 1'-0"

**PROPOSED  
GARAGE**

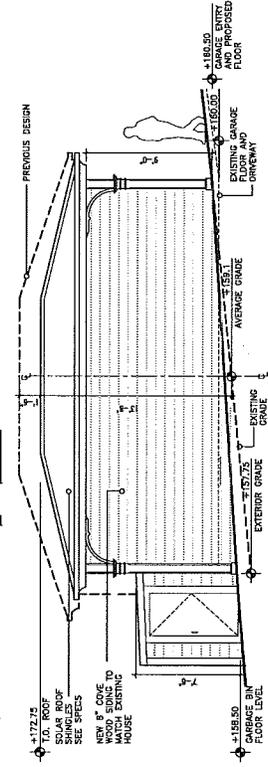
**A6.1**



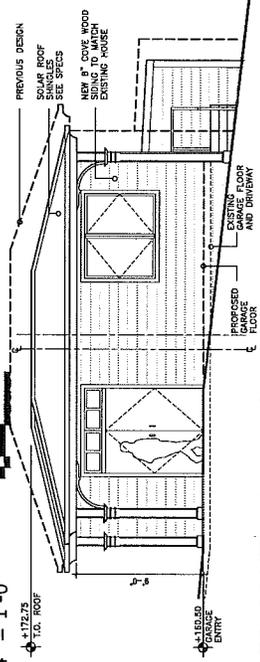
**3 PROPOSED EAST ELEVATION**  
SCALE 1/4" = 1'-0"



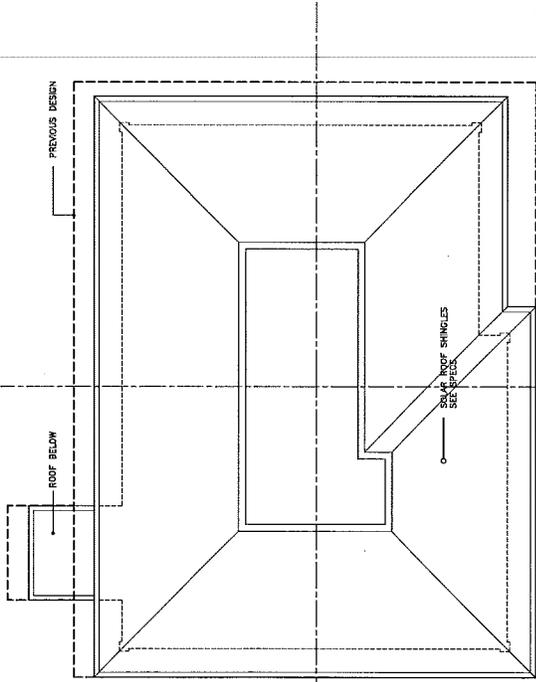
**4 PROPOSED WEST ELEVATION**  
SCALE 1/4" = 1'-0"



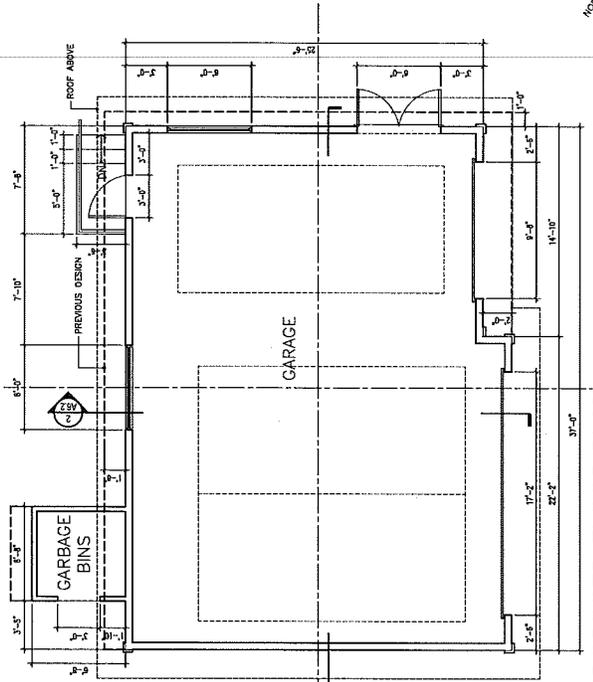
**5 PROPOSED NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**6 PROPOSED SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**1 PROPOSED ROOF PLAN**  
SCALE 1/4" = 1'-0"



**2 PROPOSED FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

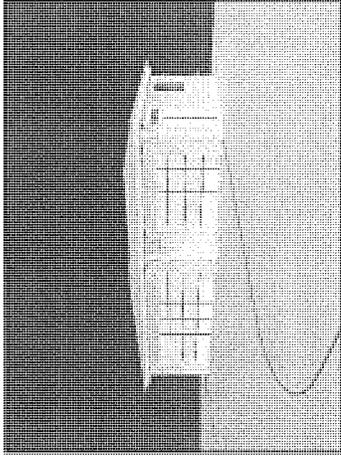
CARMELA LEVIN  
DESIGNER

3407 25<sup>TH</sup> STREET  
SAN FRANCISCO  
CA 94110  
TEL: 415-398-2846

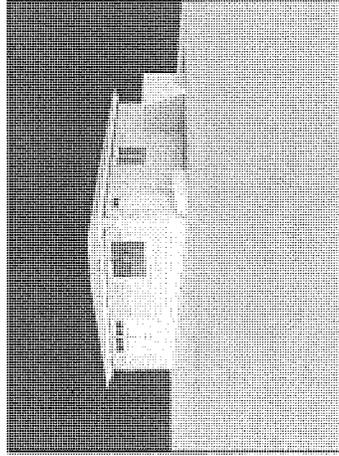
ISSUED: 03/11/11  
REVISED: 03/11/11  
REVISED: 03/11/11

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

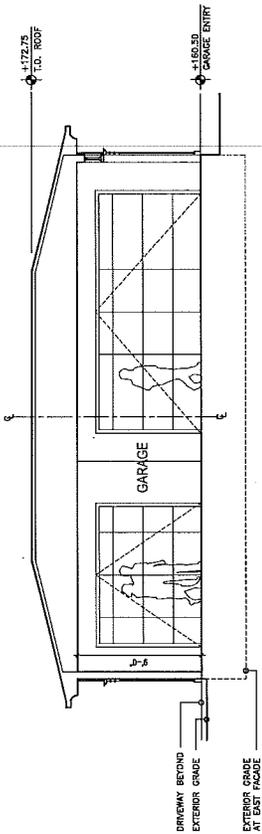
PROPOSED  
GARAGE  
SECTIONS  
**A6.2**



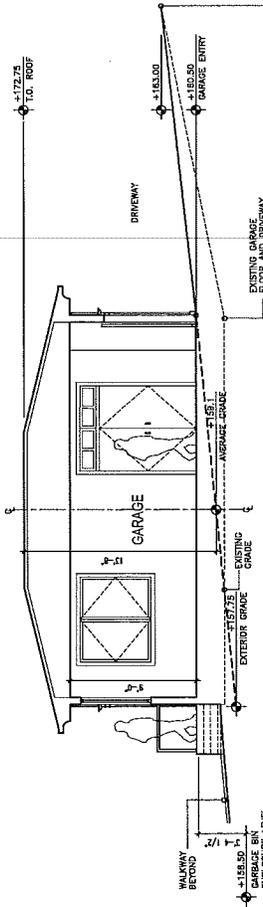
3 VIEW FROM HARRISON AVE.  
NO SCALE



4 VIEW FROM MAIN RESIDENCE  
NO SCALE



1 PROPOSED LONG. SECTION  
SCALE 1/4" = 1'-0"



2 PROPOSED LATERAL SECTION  
SCALE 1/4" = 1'-0"

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITAL**

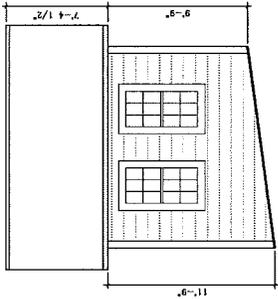
**CARMELA LEVIN  
DESIGNER**  
340215 STREET  
SAN FRANCISCO  
CA 94132-2000  
TEL: 415.724.2000

ISSUED: 04/12/15

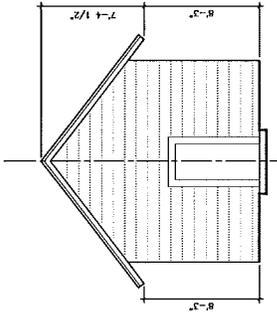
SCALE: 1/4"=1'-0"

**EXISTING  
HOUSE BASEMENT  
AND ACCESSORY  
BUILDING ELEVATIONS**

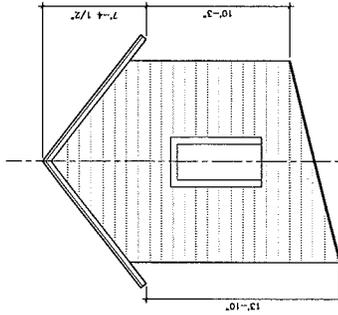
**A7.1**



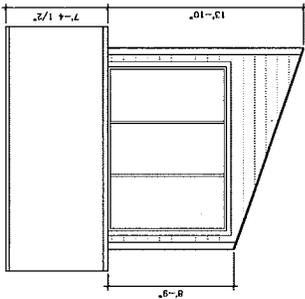
**3 WEST ELEVATION**  
SCALE 1/4" = 1'-0"



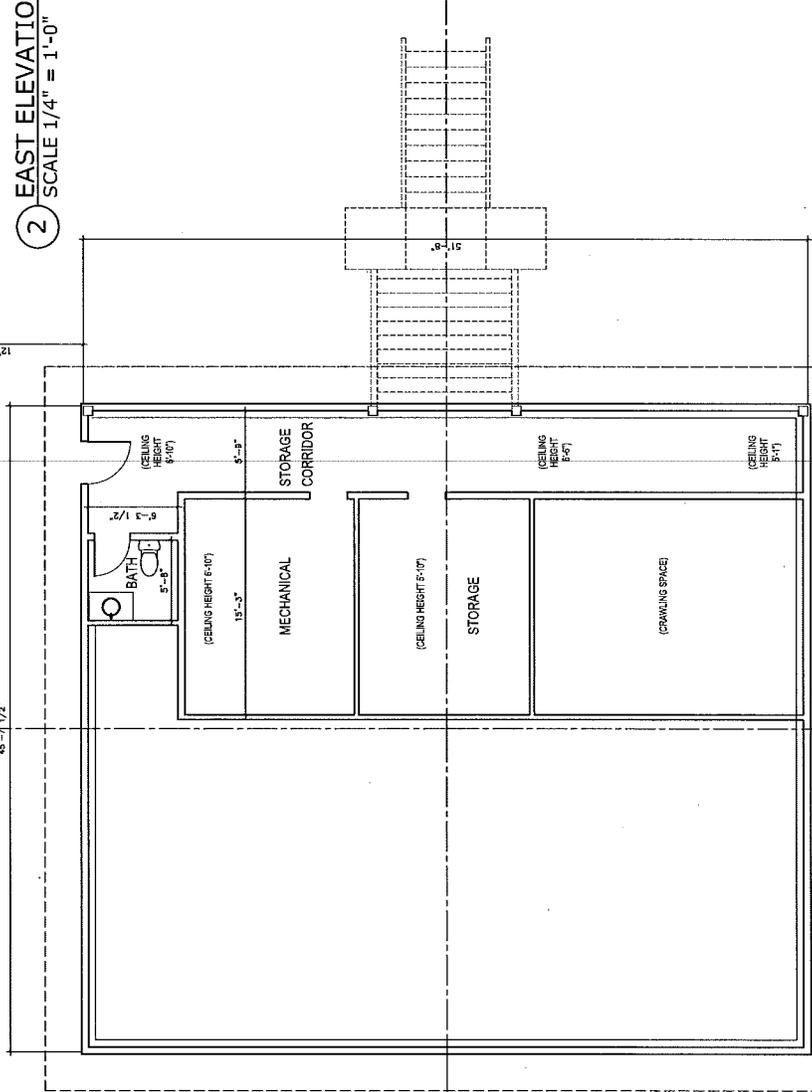
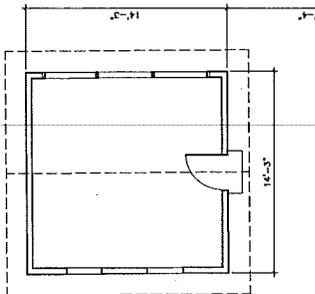
**4 NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**5 SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**1 EXISTING BASEMENT PLAN**  
SCALE 1/4" = 1'-0"

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

188 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

**CARMELA LEVIN  
DESIGNER**

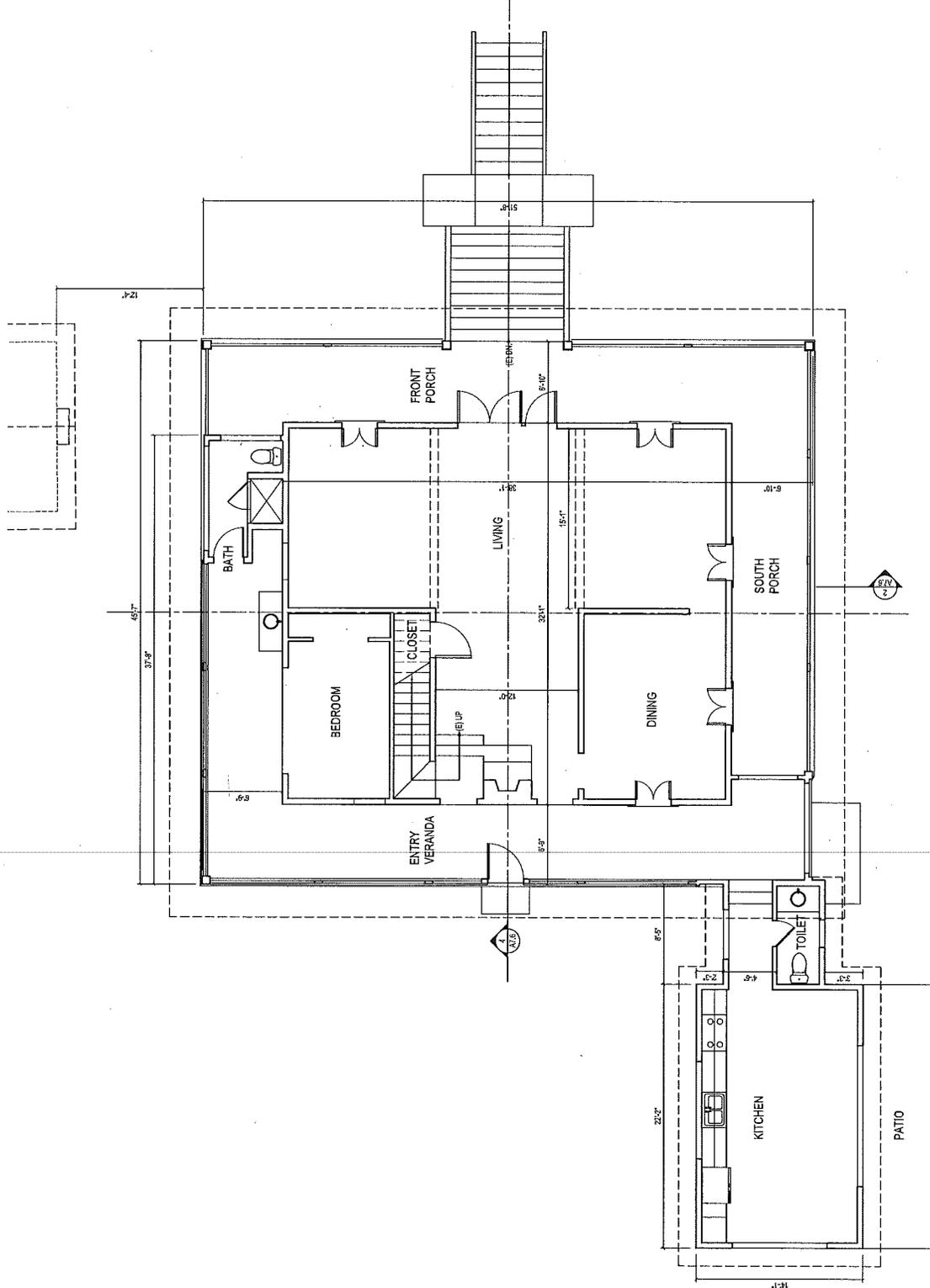
3407 21ST STREET  
SAN FRANCISCO  
CA 94116  
415-775-2828

ISSUED: 06/12/15

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

**EXISTING  
HOUSE  
FLOOR PLAN**

**A7.2**



**1** EXISTING HOUSE PLAN - LEVEL 2  
SCALE 1/4" = 1'-0"

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITAL**

**CARMELA LEVIN  
DESIGNER**

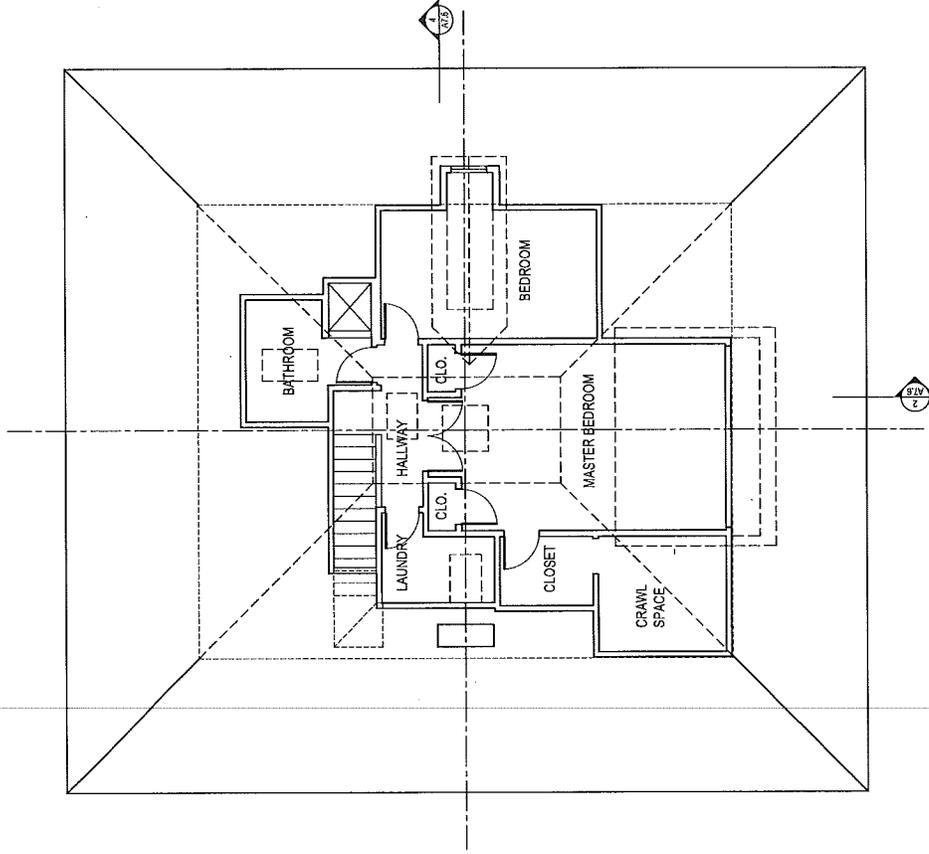
240 216 STREET  
SAUSALITO, CA 94965  
TEL: 415-236-0000

ISSUED: 01/12/15

DATE: 07/02/15  
SCALE: 1/4"=1'-0"

**EXISTING  
HOUSE  
FLOOR PLAN**

**A7.3**



**1** EXISTING HOUSE PLAN - LEVEL 3  
SCALE 1/4" = 1'-0"

TANGLEWOOD

THE  
LEVIN  
RESIDENCE

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

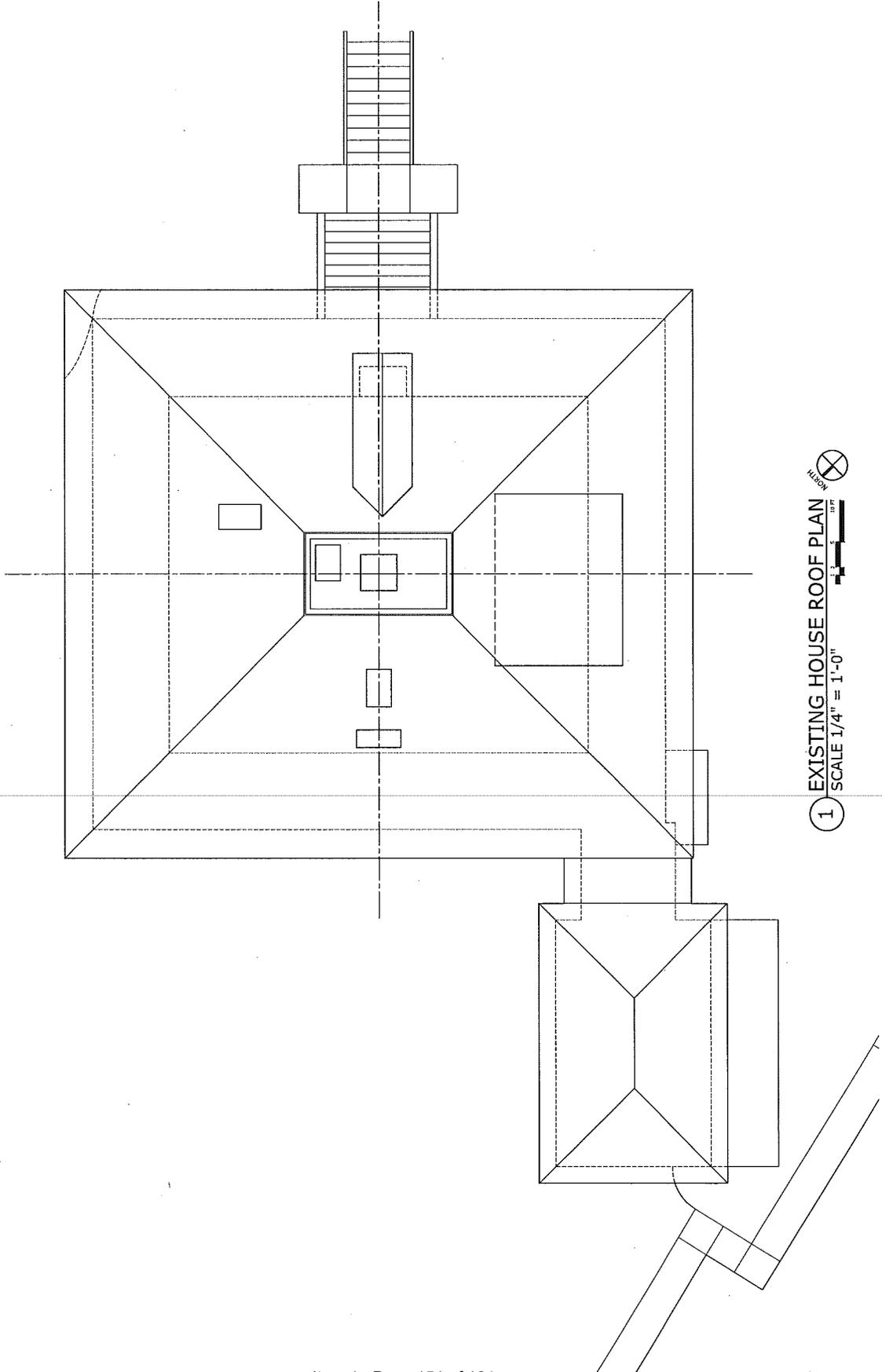
CARMELA LEVIN  
DESIGNER  
3402 23<sup>RD</sup> STREET  
SAN FRANCISCO  
CA 94116  
TEL: 415 224-2848

ISSUED: 06/17/15

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

EXISTING  
HOUSE  
ROOF PLAN

A7.4



**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

166 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

CARMELA LEVIN  
DESIGNER

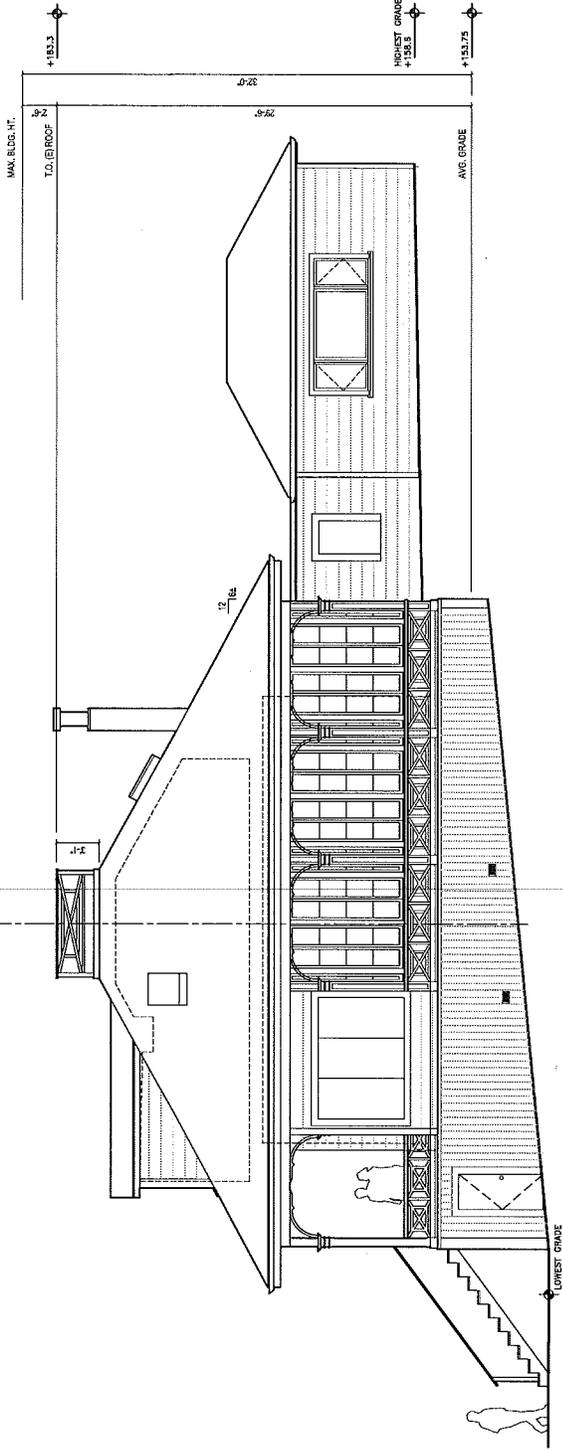
340725 STREET  
SAUSALITO  
CA 94965  
TEL: 415-264-4400

REVISED: 01/17/15

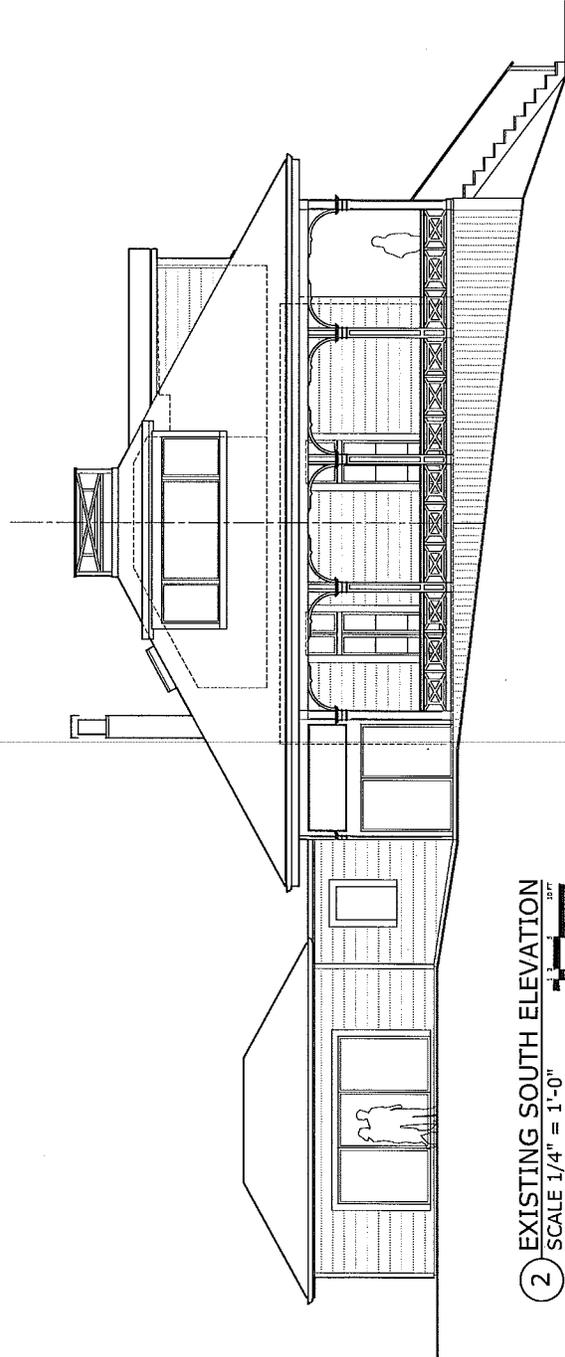
SCALE: 1/4" = 1'-0"

EXISTING  
HOUSE  
ELEVATIONS

**A7.5**



1 EXISTING NORTH ELEVATION  
SCALE 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

**CARMEIA BIN  
DESIGNER**

300 21ST STREET  
SAN FRANCISCO  
CA, 94103

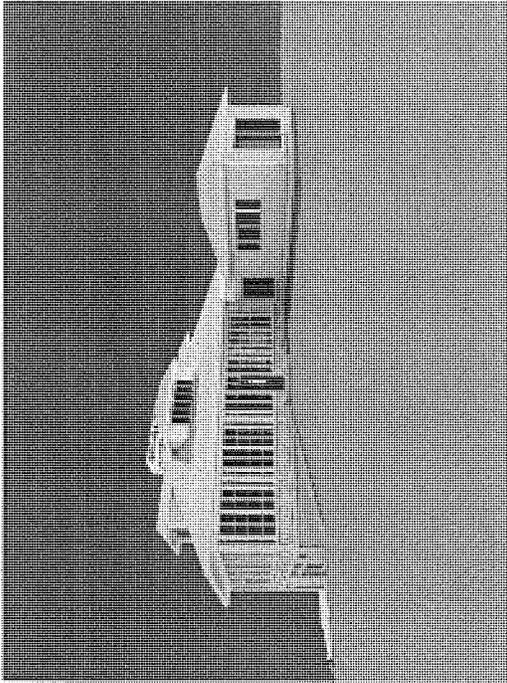
TEL: 415 398 8000

ISSUED: 08 / 12 / 15

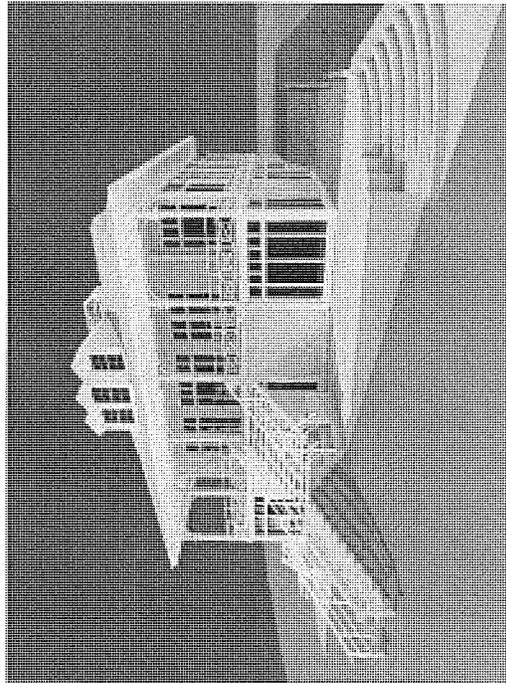
NOT TO SCALE

**3D  
RENDERINGS**

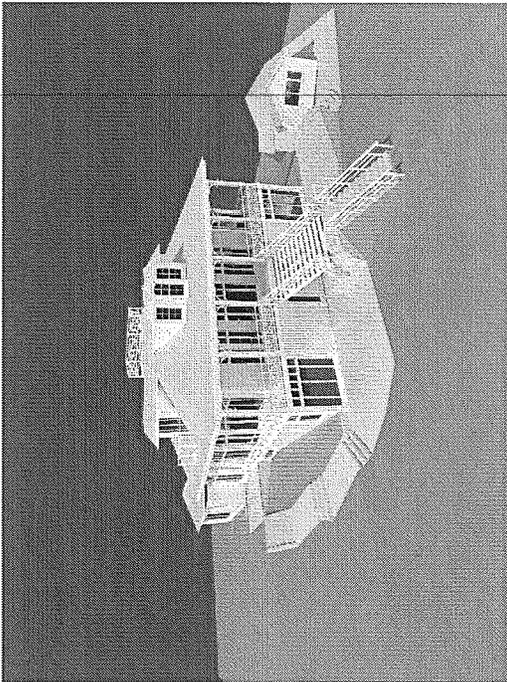
**A8.1**



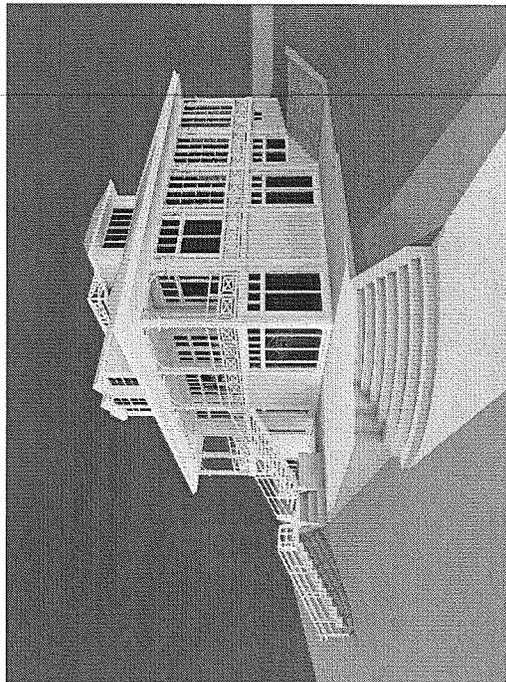
**NORTHWEST VIEW**



**NORTHEAST VIEW 2**



**AERIAL VIEW SOUTHEAST**



**NORTHEAST VIEW 1**

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

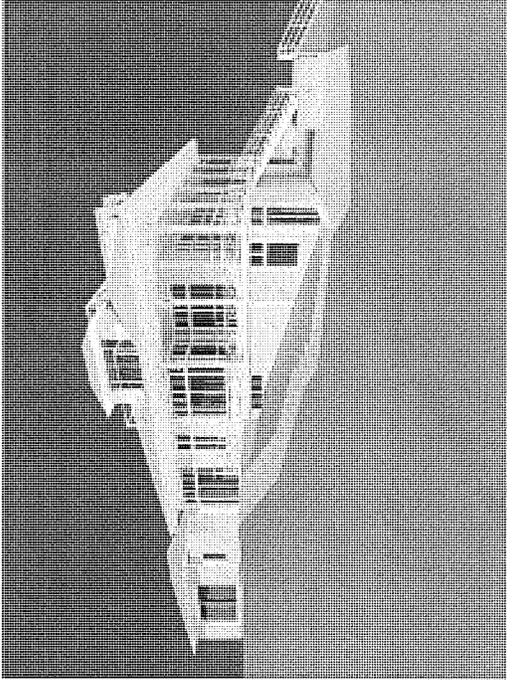
CARMELA LEVIN  
DESIGNER  
3403 26TH STREET  
SAN FRANCISCO  
CA 94116  
TEL: 415 234-8495

ISSUED: 06/12/15

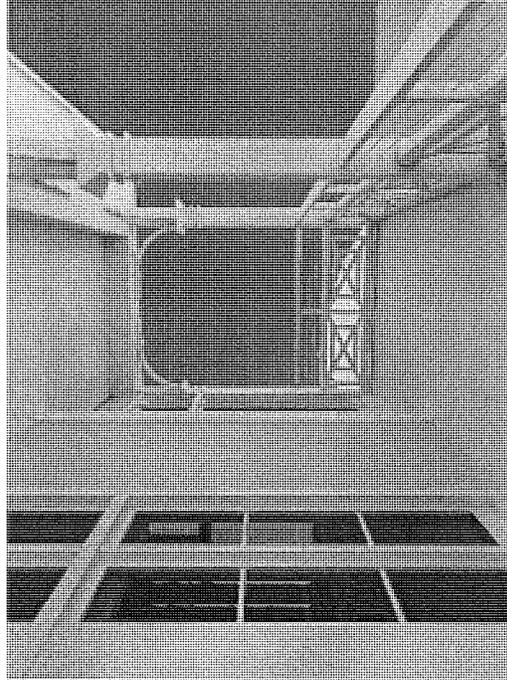
NOT TO SCALE

3D  
RENDERINGS

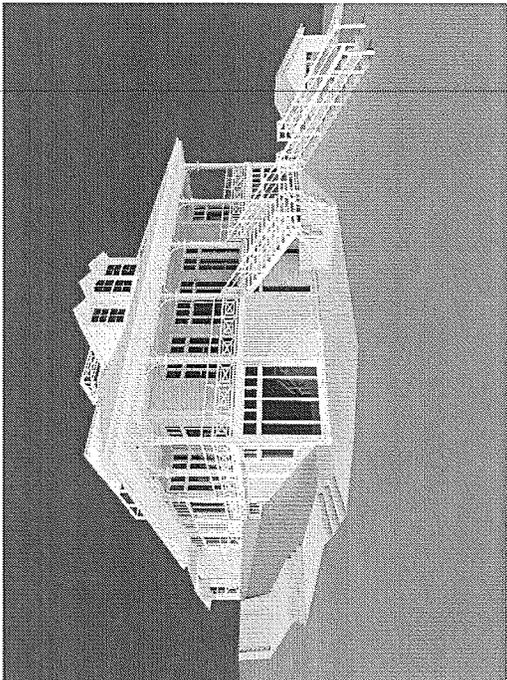
**A8.2**



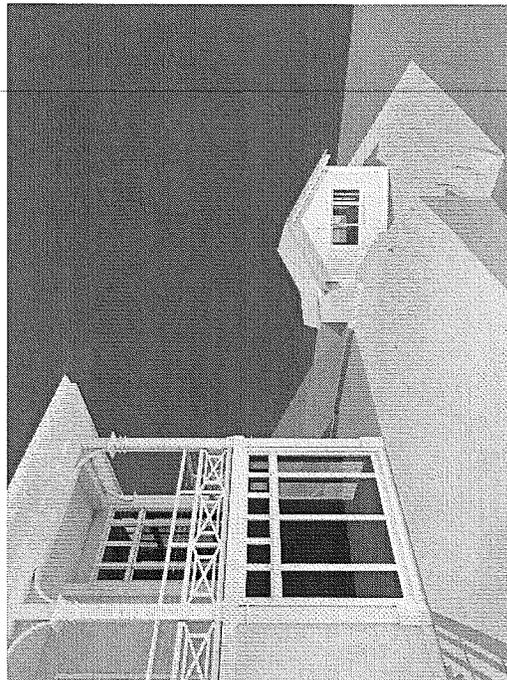
SOUTHEAST VIEW 2



PORCH VIEW NORTH TOWARD ADU



SOUTHEAST VIEW 1



SOUTHEAST VIEW TOWARD ADU

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

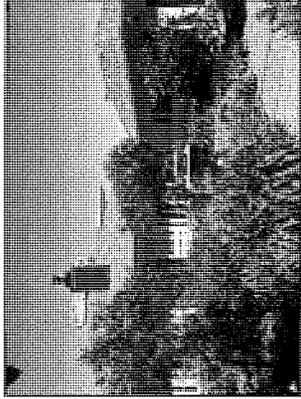
**CARMELA LEVIN  
DESIGNER**

3402 21ST STREET  
SAN FRANCISCO  
CA 94116

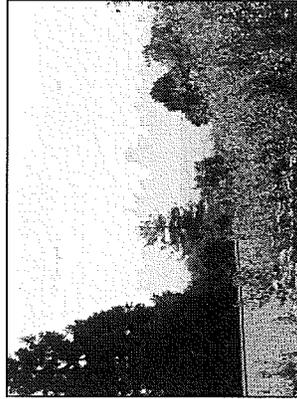
ISSUED: 06/17/15

**EXISTING HOUSE  
PHOTOS**

**A8.3**



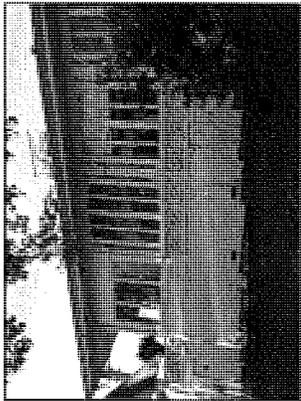
**EXISTING ODD CHIMNEY TO BE  
REPLACED BY DORMER (WEST)**



**VIEW FROM MASTER BEDROOM  
SOUTH DORMER WINDOW**



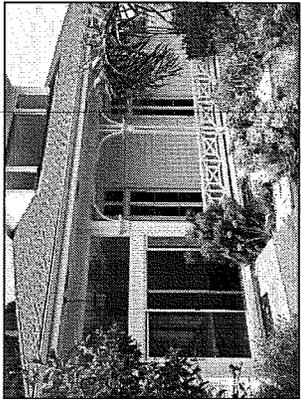
**EXISTING LAWN/ FORMER POOL  
AREA**



**ODD WINDOW AND HIGH  
UNDERSTORY (NORTH )**



**EXISTING NARROW WINDOWS TO  
THE VIEW OF THE BAY**



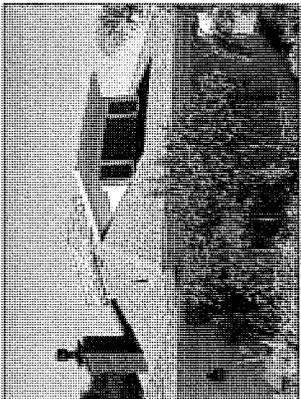
**ODD SLIDING DOOR AND  
TRANSOM**



**EXISTING ODD DOORS AND REAR  
STAIRS TO BE REPLACED**



**EAST VIEW FROM REAR PORCH**



**EXISTING ODD SOUTH DORMER**



**LOW HEADROOM AT EXISTING  
NARROW EAST DORMER**



**NORTH EAST VIEW FROM THE  
REAR PORCH**

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

1661 HARRISON AVE  
SAUSALITO  
CA 94965

**DESIGN REVIEW  
PERMIT SUBMITTAL**

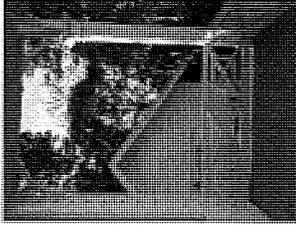
**CARMELA LEVIN  
DESIGNER**

3423 24TH STREET  
SAN FRANCISCO  
CA 94114  
TEL: 415-774-8888

ISSUED: 06/12/19

**EXISTING HOUSE  
PHOTOS**

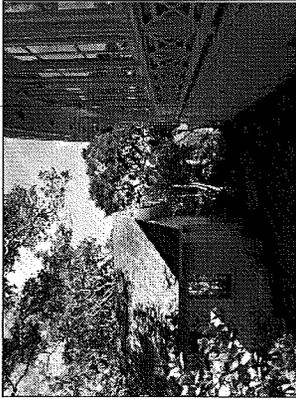
**A8.4**



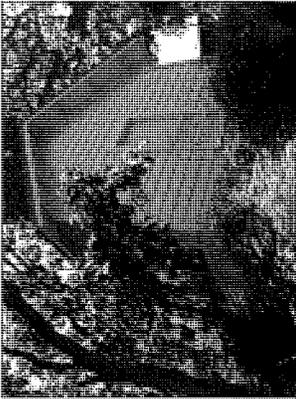
**EXISTING ACCESSORY BUILDING  
BLOCKING MT. TAM VIEW**



**REAR VIEW. ODD WINDOWS TO  
BE REPLACED**



**ACCESSORY BLDG TOO CLOSE  
TO THE HOUSE**



**EXISTING ACCESSORY BLDG  
NORTH VIEW**



**PASSAGE AT THE SOUTH SIDE  
TO BE REBUILT**



**LEAVES OF BAY TREE TO BE  
REMOVED**



**ACCESSORY BLDG TO BE MOVED TO REPLACE THE BAY  
TREE**



**AREA OF NEW PROPOSED PATIO.  
VIEW TO THE SOUTH**



**AREA OF NEW PROPOSED PATIO.  
VIEW TOWARDS THE HOUSE**



**AREA TO BE REBUILT AT REAR  
OF HOUSE**



**AREA TO BE REBUILT AT REAR  
OF HOUSE**

**TANGLEWOOD**

**THE  
LEVIN  
RESIDENCE**

168 HARRISON AVE  
SAUSALITO  
CA 94965

DESIGN REVIEW  
PERMIT SUBMITTAL

CARMELA LEVIN  
DESIGNER

3402 21ST STREET  
SAN FRANCISCO  
CA 94114  
415-775-2848

ISSUED: 09/12/15

EXISTING HOUSE  
PHOTOS

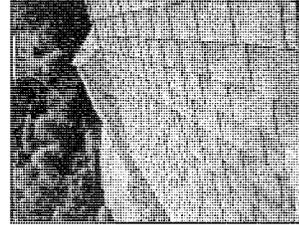
**A8.5**



EXISTING AREA BEHIND THE  
GARAGE



POOL EQUIPMENT ENCLOSURE  
LOCATION (PROPOSED)



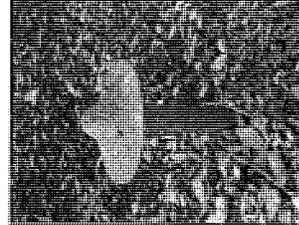
EXISTING ROOF ASPHALT  
SHINGLES TO BE MATCHED



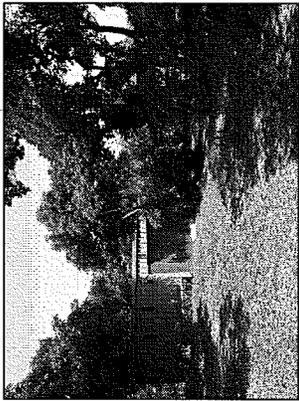
GARAGE EXPANSION/ PROPOSED  
GREENHOUSE AREA



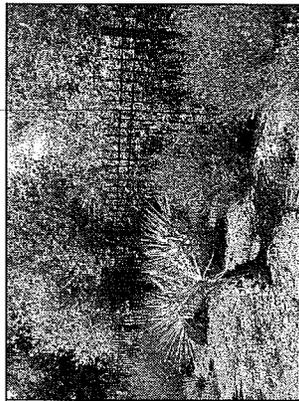
EXISTING TYP WALKWAY



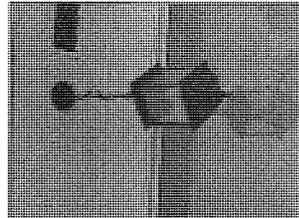
EXISTING PATH LIGHTS TO BE  
REPLACED WITH BRONZE FIXTURES



EXISTING GARAGE REAR VIEW



NEW PLANTING ON HARRISON  
AVE. AT ENTRY TO PROPERTY



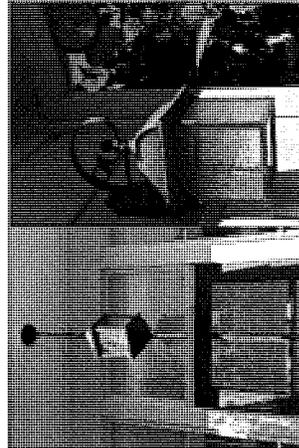
EXISTING BUILDING LIGHTING



EXISTING GARAGE STREET VIEW



NEW PLANTING ON HARRISON  
AVE. AT ENTRY TO PROPERTY









| REVISIONS | BY |
|-----------|----|
| 02/16     |    |
| 02/15     |    |
|           |    |
|           |    |
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|           |    |
|           |    |
|           |    |

ALCO ENGINEERING, INC.  
 P.O. BOX 629  
 MILL VALLEY, CA 94542-0629  
 email: alcoengr@comcast.net  
 (415) 888-8202

**SITE DRAINAGE**

**TANGLEWOOD**  
 THE LEVIN RESIDENCE  
 168 HANSON AVENUE  
 SAUSALITO, CALIFORNIA 94965

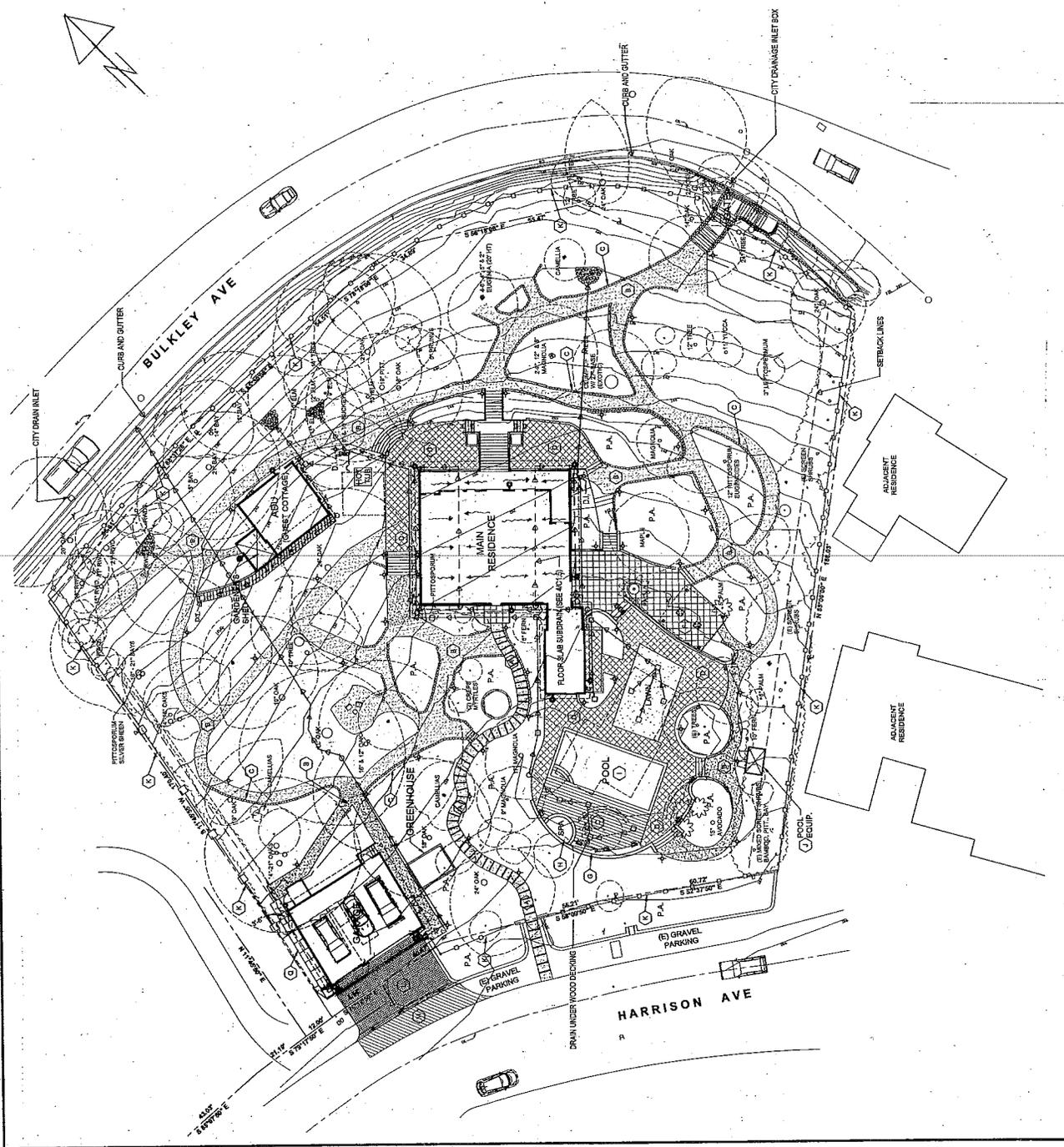
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|-------|-------------|
| Date  | 01/17/15    |
| Scale | 1/8" = 1'   |
| Drawn |             |
| Job   | 2522.15     |
| Sheet | <b>C1.4</b> |
| of    | 01          |



**DESIGN REVIEW SUBMITTAL**

- LEGEND:**
- PROPERTY LINE
  - 6" X 6" DRAIN INLET UG
  - 8" X 8" DRAIN INLET UG
  - 12" X 12" DRAIN INLET UG
  - TOP OF CURB
  - FINISH GRADE
  - FINISH GROUP
  - E.L.
  - ELEVATION
  - BROWN COLORED CONCRETE "V" DITCH
  - DOWN SPOUT
  - MAINTENANCE BOX
  - SEE SHT L1.2
  - 12" X 12" DRAIN INLET BOX
  - ROCK RIP RAP 18" DIA. TO 4" DIA DETENTION
  - CONCRETE SWALE (SEE SHT C1.3)

- NOTES:**
- THE PRELIMINARY DESIGN OF STORMWATER TREATMENT FACILITIES AND OTHER STORMWATER POLLUTION CONTROL MEASURES IS BASED ON THE CURRENT EDITION OF THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM'S GUIDANCE FOR APPLICANTS.
  - DRIVEWAY DRAINAGE IS SHOWN ON SHEET C1.3. RUNOFF FROM THE DRIVEWAY IS TO BE COLLECTED BY CURB AND GUTTER AND DISCHARGED TO CITY COLLECTOR. THE REMAINING CITY RUNOFF FROM THE LANDSCAPING, THE REMAINING CITY RUNOFF FROM THE DRIVEWAYS IS COLLECTED BY PIPE AND CARRIED TO BULKLEY AVENUE.



|         |  |
|---------|--|
| 9/2/15  |  |
| 1/25/15 |  |
|         |  |
|         |  |
|         |  |
|         |  |

ALLCO ENGINEERING, INC.  
 P.O. BOX 629  
 MILL VALLEY, CA 94542-0629  
 (415) 888-8202 email: allcoeng@comcast.net

**DRAINAGE DETAILS**

**TANGLEWOOD**  
 THE LEVIN RESIDENCE  
 168 Hartson Avenue  
 SAUSALITO, CALIFORNIA 94965

|       |             |
|-------|-------------|
| Date  | 9/17/15     |
| Scale | N.T.S.      |
| Drawn |             |
| App   | 2/22/15     |
| Sheet | <b>C1.5</b> |
| Of    | Sheet       |



**NOTES:**

**GENERAL**

1. Improvement within the public right of way shall conform to the Cities and County of Marin Uniform Construction Standards.

**EROSION CONTROL**

1. Grading work shall be limited to between April 15 and October 15 of any year. Between October 15 and April 15 all unvegetated ground surface shall be covered or otherwise protected against erosion when erosion (See Detail 101-001).
2. The applicant contractor shall implement and maintain erosion control measures as per the Uniform Construction Standards (See Detail 101-001).
3. The applicant contractor shall provide adequate silt control measures during construction.

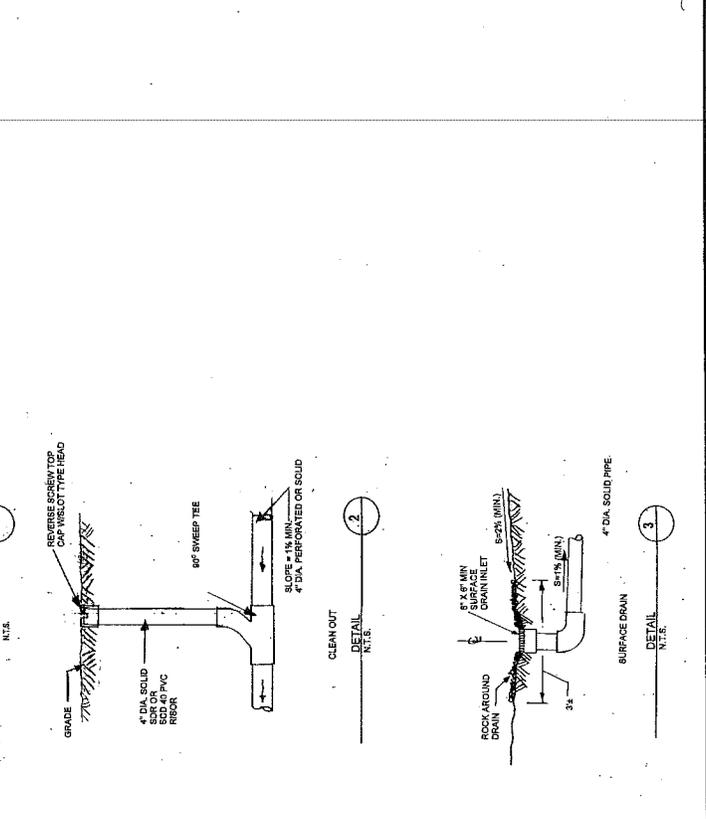
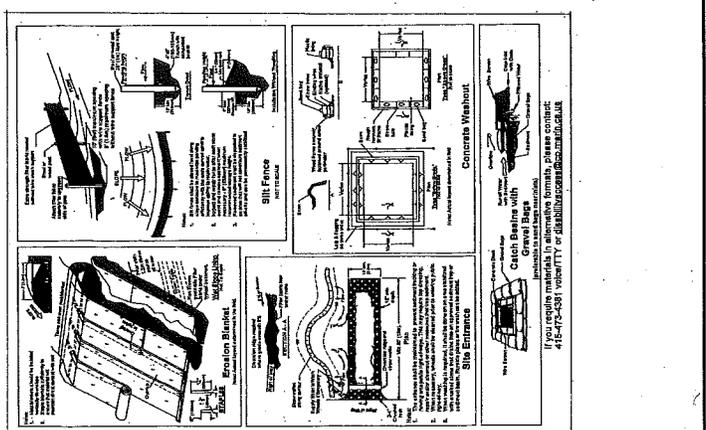
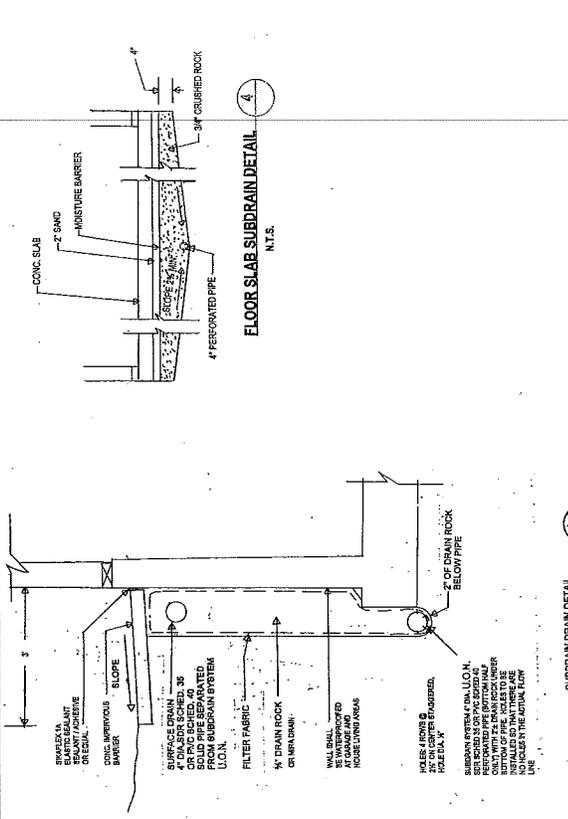
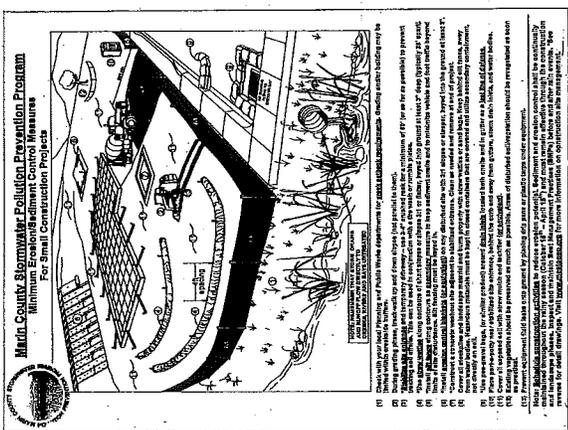
**DRAINAGE**

1. Surface drainage: All wind surface drain shall be connected to a 4-inch, unless otherwise noted (U.O.N.), solid pipe (no perforations) and carried below ground into rock rip rap retention basins on site.
2. Subsurface foundation drainage:
  - a. 4-inch 400 psi, 40 or equivalent (U.O.N.) perforated SDR Schedule 35 or PVC Schedule 40 or equivalent pipe on the uphill side of all concrete foundation footings and retaining walls at the base of the concrete. The pipe to slope at 1% minimum to the 20% inches apart and staggered between rows. The uphill ends shall be where shown on Sheet C1.5 with a vertical clean out pipe. The vertical clean out pipe shall have no less than 18 inches of water depth on the outside surface of all below grade living spaces down to bottom of the footings. The perforation pipe shall have 1/2" covered rock (3/4" below the pipe and the footings) on the uphill side. The clean out pipe shall be 4" or equivalent (U.O.N.) or equivalent placed between the soil and the finished rock with the filter fabric also covering the top of the drain between the soil and the finished rock with the filter fabric also covering the top of the drain.
  - b. All walling shall be a minimum 300 away from the house foundation or 1% if concrete path is installed adjacent to the foundation.
3. All 800 psi and 7" connections of pipes to be sealed (see three notes at each turn). All weeps to sweep in down slope direction. See details 201-15 and 301-15.
4. These shall be a minimum of (U.O.N.) diameter SDR Schedule 35 or PVC Schedule 40) subdrain installed underneath all living areas and floor slabs. The sub-drain shall be sloped to drain to the subdrain before the 4" minimum thick gravel capillary moisture break is installed. The pipe shall slope at 1% minimum (see Sheet C1.5).
5. The Marin County Stormwater Pollution Prevention Program (MCSOPPP) Minimum Erosion Control Measures for Small Construction Project shall be followed at all times. See Sheet C1.5.
6. Civil Engineer shall inspect all pipe trenches before pipe installation. Civil Engineer shall inspect for four advance notes is required. Civil Engineer, Also Engineering, Inc. (415) 882-4671.
7. No observation is necessary as all site water collected is dispersed within the (2) landscaping on site.

**MAINTENANCE**

1. All surface drain inlets and trench drains should be kept clean at all times.
2. All sites shall be cleaned and all debris shall be removed from each site before any work is done. One before any paving and construction work is done on the uphill end of each drainage system (one as a time) and setting the water flow until clean water is seen going into the rip rap. Clean out any debris.

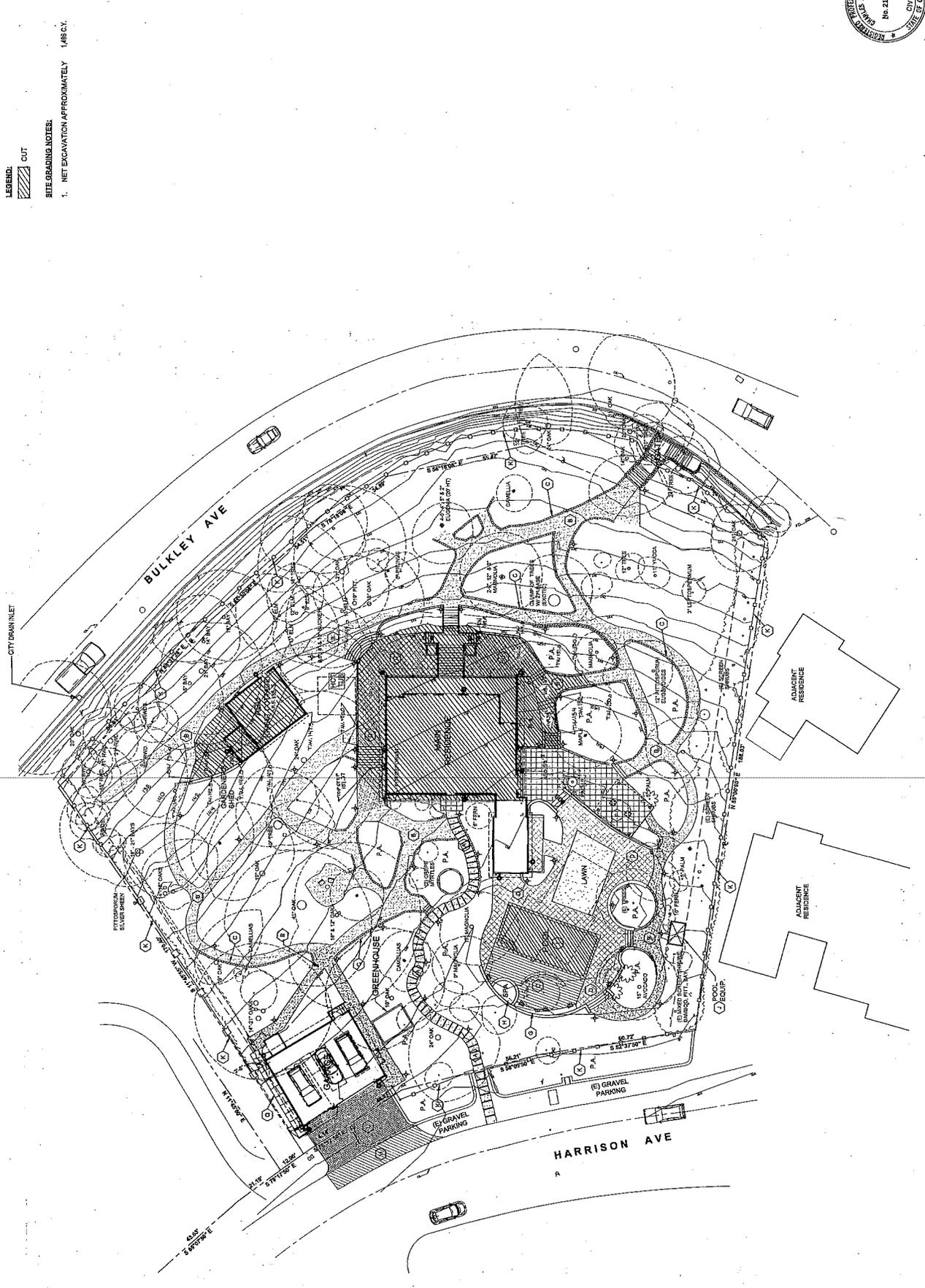
**DESIGN REVIEW SUBMITTAL**



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| BY | REVISIONS   |
|    | DATE        |
|    | DESCRIPTION |
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|    |             |
|    |             |
|    |             |



DESIGN REVIEW SUBMITTAL



**LEGEND:**  
 [Hatched Box] CUT

**SITE GRADING NOTES:**  
 1. NET EXCAVATION APPROXIMATELY 148 C.Y.