



**CITY OF SAUSALITO
REGULAR PLANNING COMMISSION MEETING AGENDA
in the City Hall COUNCIL CHAMBERS at 420 Litho Street, SAUSALITO, CA 94965
Wednesday, May 20, 2020
6:30 PM**

PUBLIC ADVISORY: THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the special meeting of the Planning Commission for May 20, 2020 will be conducted telephonically through Zoom and broadcast live on the City's Website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council chambers will not be open for the meeting, Commission members and the public will be participating telephonically and will not be physically present in the Council Chambers.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, MAC, iPad, iPhone, or Android device. Although your image will not be shown on the video conference, you will be able to listen and view the meeting on Zoom.

Please use this URL <https://us02web.zoom.us/j/4052952836>

Or join by phone:
*67 1-669-900-6833
Enter Meeting ID: 4052952836#

Note: Your phone number will appear on the screen unless you first dial *67 before dialing the numbers shown above.

If you want to comment during the public comment portion of the Agenda, you can use the "Raise Hand" function in Zoom or you can Press *9 if you are calling in. Staff will select you from the meeting cue. Please be patient while waiting in the cue.

If you do not want to speak during the public comment portion of the Agenda, you are also encouraged to submit email correspondence to lwhalen@sausalito.gov.

Email comments will be accepted up until 4:00 PM the day of the meeting and forwarded to the Planning Commission, posted to the City website, and placed in the City's permanent records. Email messages should be sent to lwhalen@sausalito.gov. If you choose to submit an email, please note in the Subject Line the part of the Agenda your email pertains to.

IF STARTING TIMES ARE LISTED FOR EACH AGENDA ITEM THEY SHOULD BE CONSIDERED A GUIDELINE ONLY. THE PLANNING COMMISSION RESERVES THE RIGHT TO ALTER THE ORDER OF DISCUSSION IN ORDER TO RUN AN EFFECTIVE MEETING. IF YOU WISH TO ASSURE YOURSELF OF HEARING A PARTICULAR DISCUSSION, PLEASE ATTEND THE ENTIRE MEETING. THE CITY VALUES AND INVITES WRITTEN COMMENTS FROM THE PUBLIC ON MATTERS SET FOR PLANNING COMMISSION CONSIDERATION. IN ORDER TO PROVIDE PLANNING COMMISSION MEMBERS AMPLE TIME TO REVIEW ALL CORRESPONDENCE, PLEASE SUBMIT CORRESPONDENCE TO STAFF AT LEAST FIVE DAYS IN ADVANCE OF THE MEETING. ANY WRITTEN OR ORAL COMMENTS PROVIDED WILL BE A PART OF THE PUBLIC RECORD.

To give everyone an opportunity to be heard and to ensure the presentation of different points of view, the Planning Commission requests that members of the audience who wish to speak, complete a Speakers' Card and when called on: 1) Always address the Chair; 2) State your name; 3) State views succinctly; and 4) Limit presentations to three (3) minutes. However, if there is a large group present to speak on the same issue, the Planning Commission has the discretion to limit speakers to less than three minutes.

1. CALL TO ORDER

*Commissioners:
Chair Vicki Nichols
Vice Chair Janelle Kellman
Kristina Feller
Richard Graef
Morgan Pierce*

1.A. Public Participation Guide for Zoom Meetings

[Zoom Participant User Guide](#)

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

This is the time for the Planning Commission to hear from citizens regarding matters that are not on the agenda. Except in very limited situations, state law precludes the Planning Commission from taking action on or engaging in discussions concerning items of business that are not on the agenda. However, the Planning Commission may refer matters not on the agenda to City staff or direct that the subject be agendized for a future meeting. Please make sure you have completed a Speakers' Card and turned it in to City Staff.

4. APPROVAL OF PLANNING COMMISSION MINUTES

4.A. Approval of Draft Minutes - March 4, 2020 and April 15, 2020

[Draft PC Minutes 3-4-20](#)

[Draft PC Minutes 5-6-20](#)

5. NEW BUSINESS

6. PUBLIC HEARING

Declarations regarding Public Contacts

6.A. 40-42 MARION AVE- DESIGN REVIEW/TREE REMOVAL PERMIT/ENCROACHMENT AGREEMENT/ACCESSORY DWELLING UNIT (APN: : 065-292-19; Project ID: 2019-00342)

SUMMARY: A Design Review Permit, an Accessory Dwelling Unit Permit, a Tree Removal Permit, and an Encroachment Agreement have been requested to remodel an existing 2,059 SF duplex at 40/42 Marion Avenue (APN 065-292-19) plus a 727 SF addition; remodel an existing carport to a garage plus convert 300 SF of storage space below the carport into an Accessory Dwelling Unit; remove two protected trees, and construction of new entry stairs within the right-of-way.

RECOMMENDATION: Approve the draft resolution approving the Design Review Permit and Accessory Dwelling Unit Permit, and recommending City Council

approval of the Encroachment Agreement.

[Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Arborlogic Arborist Report](#)

[Attachment 4 - Geotechnical Report](#)

[Attachment 5 - Historic Resource Determination Application](#)

[Attachment 7 - Plans Date Stamped April 27, 2020](#)

[Attachment 6 - Historic Resource Determination Supplemental Info](#)

[Attachment 8 - Supplemental Information From Applicant](#)

6.B. BRIDGEWAY AT COLOMA STREET - BACKUP GENERATOR LOCATION, SAUSALITO-MARIN CITY SANITARY DISTRICT COLOMA PUMP STATION IMPROVEMENTS PROJECT (PROJECT ID: 2019-00084).

SUMMARY: A Design Review Permit, Encroachment Agreement, Conditional Use Permit, and Tree Removal Permit were approved to construct the Sausalito-Marin City Sanitary District (SMCSD) Coloma Pump Station improvements. The final location of the emergency backup generator and underground control building were subject to further negotiations between the applicant and the Whiskey Springs HOA and residents.

RECOMMENDATION: Approve the draft resolution approving the final location Option 3 for the emergency backup generator and underground control building.

[Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Resolution No. 2020-01](#)

[Attachment 3 - Staff Report, February 19, 2020](#)

[Attachment 4 - Project Plans \(Option 3\)](#)

[Attachment 5 - Meg Fawcett Email_050820](#)

[Attachment 6 - Michael Perlmutter Email_051320](#)

[Attachment 7 - Susan Ow Letter_051320](#)

7. COMMUNICATIONS

Planning Commission/City Staff

7.A. Report Out on the General Plan Update

7.B. Report out: List of Applications in Review for Proposed New Structures - Commercial and Residential (requested at 5/6/20 Planning Commission Meeting)

[Development Applications 5-15-20](#)

8. ADJOURNMENT - Not later than 10:00 P.M.

LEAD DEPARTMENT

Community Development Department

City Hall, main floor

420 Litho Street

Sausalito, CA 94965

(415) 289-4128

cdd@sausalito.gov

STAFF

Lilly Whalen, Community Development Director

Steve Flint, Contract Planner
Bradley Evanson, Contract Planner

Disability Access In compliance with the Americans with Disabilities Act (28 C.F.R. 35.102-35.104, ADA Title 11), if you need special assistance to participate in a City of Sausalito meeting, such as assistive listening devices, materials in large print or Braille, real time captioning, a translator, a sign language interpreter or other accommodations, please call, email or visit the Lead Department (see contact information on previous page) at least 72 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. Please contact the Lead Department for questions about accessibility of the meeting space, including the location of the nearest bus stop and accessible curbside parking to the meeting space.

How to obtain Planning Commission Agendas

Posted Agendas: Agendas are posted 72 hours (regular meetings) and 24 hours (special meetings) prior to the Planning Commission meeting at the entrance to the City Hall.

Agendas on the web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

Lead Department Office: Agendas are available at the Department Office's (see Lead Department information above), City Hall at 420 Litho Street, Sausalito.

Planning Commission Meetings: Agendas are also available for the public at every Planning Commission meeting.

How to obtain Planning Commission Agenda Packet Materials

Lead Department Office: A copy of the complete agenda packet is available for review at least 72 hours (regular meetings) and 24 hours (special meetings) in advance of the Planning Commission meeting at the Lead Department Office's (see Lead Department information above). Materials related to an item on this agenda which are submitted to the Planning Commission after distribution of the packet are available for review in the Lead Department Office during normal business hours. Such documents are also available on the City's website, subject to Staff's ability to post the documents before the meeting.

Staff Reports on the Web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

At Planning Commission Meetings: A complete agenda packet is available for review at each Planning Commission meeting.

How to Stay Current Subscribe to the *Sausalito Currents*, City's e-mail distribution service for City news, announcements about upcoming public meetings including Council and Board/Commission meetings, forums, a variety of special events, and occasional news flashes on important issues affecting Sausalito, like road closures and weather alerts. You can also follow official City of Sausalito messages and postings on **Facebook, Nextdoor, Twitter and Nixle**. To subscribe or follow, visit www.sausalito.gov



Zoom Participant Guide

Planning Commission and Historic Preservation Commission Meetings

Zoom is a cloud-based meeting tool which combines video conferencing, online meetings, and mobile collaboration into one platform. Its dependable, high-quality and easy to use design have made it so much easier for groups around the world to connect and collaborate.

Note: You do not need to purchase a Zoom account to participate in a Zoom meeting.

What You Need To Get Started

- Any web-enabled device such as computer, laptop, tablet (e.g., iPad, HP Slate, etc.), smartphone, kindle, etc. with a built-in microphone and audio. You can also use an external USB conference microphone if you prefer, in addition to adding external speakers if you are unable to receive audio through your computer, laptop, or device. If you choose to use external speakers, make sure that speakers are pointing away from the microphone to prevent feedback.
- An external webcam or built-in camera on your computer, that is positioned to see your group if you want to want to show yourself during public comment.

How to Launch Zoom and Participate in Your Meeting

You can connect to a Zoom Planning Commission/Historic Preservation Commission meeting with your personal computer (Mac or PC), your tablet or smartphone, or by analog phone or mobile flip phone without data.

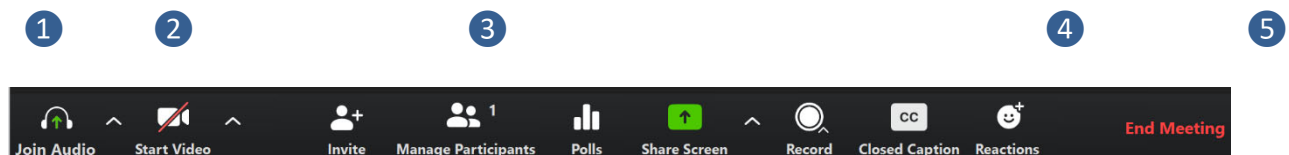
BY COMPUTER:

You can either click on the following Zoom hyperlink <https://zoom.us/j/4052952836> or go to the Zoom web site at [http:// zoom.us/](http://zoom.us/) and click on “Join a Meeting” where you can enter the 9 or 10-digit Meeting ID number. When joining by Computer, you do not need to download any software applications. Audio is integrated in the meeting. However, you have the option to participate via audio-only if a webcam is not available on your computer. Please note, you will be automatically muted upon entering the meeting.

The Zoom Menu Bar

Once you are connected to the meeting, the Zoom menu bar appears at the bottom of the Zoom window. If you don't see the menu bar, move your mouse slightly and the bar will appear. (The bar disappears after a few seconds when in full-screen mode.)

You will need to familiarize yourself with the tool bar as shown below.



You can do the following with the corresponding numbers shown above the tool bar:

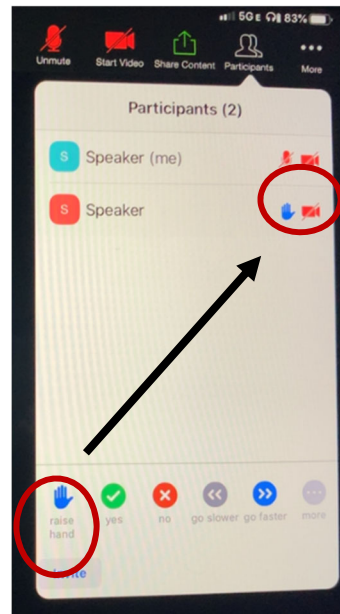
1. Test and connect your audio
2. Stop/start your video when prompted for public comment
3. View a list of participants and access the “Raise Hand” function
4. Choose an emoji reaction, such as a thumbs up if you like what you are hearing
5. Leave or end the video meeting at any time

How to give Public Comment from your computer?

When prompted by the Chair to participate in the meeting by providing public comment, you can use the “Raise Hand” function.

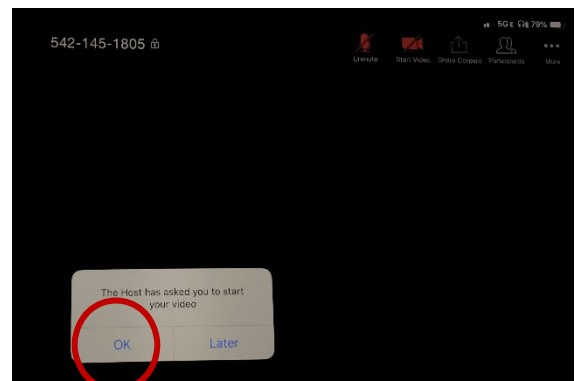
To access the “Raise Hand” function, you will need to do the following:

1. Click on the Meeting Participant button on the tool bar (Number 3 shown on previous page).
2. A participant box will pop-up. Look at the lower right hand side of the box for the “Raise Hand” icon.
3. Click on the Raise Hand icon and the icon will appear next to your name.
- 4.



You will be called upon by the CDD Director when it is your opportunity to speak for up to three (3) minutes. Each speaker will be notified when they have one (1) minute left to speak. The speaker will be muted after three minutes.

When it is your turn to speak (each speaker will be selected based on the order of when the hand is raised), the CDD Director will unmute the speaker and ask the selected speaker if they would like a live video image of them speaking (if the computer has a webcam feature) or would just like to provide an audio comment. If the speaker wishes to show a video image of themselves, the CDD Director will press the video button. A prompt will appear on your screen that states, “The Host has asked you to start your video.” You have the option to click “OK” or “Later”. If you click “OK” your image will be shown. If you click “Later” your image will not be shown, but you will have the ability to still speak and provide your public comment.

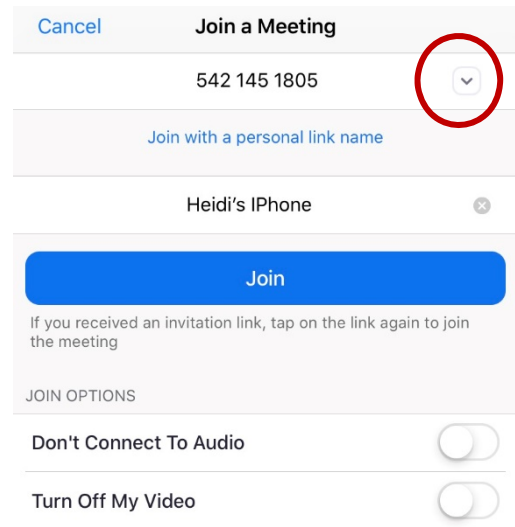


BY SMARTPHONE OR TABLET:

The Zoom mobile app is available for both iOS and Android devices. To join a Zoom meeting with your smartphone, you will need to first download the Zoom App.

- For iOS, search "Zoom" on Apple AppStore or open Safari, and enter zoom.us. It will direct you to <http://itunes.apple.com/us/app/zoom.us-cloud-video-meetings/id546505307>.
- For Android, search "Zoom Meetings" on Google Play. It will direct you to <https://play.google.com/store/apps/details?id=us.zoom.videomeetings>

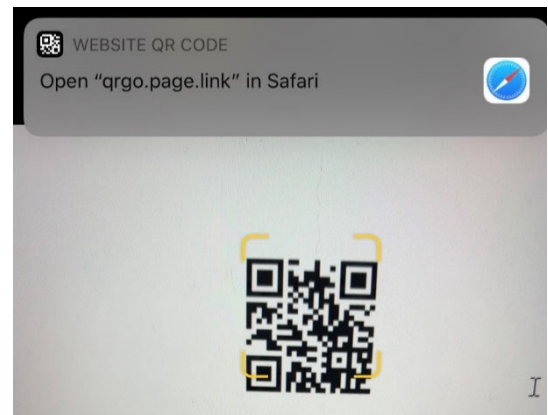
Once you have downloaded your Zoom App, you can open the Zoom App and click on the join meeting button. After you click on the blue Join Meeting button, you will be brought to a screen that says Join a Meeting as shown to the right:



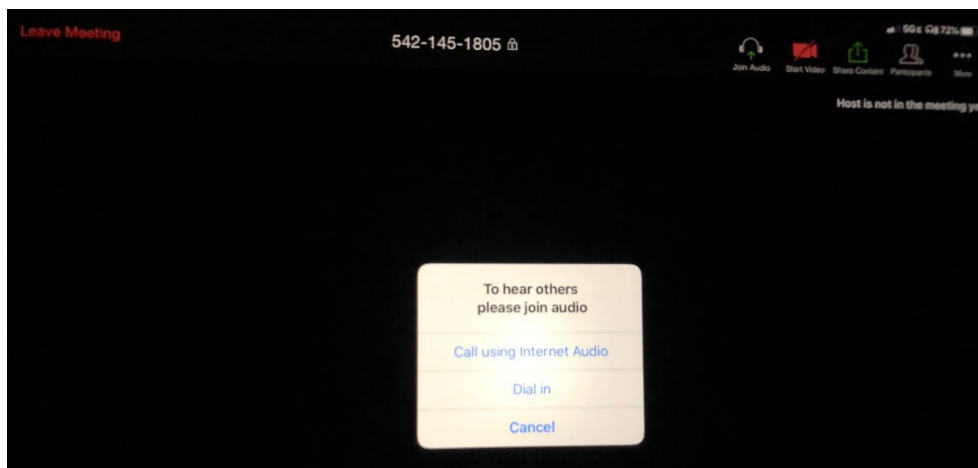
You can enter the **Meeting ID No.: 405-295-2836**. The meeting number will be saved so the next time you want to join a virtual Planning Commission/Historic Preservation Commission meeting via Zoom, so you can click on the drop down box (circled in red).

On this screen you can also change your name (see where it says Heidi's iPhone), in addition to opting out of connecting to audio or turning off your video so that no one can see your face or live video stream. Once you have entered in or selected your meeting and preferences, you can click on the blue Join button.

You can also join the meeting with a QR Code. On an iPhone, open your camera, and focus the camera over the code. Once the camera picks up the QR code, a pop-up screen will appear to provide a link to open the meeting with the Safari search engine. Click on the pop-up screen and you will be directed to the Zoom Join Meeting screen. You can follow the above instructions to access the meeting.

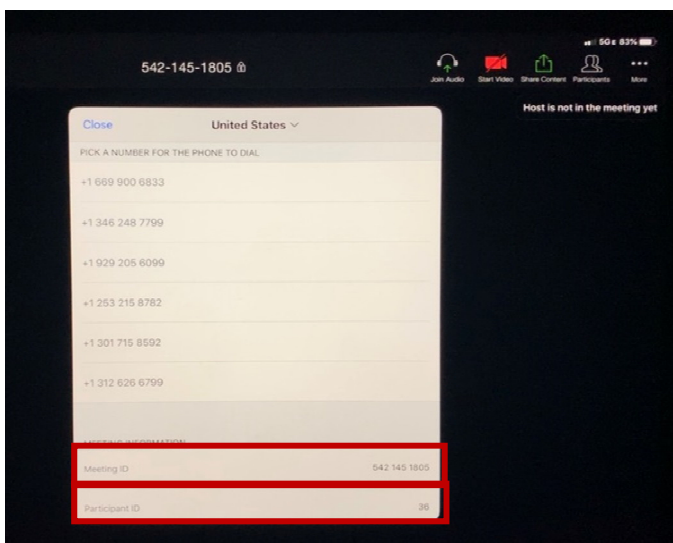


Once you have joined the meeting, then you will be prompted to choose your audio preference as shown in the below image. Please note, you will be automatically muted once you have joined the meeting.

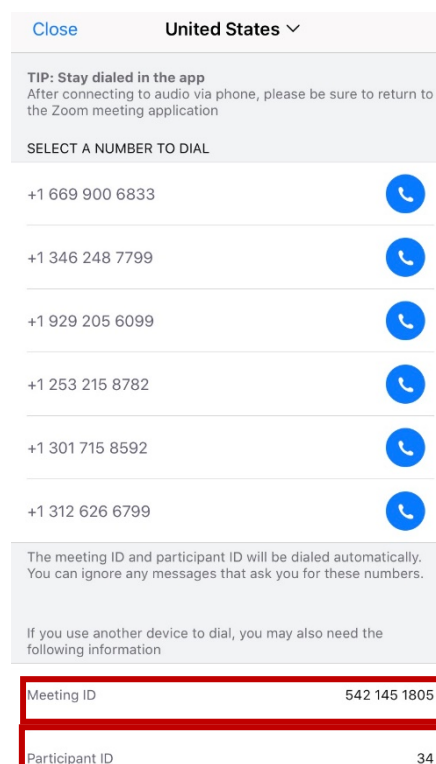


If you choose the "Call using internet Audio" button, then you be connected to the meeting.

If you choose the "Dial In" button, then a pop-up screen will appear that gives you phone number options as shown below:



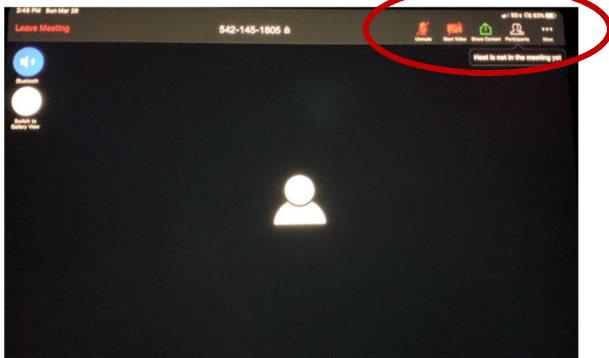
Screenshot from iPad



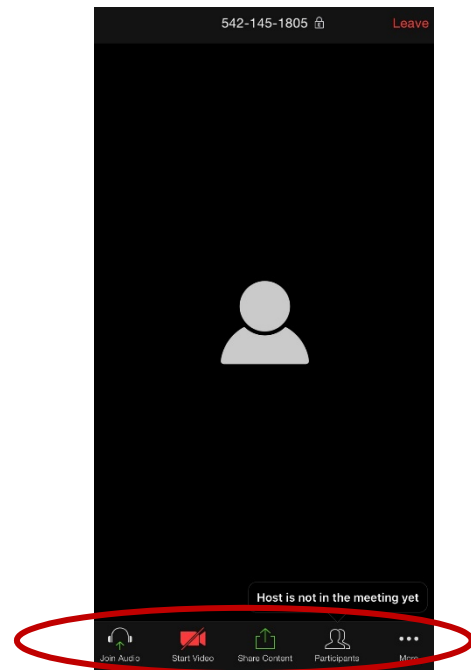
Screenshot from iPhone

Select a phone number to call (iPad requires a you to call using a separate phone line and the iPhone allows you to select the Phone Icon and you will be prompted to select “Dial” to place the call), enter in the Meeting ID No. when prompted, and then put in the Participant ID number shown at the bottom of the above snapshots or just select # if you can’t find the Participant ID number.

Once you have joined the meeting, your screen will look like the one of the diagrams below depending on whether you are using an iPad or iPhone. The iPhone will have a tool bar at the bottom of the screen and the iPad will have a tool bar at the upper right hand side of the screen



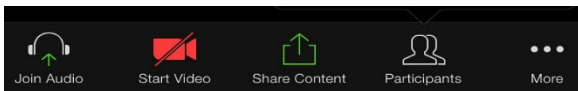
Screenshot from iPad



Screenshot from iPhone

The following is a description of the Zoom tool bar functions that are the most important functions when participating in a Zoom meeting:

- 1
- 2
- 3



You can:

1. Test and connect your audio
2. Stop/start your video when prompted for public comment
3. View a list of participants and access the “Raise Hand” function

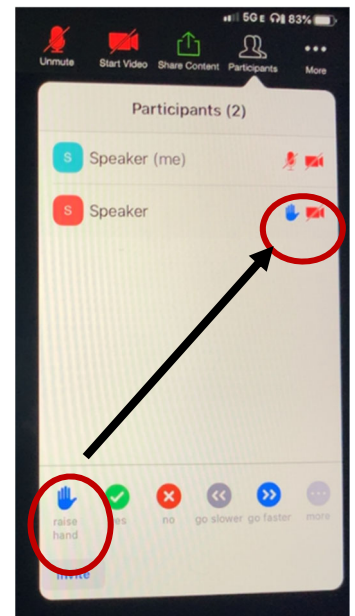
You can also leave the meeting at any time by clicking on the red colored “Leave Meeting” buttons. The Leave Meeting button can be found in the upper left hand corner of the iPad and the upper right hand corner of the iPhone.

How to give Public Comment from your smartphone or tablet?

When prompted by the Chair to participate in the meeting by providing public comment, you can use the “Raise Hand” function.

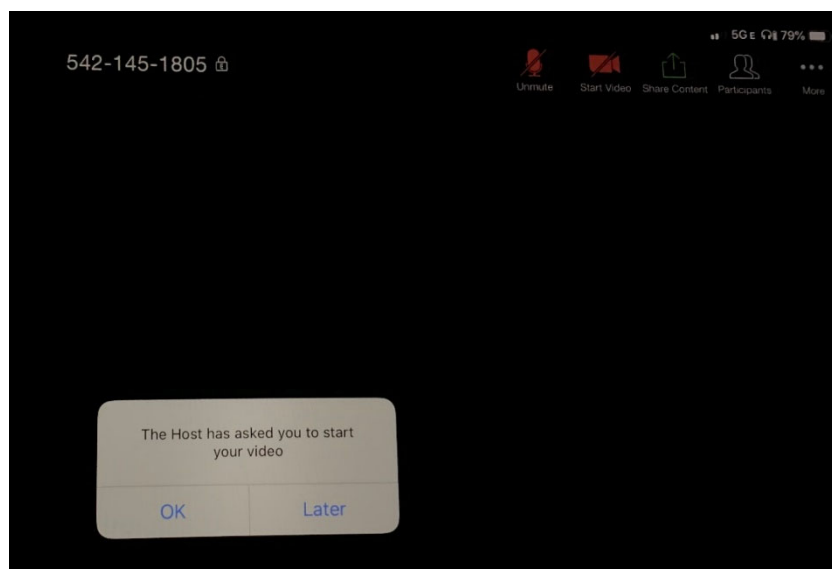
To access the “Raise Hand” function, you will need to do the following:

1. Click on the Meeting Participant button on the tool bar (Number 3 shown above)
2. A participant box will pop-up. Look at the lower right hand side of the box for the “Raise Hand” icon.
3. Click on the Raise Hand icon and the icon will appear next to your name.



You will be called upon by the CDD Director when it is your opportunity to speak for up to three (3) minutes. Each speaker will be notified when they have one (1) minute left to speak. The speaker will be muted after three minutes.

When it is your turn to speak (each speaker will be selected based on the order of when the hand is raised), the CDD Director will unmute the speaker and ask the selected speaker if they would like a live video image of them speaking (if the computer or device as a webcam feature) or would just like to provide an audio comment. If the speaker wishes to show a video image of themselves, the CDD Director will press the video button. A prompt will appear on your screen that states, “The Host has asked you to start your video.” You have the option to click “OK” or “Later”. If you click “OK” your image will be shown. If you click “Later” your image will not be shown, but you will have the ability to still speak and provide your public comment.



BY ANALOG PHONE OR FLIP PHONE WITHOUT DATA:

You can connect and participate in the Zoom meeting with a regular analog phone (AKA Land Line) or any mobile flip phone that does not have data.

You can join the meeting by dialing **1-669-900-6833**.

You will be prompted by entering **Meeting ID No.: 4052952836** followed by the **# sign**.

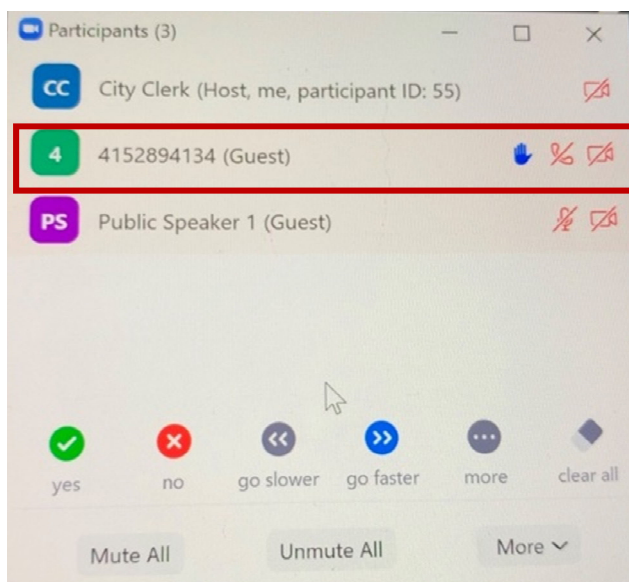
You will be prompted to enter the Participant number. You can press the **# sign**.

If you do not want anyone to see your phone number, you can dial ***67** and then the meeting phone number (***67 1-669-900-6833**).

Upon entering the meeting, your phone will be muted. You will not be able to unmute your phone unless you have requested to provide public comment (read the next section to make a public comment request).

How to give Public Comment from your phone?

When prompted by the Chair to participate in the meeting by providing public comment, **press *9**. The CDD Director will be able to see that you are calling from a phone and that you have raised your hand and would like to speak.



You will be called upon by the CDD Director when it is your opportunity to speak for up to three (3) minutes. Each speaker will be notified when they have one (1) minute left to speak. The speaker will be muted after three minutes.

Troubleshooting with Zoom

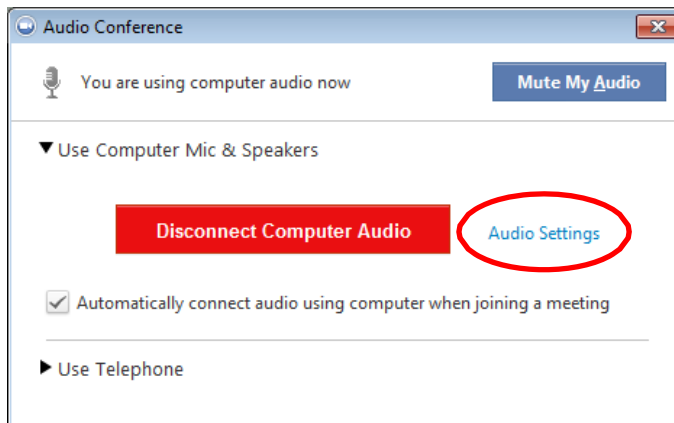
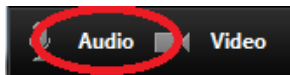
Common Zoom Troubleshooting Steps

The following steps should be used to help correct issues while using Zoom. To engage in the smoothest possible meetings, close any applications you don't need to use for the meeting itself. You can also visit [Zoom's support site](#) for additional instructions. *Note:* Screenshots may vary depending on what version of Zoom you're using.

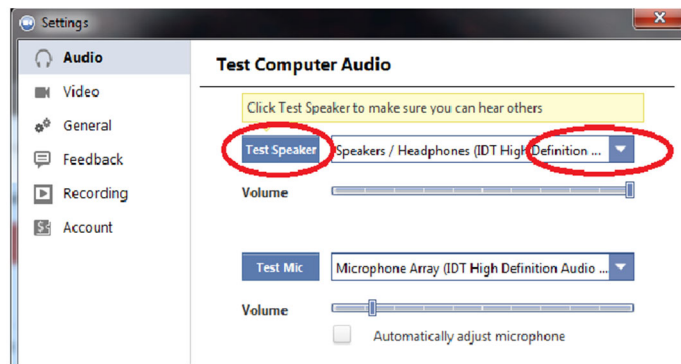
Audio Issues

1. *Can't hear the other participants in the meeting?*

- a. Make sure your computer speaker volume is turned up.
- b. Make sure your speakers are selected for the active output in Zoom.
 - In the Zoom meeting, Choose Audio > Audio Settings

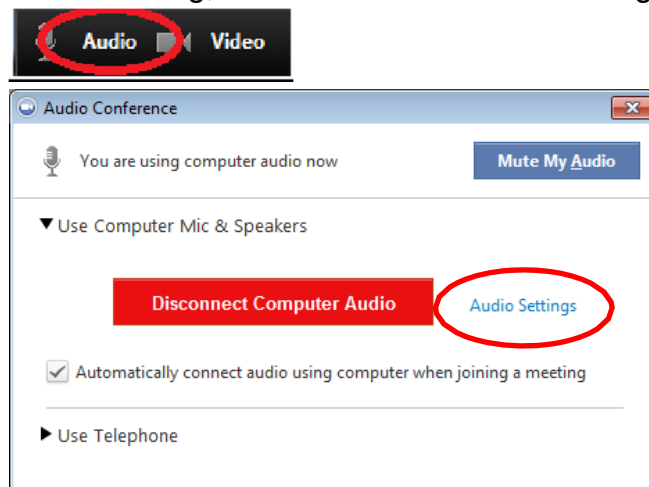


- Click the Test Speaker button, if you hear audio this is setup correctly. If you do not hear audio, use the drop down box and select a different output and press Test Speaker again. Repeat this step until you hear audio.

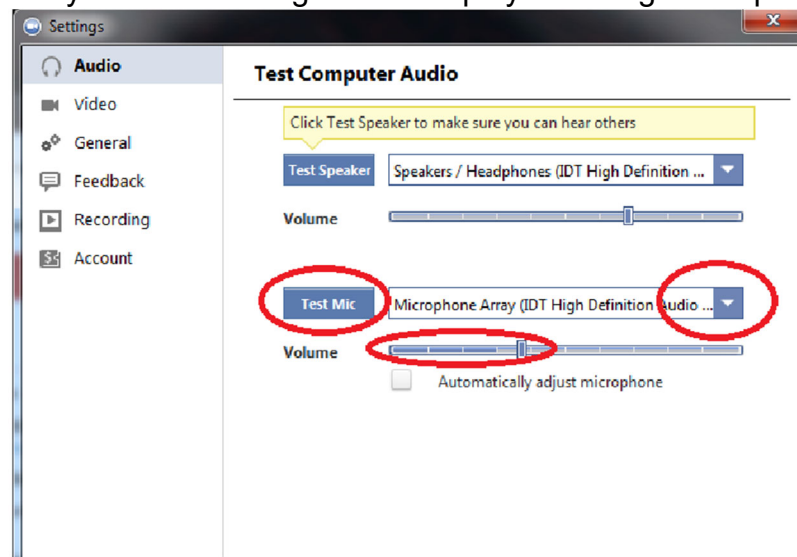


2. **Other participants can't hear you?**

- a. Make sure you have the correct internal/external microphone setup in Zoom.
 - In the Zoom meeting, Choose Audio > Audio Settings



- Click the Test Mic button; you should see blue bars in the volume meter and your test message will be replayed through the speakers.

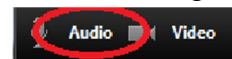


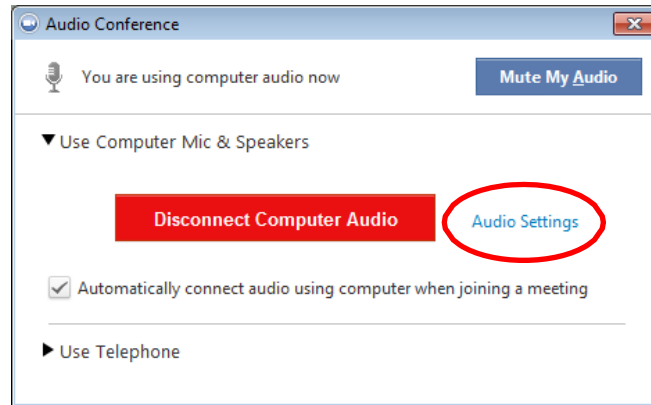
- If you do not see the blue volume meter bars or hear the audio message your recorded, use the drop down box and select another mic and repeat the process.

3. **Do the other participants hear echo when you talk?**

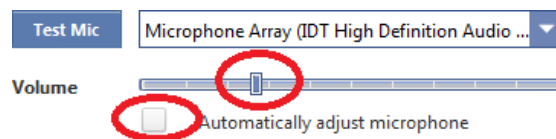
If so, this means that you are the source of the echo. You have two options:

- a. Adjust your microphone sensitivity (and, if possible, increase the distance between the microphone and the speakers).
- In the Zoom meeting, Choose Audio > Audio Settings





- Uncheck the “Automatically adjust Microphone” box and pull the slider bar down.



- If you're the only participant, use a headset or earbuds instead of the speakers so that the voices coming in from other participants aren't picked up by the mic in your environment. Laptop mics aren't far enough away from the laptop speakers to avoid sending the sound round and round.

4. ***Do you hear echo when other participants talk?***

- If so, then they are the source of the problem. There is really nothing you can do other than ask the person who is the source of the echo to try the options listed above.

Video Issues

1. ***Can't see the other participants in the meeting?***

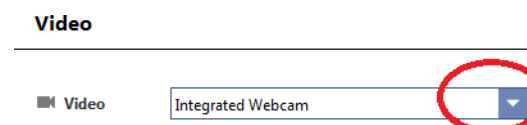
- Make sure you have installed the Zoom software and are logged into the meeting.

2. ***Can the other participants see you?***

- Make sure your camera is turned on, plugged in and selected in Zoom.
 1. In the Zoom meeting, Choose the Video icon:



2. Make sure your camera is selected in the video section. If it is not, use the drop down to select the correct camera.



- If the camera is turned on, make sure nothing is blocking the camera view.
- If using an external web camera, try connecting it to a different USB port and repeat steps 1 and 2 above.
- If you continue to experience difficulties, try restarting your computer/device.

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SAUSALITO PLANNING COMMISSION
Wednesday, March 4, 2020
Draft Action Minutes¹

1. CALL TO ORDER

Chair Nichols called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Planning Commission:

Present: Chair Vicki Nichols, Vice Chair Janelle Kellman,
Commissioner Kristina Feller, Commissioner Richard Graef,
Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Lilly Whalen
City Attorney Mary Wagner

2. APPROVAL OF AGENDA

Commissioner Pierce moved and Commissioner Graef seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

February 19, 2020

Commissioner Pierce moved and Commissioner Feller seconded a motion to approve the draft minutes, as amended. The motion passed 5-0.

5. NEW BUSINESS

A. STUDY SESSION ON VARIOUS ZONING ORDINANCE AMENDMENTS

Zoning Ordinance Amendments to amend Table 10.22-1, Table 10.24-1 and Sections 10.40.040.C, 10.44.080, 10.44.085 and 10.88.040 of Title 10 to update Accessory Dwelling Unit (ADU) regulations and Junior Accessory Dwelling Units (Junior ADU) regulations to provide consistency with State law and for a limited number of clarification amendments.

¹ A video recording of this meeting is available at: www.sausalito.gov.

1 The amendments described above are categorically exempt from the
2 California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3
3 of the CEQA Guidelines.
4

5 The public hearing was opened.
6

7 Community Development Director Whalen provided a PowerPoint presentation.
8

9 Planning Commission questions to staff followed.
10

11 The public testimony period was opened.
12

13 **Public Comments:**

14 None.
15

16 The public testimony period was closed.
17

18 Planning Commission questions to staff followed.
19

20 **Staff Requested Direction Question #1: Should JADUs be allowed in commercial**
21 **districts (i.e., CC, CR, and CN)?**
22

23 Planning Commission questions to staff followed.
24

25 Planning Commission comments followed.
26

27 The Commission recommended no JADUs be allowed in any of the three commercial
28 districts for the following reasons:
29

- 30 • CC Zone: A desire to keep the retail community vital, parking and additional
31 congestion.
- 32 • CR Zone: A desire to not encourage multi-family buildings to be cut up more, a
33 desire to not diminish commercial, parking and additional congestion.
- 34 • CN Zone: A desire to remain consist with other districts, belief there would be no
35 great gain by allowing JADUs here and not in other districts.
36

37 **Staff Direction Requested Question #2: Should amnesty period for ADUs and/or**
38 **JADUs be extended?**
39

40 The Commission recommended the amnesty period be extended for another year,
41 because it would do no harm and would allow more time to figure how many units there
42 are in order to evaluate housing stock.
43

44 **Discuss: Staff's recommended modification to floor area calculation standard?**
45

46 The Commission recommended only allowing the bonus if an ADU is being created.
47
48
49
50

1 **Discuss: Staff's recommended modification to the parking requirement exception**
2 **regarding ADUs in required off-street parking areas and making the reasonably**
3 **adjacent language more objective.**
4

5 The Commission recommended the parking study not be done during peak tourist times
6 or on weekends or holidays, but instead be done Monday through Thursday at 8pm.
7

8 **6. COMMUNICATIONS**

- 9 • Commission: Commissioner Feller said:
 - 10 ○ She and Vice Chair Kellman had attended the General Plan Working
 - 11 Group meeting on 3/3/20 where they discussed the revised proposed
 - 12 schedule, reviewed the working drafts of the General Plan Update
 - 13 Introduction and the General Plan Update Environmental Quality
 - 14 Element.
 - 15 ○ The next GPWG meeting is scheduled for 3/17/20 where they will
 - 16 discuss health, safety, community, resilience, and sustainability
 - 17 elements with the meeting scheduled for 2.5 hours.
 - 18 ○ Staff is reviewing the draft General Plan. City comments on the draft
 - 19 General Plan are due to the M-Group on 3/31/20.
- 20 • Staff: None.
- 21

22 **7. ADJOURNMENT**

23 **Vice Chair Kellman moved and Commissioner Feller seconded a motion to**
24 **adjourn the meeting. The motion passed 5-0.**
25

26 The meeting was adjourned at 9:05 p.m.
27

28
29
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31
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33 _____
34 Submitted by
35 Lilly Whalen
36 Community Development Director

37 _____
38 Approved by
39 Vicki Nichols
40 Chair

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SAUSALITO PLANNING COMMISSION
Wednesday, May 6, 2020
Draft Action Minutes¹

1. CALL TO ORDER

Community Development Director Whalen called the meeting to order at 6:30 p.m. and stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020; all members had joined the meeting telephonically through Zoom; and the meeting was being broadcast live on the City of Sausalito website.

Planning Commission:

Present: Chair Vicki Nichols, Vice Chair Janelle Kellman,
Commissioner Kristina Feller, Commissioner Richard Graef,
Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Lilly Whalen
Contract Senior Planner Brad Evanson
City Attorney Mary Wagner

2. APPROVAL OF AGENDA

Commissioner Feller moved and Commissioner Pierce seconded a motion to approve the Planning Commission agenda as presented. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public Comments

Sandra Bushmaker
Scott Penzarella

4. PUBLIC HEARING

Declarations regarding Planning Commission Public Contacts

Commissioner Pierce disclosed with respect to Item 4.A, 40-42 Marion Avenue, that he had visited the site that day and spoken with both homeowners but did not offer an opinion on their application.

¹ A video recording of this meeting is available at: www.sausalito.gov.

1 Vice Chair Kellman disclosed she had had email communication with Scott
2 Penzarella, owner of Golden Gate Market, who had questions about the planning
3 process. She suggested he attend this meeting to express them.
4

5 Commissioner Graef disclosed with respect to Item 4.A., 40-42 Marion Avenue,
6 that he had visited the site and greeted one of the residents.
7

8 Chair Nichols disclosed with respect to Item 4.A, 40-42 Marion Avenue, that she
9 had visited the site that day and repeated to the homeowner a message she had
10 left for their architect saying anything to illustrate the new changes, particularly
11 to the proposed garage, would be helpful for the Commission, but they did not
12 discuss the merits of the project.
13

14 Commissioner Feller disclosed with respect to Item 4.A., 40-42 Marion Avenue,
15 that she had driven by the property but saw no one and spoke to no one.
16

17 **A. 40-42 MARION AVENUE – DESIGN REVIEW / ENCROACHMENT**
18 **AGREEMENT / ACCESSORY DWELLING UNIT (APN: 065-292-19; Project**
19 **ID: 2019-00342)**
20

21 **SUMMARY:** A Design Review Permit, an Accessory Dwelling Unit Permit,
22 and an Encroachment Agreement have been requested to remodel an
23 existing 2,059 square foot duplex at 40/42 Marion Avenue (APN 065-292-19)
24 plus a 551 square foot addition; remodel an existing carport to a garage plus
25 convert 300 square feet of storage space below the carport into an Accessory
26 Dwelling Unit; and construction of new entry stairs within the right-of-way.
27

28 **RECOMMENDATION:** Approval the draft resolution approving the Design
29 Review Permit and Accessory Dwelling Unit Permit and recommending City
30 Council approval of the Encroachment Agreement.
31

32
33 The public hearing was opened.
34

35 Contract Planner Brad Evanson provided a PowerPoint presentation.
36

37 Planning Commission questions to staff followed.
38

39 The public testimony period was opened.
40

41 The applicant, architect Michael Rex of Michael Rex Architects, provided a PowerPoint
42 presentation.
43

44 Planning Commission questions to staff followed.
45

46 Planning Commission questions to the applicant followed.
47

48 **Public Comments:**

49 Peter McGuire

50 Chris Reynolds, Homeowner

1
2 The public testimony period was closed.

3
4 Planning Commission comments followed.

5
6 Planning Commission questions to staff followed.

7
8 The public hearing was closed.

9
10 **B. MAIN STREET RIGHT-OF-WAY ADJACENT TO 215 MAIN STREET AND**
11 **PARKING DECK ADJACENT TO 558 BRIDGEWAY – DESIGN REVIEW /**
12 **ENCROACHMENT AGREEMENT (APN: 065-271-12 AND 065-172-12);**
13 **PROJECT ID 2020-00063 AND 2020-00064 RESPECTIVELY**

14
15 **SUMMARY:** Design Review Permits and Encroachment Agreements have
16 been requested for the Sausalito-Marín City Sanitary District Generator
17 Reliability Project, specifically to remove an existing underground fuel tank
18 and replace it with an above-ground tank for the Main Street Pump Station,
19 and to relocate the project controls for the Princess Street Pump Station.

20
21 **RECOMMENDATION:** Approve the draft resolution approving the Design
22 Review Permits and recommending City Council approval of the
23 Encroachment Agreements.
24

25
26 The public hearing was opened.

27
28 Contract Planner Brad Evans provided a PowerPoint presentation.

29
30 Planning Commission questions to staff followed.

31
32 The public testimony period was opened.

33
34 The applicant, Kevin Rahman of Sausalito-Marín City Sanitary District, provided a
35 PowerPoint presentation.

36
37 Planning Commission questions to the applicant followed.

38
39 Planning Commission questions to staff followed.

40
41 **Public Comments:**

42 Omar Arias, Operations Superintendent, SMCS D

43
44 The public testimony period was closed.

45
46 Planning Commission comments followed.

47
48 **Commissioner Graef moved and Commissioner Feller seconded a motion to**
49 **approve Design Review Permits and Encroachment Agreements for the Sausalito-**
50

1 **Marin City Sanitary District Generator Reliability Project at Main Street Right-of-**
2 **Way Adjacent to 215 Main Street and Parking Deck Adjacent to 558 Bridgeway for**
3 **the Main Street Pump Station and Princess Street Pump Station, subject to the**
4 **following condition:**

- 5 • **The enclosure for the Princess Street control center shall be administered**
6 **via a subcommittee of the Planning Commission comprised of**
7 **Commissioner Pierce and Commissioner Graef and shall work with the**
8 **applicant and the City of Sausalito to determine the aesthetic details of the**
9 **enclosure.**

10
11 **The motion passed 5-0.**

12
13 The public hearing was closed.

14 15 **5. COMMUNICATIONS**

16
17 Staff:

- 18 • Community Development Director Whalen:
19 ○ City staff will give the Commission an overview of the larger development
20 applications going through the City's planning process at the upcoming
21 Planning Commission meeting on May 20th.
22 ○ California's COVID-19 shelter-in-place order was modified on April 29th to
23 allow construction to continue with strict safety protocols in place. The City
24 is moving projects forward and allowing story poles to go up as long as
25 they are able to abide by the shelter-in-place order safely.

26
27
28 Commission:

- 29 • Vice Chair Kellman:
30 ○ The General Plan Working Group met on May 5th and: 1) Reviewed the
31 Marinship Resolution to the City Council regarding the Marinship Specific
32 Plan; and 2) Discussed the Waterfront Element. Discussion of the Land
33 Use Element was deferred to the next meeting on May 19th. Other topics
34 of discussion were: 1) Fair Traffic Initiative; and 2) Overall land use
35 planning approach for all parts of town.
- 36 • Commissioner Feller:
37 ○ The public review draft was published on April 6th; Planning Commission
38 comments would be helpful.
39 ○ The General Plan Working Group went through its revised schedule of
40 upcoming meetings at its May 5th meeting.
41 ○ The Draft EIR will be published on May 26th.
42 ○ There will be two General Plan Advisory Committee meetings in June
43 2020.
44 ○ A Planning Commission hearing specific to the EIR is scheduled for June
45 17th and will possibly be a joint meeting with the City Council.
46 ○ A community workshop is scheduled for June 20th.
47 ○ A Planning Commission meeting on the General Plan Update is scheduled
48 for July 1st, with likely another one or two Planning Commission meetings
49
50

1 in September to review the final documents prior to going to the City
2 Council for final signoff.

3
4 **6. ADJOURNMENT**

5
6 **Vice Chair Kellman moved and Commissioner Pierce seconded a motion to**
7 **adjourn the meeting. The motion passed 5-0.**

8
9 The meeting was adjourned at 10:01 p.m.
10
11
12

13
14 _____
15 Submitted by
16 Lilly Whalen
17 Community Development Director

18 _____
19 Approved by
20 Vicki Nichols
21 Chair



STAFF REPORT

SAUSALITO PLANNING COMMISSION

Project Reynolds Duplex / 40-42 Marion Avenue (APN: 065-292-19)
Accessory Dwelling Unit, Design Review, Tree Removal Permit, and Encroachment Agreement to remodel an existing duplex, convert an existing carport to a two car garage, construct a new Accessory Dwelling Unit, remove two protected trees, and construct new entry stairs and gates in the right-of-way
DR/ADU/TRP/EA 2019-00342

Meeting Date May 20, 2020 (Continued from May 6, 2020)

Staff Brad Evanson, Contract Planner

This report supplements the staff report provided on May 6, 2020

REQUESTS

Applicant Michael Rex is requesting approval of a Design Review Permit, including Heightened Design Review Findings, an Accessory Dwelling Unit Permit, Tree Removal Permit and an Encroachment Agreement to remodel an existing 2,059 SF duplex at 40/42 Marion Avenue (APN 065-292-19) plus a 551 SF addition; remodel an existing carport to a garage plus convert 300 SF of storage space below the carport into an Accessory Dwelling Unit; and construction of new entry stairs within the right-of-way.

PROJECT INFORMATION

Applicant	Michael Rex
Owner	Chris and Victoria Reynolds
Location	40/42 Marion Avenue (APN: 065-292-19)
General Plan	Medium High Density Residential
Zoning	Two-family Residential (R2-2.5)
CEQA	Categorically Exempt under Section 15301.a and e (Minor Alterations and Additions to Existing Facilities) of the California Environmental Quality Act (CEQA).
Authority	Design Review Permit (Sausalito Muni Code Sec 10.54.050) Accessory Dwelling Unit Permit (Sausalito Muni Code Sec 10.50.020.E) Tree Removal Permit (Sausalito Muni Code Sec 11.12.030.A.2) Encroachment Agreement (Sausalito Muni Code Sec. 10.56.030) Historic Resource Determination (Sausalito Muni Code Sec 10.50.050.D)

PROJECT BACKGROUND

On October 30, 2019, Michael Rex submitted an application for a Design Review Permit, to remodel the existing 2,059 square foot duplex located at 40/42 Marion Avenue (APN 065-292-19). The remodel would also include two additions to the duplex (176 square feet and 551 square feet) and the conversion of the existing carport to a garage. Concurrent with the remodel, the applicant proposes to convert 300 square feet of storage area beneath the carport into an Accessory Dwelling Unit. Because of the lot coverage exceeding 80% of the maximum allowed in the R2-2.5 District, Heightened Design Review Findings also apply to this project. Concurrent with the Design Review, a Tree Removal Permit has been requested to remove two protected trees, and an Encroachment Agreement has been requested to allow the fence and new entry stairways to encroach into the Marion Avenue right-of-way. Because of the age of the duplex, the California Environmental Quality Act requires additional review to determine whether the subject property and development is a Historical Resource.

On May 6, 2020, the Planning Commission conducted a public hearing for the Design Review, Accessory Dwelling Unit, and Encroachment Agreement, and the staff report from that meeting is attached for reference. The Planning Commission did not take action on the application, due to the need to present the project to the Historic Preservation Commission for a Historic Resource Determination, and to include the Tree Removal Permit discussion.

Subsequently, the owner of the property agreed to offer the proposed Accessory Dwelling Unit as an affordable rental unit which would be deed restricted to moderate income households for a period of 20 years. Designating the proposed Accessory Dwelling Unit as an affordable unit would change the classification of the project to an “essential” project and allow for story poles to be installed and action taken on the requests.

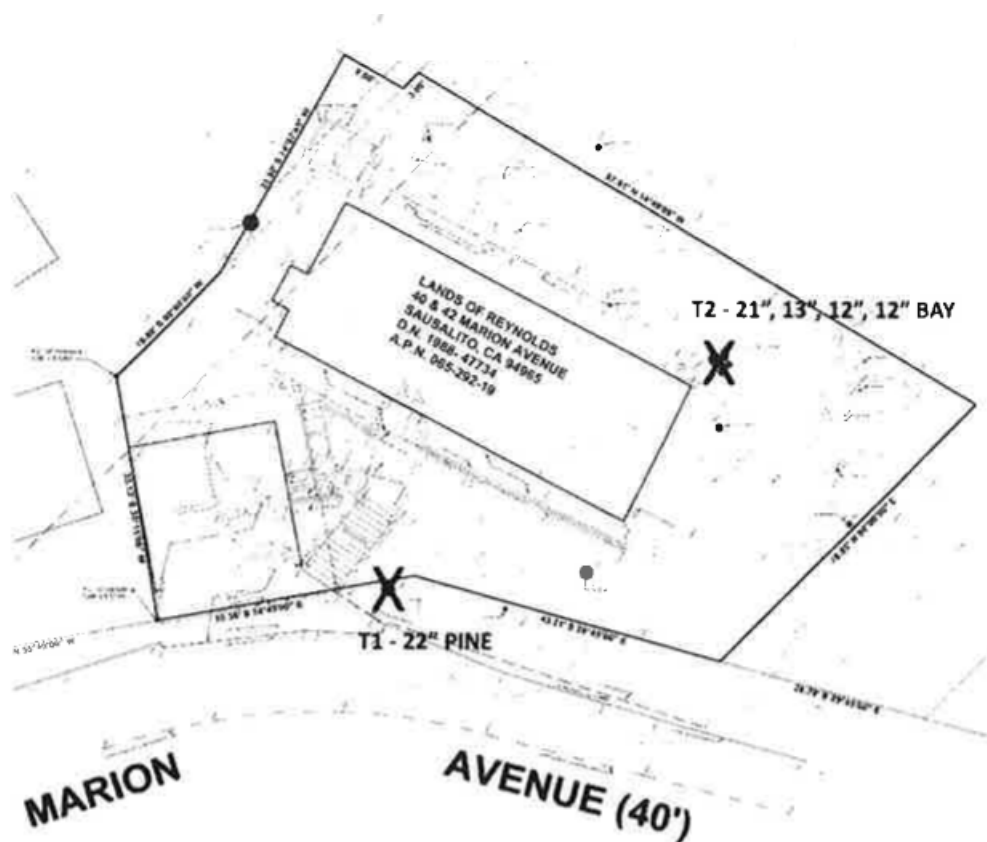
PROJECT DESCRIPTION

40/42 Marion is a 5,585 square foot irregularly-shaped parcel on the northeast side of Marion Avenue, east of the Golden Gate National Recreation Area. The property slopes downward from Marion Avenue, towards Edwards Avenue to the east. The property is currently developed with a 2,059 square foot duplex that is oriented laterally along the slope face, with one unit above and one unit below, with undeveloped open space below the eastern edge of the structure. The carport is situated at an angle, near the apex of the curve in Marion Avenue, on a parking deck that slightly encroaches into the right-of-way in its existing state. Below the carport is approximately 300 square feet of unfinished storage area.

As discussed previously, the applicant has proposed a comprehensive remodel of the interior layout of the duplex, to combine the two units into a single, two-story unit, construct a 176 square foot addition to accommodate a stairway between the floors, and then build out a little more than 550 square feet below the existing structure to create the new second unit of the duplex. The applicant has also proposed converting the existing two car carport into a two car garage, and finishing out the storage area below the carport to create a 309 square foot one bedroom accessory dwelling unit. Two new sets of entry stairs leading from the Marion Avenue right-of-way would provide access to the lower unit of the duplex (42 Marion) on the south side of the duplex, and to the upper unit of the duplex (40 Marion) and the ADU on the south side of the garage/ADU. These will require an Encroachment Agreement, as portions of the improvements are within the Marion Avenue right-of-way.

At the May 6, 2020 meeting the Planning Commission raised the question regarding the existing parking provided on site and if the amount of remodeling would trigger conformance with the current parking requirements for a duplex. The applicant provided information indicating that the amount of demolition proposed for vertical (roof) surfaces and horizontal (exterior walls) surfaces were each under the 51% threshold, and therefore, compliance with the City's current parking standards is not required. Additionally, due to the project site's proximity to a fixed route transit stop, additional parking is not required to be provided, per Sausalito Municipal Code Sec 10.44.080.E.14.a.

As part of the development, the applicant retained Arborlogic to assess the proposed development plan and its impact to protected trees on the project site (Attachment 3). Of the many trees on the property, the arborist only identified two that were recommended for removal. The first is a mature stone pine (identified as T1 in the map below) right at the edge of the property and the right-of-way for Marion Avenue, in the location planned for the entry gate and landing leading down to the primary residence. The second is a multi-trunk Bay Laurel very close to the southeast corner of the existing duplex (identified as T2), Because Bay Laurel trees are considered highly flammable, it is recommended for them to be removed when located within 10 feet of a structure. The report has recommended that both trees be replaced with desirable trees at locations to be determined on the property.



Finally, the Historic Preservation Commission reviewed the historic resource information packet prepared by the owner, the applicant, and Mark Hurlburt with Preservation Architecture (Attachments 5 and 6, respectively). At the May 13, 2020 meeting of the Historic Preservation Commission, the Commission voted unanimously to support staff's recommendation that the duplex at 40-42 Marion is not considered a historic resource in accordance with Sausalito

Municipal Code Section 10.50.050.D. The remainder of the project remains as discussed by the Planning Commission at the May 6, 2020 meeting, including the owner's agreement to offer the proposed Accessory Dwelling Unit as an affordable rental unit which would be deed restricted to moderate income households for a period of 20 years.

PROJECT ANALYSIS

TREE REMOVAL PERMIT

The arborist report prepared by ArborLogic presents the case to support removal of the two identified trees while preserving numerous other trees on site. In both cases, the recommendation includes replacing the removed tree with a desirable tree.

TREE REMOVAL PERMIT FINDINGS

In order to approve the Tree Removal Permit, the Planning Commission must determine whether the project is in conformance with the following criteria (SMC 11.12.030.B):

1. In order to grant a tree removal permit it must be determined that removal is necessary in order to accomplish any one of the following objectives:
 - a. To insure 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.

The project arborist notes that the Stone Pine as being in the path of construction, which could preclude reasonable enjoyment of the property and the right to develop the property pursuant to the project plans. Additionally, the Stone Pine is noted as a High Fire Hazard species according to the FireSafe Marin species list. The Applicant cites reasonable enjoyment of the property and the right to develop the property pursuant to the project plans as the reason for removal.

The Bay Laurel is noted by the project arborist as in close proximity to the duplex, and that they are listed as High Fire Hazard species according to the FireSafe Marin species list. The Applicant cites proximity to structures as the reason for removal.

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 Planning Commission waives the above requirement based on information provided by the applicant/owner.

The project arborist recommends both removed trees be replaced by desirable trees, and a condition of approval has been included to require that, with final determination of species and location(s) to be to the satisfaction of the Community Development Department.

3. A finding of any one of the following is grounds for denial, regardless of the finding in (2)(a) above:
 - 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.

*The removal of this tree cannot be avoided by the canopy reduction measures that are identified in **Finding a** listed above. The arborist’s report cites recommendations for the establishment of tree protection zones and plan review requirements for the building permit’s demolition, utility, grading and drainage plans to ensure that the necessary provisions for drainage, erosion control, land stability, and foliage damage are taken. The subject tree is identified as being a mature specimen, but due to the presence and preservation of other equally mature Stone Pines in the vicinity, its removal will not have a substantial impact on the visual, auditory, wind screening and privacy benefits provided by the heavily wooded site.*

None of the findings can be made for grounds for denial.

The project analysis as presented at the May 6, 2020 Planning Commission continues below. Updates to reflect the Tree Removal Permit and Historic Preservation Commission discussions are noted in bold.

GENERAL PLAN CONSISTENCY

The General Plan describes the Medium High Density Residential Land Use Designation as:

“This density begins to reflect the more urban parts of the City. Located throughout the City, this area is intended to provide a transition between the lower density uses on the steep slopes and the higher density uses on the flat lands.”

Staff has identified the following objectives, policies, and programs of the Community Design and the Historical Preservation Element as most relevant to the proposed project.

Community Design and Historical Preservation Element

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

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

Policy CD-3.1 Private Views. Locate and design new and significantly remodeled structures and landscape improvements so as to minimize the interference with primary views from structures on neighboring properties. Some minor loss of view may be consistent with this policy if necessary to protect a property right.

Policy CD-2.1 Natural Features. Maintain and enhance natural site features and minimize disturbance to the natural terrain to the extent possible consistent with permitted densities.

Policy CD-6.1 Design Review Basis. Recognize that achieving attractive design is as important as complying with zoning standards in attaining community development goals.

Summary

This parcel is located on a residential dead-end road across from the Golden Gate National Recreational Area, and currently contains a duplex residential building, which is consistent with the General Plan designation. The proposed project will not change the use of the parcel. The proposed remodel is comprehensive to the interior. Exterior modifications will primarily consist of detail updates and upgrades (windows, fences, etc.), and those modifications that are more substantial (vaulted ceiling addition and lower level secondary unit addition) would be integrated into the design of the existing duplex, preserving the overall appearance of the neighborhood. Thus, the proposed project is consistent with the identified General Plan Objectives, Policies, and Programs.

ZONING CONSISTENCY

Under current conditions, the gross parcel is 5,585 square feet in area. The existing building coverage of 2,502 square feet equates to 44.7% coverage of the gross parcel area (a maximum of 50% is allowed). The existing 2,359 square feet of floor area equates to a Floor Area Ratio (FAR) of .42 of the net parcel area, and the R2-2.5 Two-Family Residential zoning district allows up to a .65 FAR, with a maximum of .48 FAR for a single residence. The inclusion of the project increases the building coverage from 2,502 square feet to 2,784 square feet in area, which equates to 49.8% coverage and remains under the maximum of 50% gross parcel coverage. The increase in floor area increases FAR from .42 of the net parcel to .55 of the net parcel area, which still remains below the maximum allowed FAR of .65 (65%) of the net parcel area.

DESIGN

The existing duplex is a two-story building extending eastward, downslope. The exterior consists of a weathered gray/beige cedar vertical siding, with brown trim for the doors, windows, fascia, etc. The design is fairly rectilinear, with minimal articulation along all elevations. An open carport on a parking deck and a wood fence make up the bulk of the appearance of the site from the public right-of-way.

The proposed addition and remodel would preserve the general architectural style. Windows and doors are proposed to be replaced, like for like in some locations, altered in others to reflect the revised interior layout. Generally they would be metal frame and fiberglass respectively, finished

in a deep bronze. Exterior alterations to the two upper levels would generally match the existing vertical cedar siding finish and color. The new addition at the lower level for the revised secondary unit would incorporate windows and doors the same as the rest of the duplex, but the exterior finish would be in a horizontally oriented hardieplank siding finished in a slightly darker taupe/tan finish. The carport would be converted to a garage, with the walls incorporating the same vertical siding as the existing duplex, plus a metal and glass roll up door. The entry gates and fencing would be a mix of wood and metal and would incorporate creeping vines to soften the appearance.

DESIGN REVIEW PERMIT FINDINGS

Design Review Permit Findings. In order to approve the Design Review Permit, the Planning Commission must determine whether the project is in conformance with the following Findings (SMC 10.54.050.D):

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 dated May 6, 2020. Additionally, the Historic Preservation Commission met on May 13, 2020 and unanimously voted to determine that the existing duplex does not constitute a historic resource under CEQA.

2. *The proposed architecture and site design complement the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.*

The proposed architectural improvements will integrate into the overall style and color palette of the existing duplex, thus preserving the prevailing design character of the area.

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

The proposed project is slightly larger than the existing duplex, and it will have a garage that the existing duplex does not. That being said, the design and scale of the development, including the garage is entirely consistent with the general scale of other buildings in the district and the larger vicinity.

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

Much of the existing duplex is below the public right-of-way on Marion Ave, and those elements that project above the road surface are screened by the existing fencing. Most of the new construction is located at grade downslope, and would not impact any significant view corridor. Furthermore, there are no residences above the proposed site, as it is across from a steep upslope that enters the Golden Gate National Recreation Area from Hecht Avenue. No view obstructions are noted or expected.

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

The proposed duplex is not located near or 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 proposes revision primarily to the landscaping below the street in the front entry courtyard area. Two mature Stone Pines in the front area visible over the fence will be preserved. New landscaping will consist of shrubs screening the fence, a mix of ground covers, and several new trees consisting of Bay Laurels and Redbuds. The entry fencing leading to the stairs to 40 Marion will include a metal and wood gate with Star Jasmin ivy draped over it, to present an attractive viewscape for the public and an inviting environment for the residents.

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

The location of buildings on-site will not change. Slight increases to the footprint of the duplex and the small addition of the vaulted ceiling should not impact light or airflow. As such, any light and air that laterally crosses over the parcel remain unchanged.

8. *Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.*

The existing duplex includes lighting and mechanical equipment both on the roof and on site. The proposed project would mainly contribute upgrades to these, particularly the lighting, that would be designed and sited to minimize impacts to adjacent properties and the general public.

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 existing duplex has decks at both the upper and lower floors. These would remain, and be updated with new steel railings. Otherwise, no changes to privacy issues would result from the project.

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

The existing site has a two car carport that fronts onto the Marion Avenue right-of-way, and is accessed via a parking deck partially within the right-of-way. There is space for one city-standard (9'x19') parking stall in front of the duplex within the right-of-way, with sufficient space that two smaller vehicles could park in the space, and this would be preserved by the project, with the intent that the tenant of the new ADU would be able to park at that location. Pedestrian entrances to the property are primarily situated within the right-of-way as well, and the design has taken efforts to minimize any safety conflicts with the Marion Avenue right-of-way.

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 arborist report prepared for the project identified two protected trees for removal, and a Tree Removal Permit has been included in the application. One of the protected trees is in the path of construction, and both present a potential fire hazard to the duplex. The arborist report recommends replacing both removed trees with new desirable trees.

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 (see Heightened Design Review Findings).

The project proposes to expand the site's total floor area to approximately 85 percent of the maximum permitted amount, which triggers the requirement for Heightened Design Review. The following findings must be made:

a) Proposed development of the site maximizes preservation of protected trees.

The arborist report prepared for the project identified two protected trees for removal, and a Tree Removal Permit has been included in the application. One of the protected trees is in the path of construction, and both present a potential fire hazard to the duplex. The arborist report recommends replacing both removed trees with new desirable trees.

b) The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

The site consists of 5,585 square foot parcel, more wide than deep, generally oriented parallel to the downslope from Marion Avenue to Edwards Avenue, generally rectangular in shape. In the existing configuration, all setbacks are complied with, except for a slight encroachment by one of the rear decks into a side setback. The proposed project would not alter any of these, and would maintain compliance with all other applicable development standards for the Two-Family Residential R2-2.5 District. Additionally, the proposed project would include a new front courtyard space for use by the residents, and there is downslope yard space available.

c) The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

There is a slight increase in height to the primary residence, but given that the residence is mostly situated below grade, view obstructions from the primary public view corridor along Marion Avenue are minimized. Likewise, while the conversion of the open-wall carport to a garage could obstruct some views from the public right-of-way on Marion Avenue, the applicant has revised the plans to incorporate clear-glazed windows in the front and back of the garage, ensuring that view obstructions are minimized. Finally, the immediate neighboring property owner on Marion Avenue has not expressed any concerns regarding potential view impacts from their property. The applicant has provided photo-simulations (Attachment 3) to depict existing and proposed views from downslope properties along Edwards Avenue. Due to the topography and landscaping in the area, the proposed project would not present any new view obstructions to downslope neighboring properties.

- d) *The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.*

Marion Avenue is a dead-end residential street, and the project consists of the remodel of an existing residential duplex, which is permitted within the R2-2.5 District, and the construction of an Accessory Dwelling Unit, which is also permitted within the District. No new hazards or hazardous conditions have been identified.

- e) *The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of the structures.*

While the site is sloped, the excavation required for the proposed project would occur primarily within the footprint of the existing structures. Per the applicant's civil engineer (Sheet C3.0, Attachment 6), the project would require cutting 25.9 cu. yards and filling 23 cu. yards of soil, almost balancing the site and requiring only a minor export of material. The grading would include work related to storm water management as well.

- f) *The site will provide adequate guest parking either on site or within the immediate street frontage.*

The existing duplex provides two off-street parking spaces for the residents, and those will continue to be provided. The proposed Accessory Dwelling Unit does not require additional parking, per SMC Sec 10.44.080.E.14.a, which stipulates that exemptions to the parking requirements can be made if the proposed ADU is within one-half mile of a fixed transit stop. There is space for one city-standard (9'x19') parking stall in front of the duplex, with sufficient space that two smaller vehicles could park in the space.

- g) *The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.*

The project proposes revision primarily to the landscaping below the street in the front entry courtyard area. Two mature Stone Pines in the front area visible over the fence will be preserved. New landscaping will consist of shrubs screening the fence, a mix of ground covers, and several new trees consisting of Bay Laurels and Redbuds. The entry fencing leading to the stairs to 40 Marion will include a metal and wood gate with Star Jasmin ivy draped over it, to present an attractive viewscape for the public and an inviting environment for the residents.

As discussed above, the findings can be made and the project as proposed satisfies the requirements of 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 proposed project does not propose many exterior modifications, and with the exception of the garage, the majority of the exterior modifications are situated downslope at or below grade, below the existing structures. As such, they do not crowd or overwhelm neighboring structures.

ENCROACHMENT AGREEMENT FINDINGS

The required determinations for approval of an Encroachment Agreement are as follows (per SMC Section 10.56.060):

1. *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.*

The proposed encroachment is compatible with the surrounding area and will not diminish physical public enjoyment of the streetscape because it consists of revisions to existing improvements already within the right-of-way.

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

The encroachment will not adversely affect the usability or enjoyment of adjoining parcels, because the area of encroachment is entirely along the frontage of the subject parcel. Additionally, there are other similar encroachments in the neighborhood around the City.

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

The area of encroachment already incorporates site and entrance elements (fencing, stairways) that are necessary to access and utilize the property due to the topographic conditions. The proposed project would revise and upgrade the improvements within the right-of-way, but generally remain consistent with the existing conditions.

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

The proposed encroachment is primarily existing, and the project would generally maintain the existing encroachment while upgrading the appearance and usability of the improvements. No impacts to safety or circulation are noted.

5. *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.*

As the proposed encroachment consists mainly of fencing, entry stairways, and landscaping, the encroachment should not affect or preclude any policy decision to alter or terminate the encroachment, or make difficult the improvement of street or pedestrian ways.

ACCESSORY DWELLING UNIT

The ADU application applied for was a “ministerial project” (per Government Code Section 65852.2.a.3 and SMC Section 10.44.080.D.1). Under ministerial review staff is required to assess if the application meets the standards in the City's Municipal Code (Section 10.44.080.E). If the standards for administrative approval are met no discretionary approval is allowed and staff is required to issue the permit, subject to a 10 day appeal period. Staff has replicated the

development standards/requirements (the objective standards) below, along with the City Staff determination on each standard. As noted earlier in this report, the property owner has agreed to deed restrict the ADU for affordability, and a condition of approval has been included in the draft Resolution requiring the rent charged for the ADU will be income-restricted as affordable to Moderate-Income Households as that term is defined by the U.S. Department of Housing and Urban Development based on Marin County median income levels, adjusted to household size, for a period of 20 years. Prior to the issuance of a building permit the income-restricted rent shall be memorialized in a deed restriction in a form acceptable to the Sausalito City Attorney in their reasonable discretion, which shall be recorded with the Marin County Recorder’s Office.

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>1. One Accessory Dwelling Unit per Parcel. No more than one accessory dwelling unit shall be located on a single primary dwelling unit parcel. The parcel must contain at least one existing or proposed dwelling.</p>	<p>Compliance. The proposed ADU is located below the existing carport/proposed garage. There is only one ADU at the site to accompany the primary dwelling unit.</p>
<p>2. Access. An accessory dwelling unit shall have a separate entrance. An entrance leading to a foyer with entrances leading from the foyer to the primary dwelling unit and the accessory dwelling unit is permitted and constitutes a separate entrance.</p>	<p>Compliance. The ADU has a separate entrance at its eastern elevation (building rear). A separate stairway is located along the southern elevation of the garage/ADU building to provide access to the ADU from Marion Avenue.</p>
<p>3. Kitchen and Bathroom Facilities. An accessory dwelling unit shall contain its own kitchen facility and bathroom facility separate from the primary dwelling unit. The kitchen facility must include the following features: (a) a sink; (b) a refrigerator of more than five cubic feet capacity; and (c) a range or cooktop.</p>	<p>Compliance. The ADU will contain its own kitchen facility and bathroom facility separate from the primary dwelling unit. The kitchen facilities incorporate all required features.</p>
<p>4. Building Permits. An accessory dwelling unit shall comply with the California Building Code, including local amendments adopted by the City.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage and will be subject to a Building Permit application process to ensure compliance with the California Building Code and any local amendments adopted by the City.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>5. Setbacks.</p> <p>a. Unless otherwise provided for in this chapter, a new detached or attached accessory dwelling unit shall conform with the setback regulations applicable to the primary dwelling unit parcel upon which the accessory dwelling unit is located.</p> <p>b. If an accessory dwelling unit is constructed above an existing garage, side and rear yard setbacks of no more than five feet may be required; said setbacks shall apply only to the accessory dwelling unit, not the existing garage; the accessory dwelling unit may be constructed wholly or partially above the existing garage.</p> <p>c. No additional setbacks are required to convert an existing primary dwelling unit structure or existing accessory structure to an accessory dwelling unit.</p>	<p>Compliance. The proposed ADU is located below the existing carport/proposed garage, and would have a front setback of approximately 3 feet and a side setback of approximately 1 foot. These are consistent with Requirement 5.b.</p>
<p>6. Floor Area, Building Coverage, Impervious Surfaces and Density.</p> <p>a. Construction of a new attached or detached accessory dwelling unit shall conform with the floor area, coverage, and impervious surfaces regulations applicable to the primary dwelling unit parcel upon which the unit is located.</p> <p>b. For the purposes of complying with the development standards for dwelling units in two-family and multiple-family residential zoning districts (SMC 10.44.330), an accessory dwelling unit shall be treated as a separate unit and shall not be calculated as part of the primary dwelling unit on the lot.</p> <p>c. Pursuant to State law, a lawfully created accessory dwelling unit shall not be deemed to be an accessory use or an accessory building, shall not be considered when calculating the allowable density for the lot upon which it is located, and is deemed to be a residential use that is consistent with the general plan and zoning designations for the lot.</p>	<p>Compliance. The proposed ADU is located below the existing carport/proposed garage. The ADU conforms to all floor area, coverage, and impervious surfaces regulations applicable to the primary dwelling unit parcel on the subject property located in the Two-Family Residential (R2-2.5) Zoning District, including SMC Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multiple-Family Residential Zoning Districts).</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>7. Maximum and Minimum Unit Size. An accessory dwelling unit shall comply with the following maximum and minimum unit sizes:</p> <p>a. Attached Units. The floor area for an attached accessory dwelling unit shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1 and no greater than 50 percent of the existing living area of the primary dwelling unit up to an 800-square-foot maximum.</p> <p>b. Detached Units. The floor area for a detached accessory dwelling unit shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1 and no greater than 50 percent of the existing living area of the primary dwelling unit up to an 800-square-foot maximum.</p> <p>c. Interior Accessory Dwelling Units. The floor area for all interior accessory dwelling units on parcels that do not contain single-family dwellings shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1 and no greater than 40 percent of the primary dwelling unit up to a 1,000-square-foot maximum. The floor area for all interior accessory dwelling units on parcels that contain single-family dwellings shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1.</p>	<p>Compliance. The proposed detached ADU includes 309 square feet of floor area and is located below the existing carport/proposed garage. In comparison of floor area, the ADU (309 square feet) is 13.8% of the proposed living area of the primary dwelling unit (2,235 square feet).</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>8. Height.</p> <p>a. Attached Units. The height of a new attached accessory dwelling unit shall comply with the requirements of Chapter 10.40 SMC regarding the height applicable to the primary dwelling unit.</p> <p>b. Detached Units. The height of a new detached accessory dwelling unit shall be no greater than 15 feet as measured from the average natural grade.</p> <p>c. Accessory Dwelling Unit Constructed above Existing Garage. An accessory dwelling unit constructed above an existing garage shall be no greater than 14 feet for a sloped roof and shall be no greater than 11 feet for a flat roof, as measured from the finished floor of the accessory dwelling unit. The total height of the garage and accessory dwelling unit shall be no greater than the height requirements of the underlying zoning district.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage. The height of the new attached ADU (17'-10" as measured from average natural grade) complies with the requirements of SMC Chapter 10.40 (General Development Regulations) regarding the height applicable to the primary dwelling unit (maximum height is 32'-0").</p>
<p>9. Design. An accessory dwelling unit shall have a roof slope, window arrangement, siding materials, colors and architectural style that closely resemble the primary dwelling unit.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage. The proposed exterior design of the residence would incorporate vertical cedar siding and deep bronze trim to match the primary dwelling. The deck and walkway would also mimic treatments of similar features of the primary residence.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>10. Views. An accessory dwelling unit shall not block or obstruct primary views, as defined in Chapter 10.88 SMC, from neighboring properties.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage, on the north side of the property. All improvements relative to the ADU would be below the road surface of Marion Avenue. The only area where the ADU could be seen is from the neighboring property to the north, and due to the ADU’s location below the garage, the views from the residence to the north are only of the primary residence. Therefore, the building has been located and designed to minimize obstruction of public views and primary views from private property.</p>
<p>11. Privacy. An accessory dwelling unit shall be designed so that its exterior windows, decks, and doors are not directly opposite the exterior living areas (e.g., decks or patios) of adjoining properties and do not overlap windows or doors to interior living areas of adjoining properties.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage at the northwestern corner of the property. The deck at the eastern elevation of the ADU is generally screened from most views by landscaping to the north and the primary residence to the south. No impacts are noted.</p>
<p>12. Light and Shadows. An ADU shall be designed such that the incremental light/shadow impact created by the accessory dwelling unit does not impact more than 25 percent of an adjacent parcel more than 30 days per year. If there is potential for adverse light/shadow impacts, as determined by staff, a shadow study may be required to determine that light/shadow impacts do not exceed the above standard.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage. As such, the proposed ADU is not expected to generate adverse light/shadow impacts.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>13. Parking Requirements.</p> <p>a. One off-street parking space is required per accessory dwelling unit.</p> <p>b. Off-street parking shall be permitted in rear and side yard setback areas in locations determined by the Community Development Director or through tandem parking, unless the Community Development Director makes specific findings that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.</p> <p>c. When parking for the primary dwelling unit is lost because a garage, carport, or covered parking area is either demolished or converted to an accessory dwelling unit in conjunction with the construction of an accessory dwelling unit, said lost parking spaces may be replaced in any location or configuration on the same lot as the accessory dwelling unit, including but not limited to covered spaces, uncovered spaces, or tandem spaces.</p> <p>d. Notwithstanding anything to the contrary in this chapter, with the exception of an interior accessory dwelling unit on all parcels that contain single-family dwellings, one off-street parking space per unit shall be required for all accessory dwelling units within the accessory dwelling unit required off-street parking areas.</p>	<p>Compliance. The ADU is exempt from providing additional on-site/off-street parking as it is located within one-half mile of a public transit stop along a prescribed route according to a fixed schedule. The ADU is not located within the ADU required off-street parking areas as defined by the City of Sausalito.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>14. Parking Exemptions. An accessory dwelling unit shall be exempt from the parking requirements of this section if the unit is:</p> <ul style="list-style-type: none"> a. Located within one-half mile of a public transit stop along a prescribed route according to a fixed schedule; b. Located within an architecturally and historically significant historic district; c. Located within one block, or within reasonable walking distance, of a car share vehicle pick-up or drop-off location as defined in the California Vehicle Code; d. The accessory dwelling unit is an interior accessory dwelling unit; or e. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. f. Parking exemptions shall not apply to accessory dwelling units within the accessory dwelling unit required off-street parking areas, as defined in this chapter. 	<p>Compliance. The ADU is exempt from providing additional on-site/off-street parking as it is located within one-half mile of a public transit stop along a prescribed route according to a fixed schedule.</p>
<p>15. Owner-Occupancy Compliance. In single-family residential (R-1-20, R-1-8, R-1-6) zoning districts the owner of the property shall occupy either the primary unit or accessory dwelling unit as his or her primary residence. Prior to building permit issuance a deed restriction shall be recorded, in a form approved by the City Attorney, to ensure that the primary or accessory dwelling unit is owner-occupied. An owner may be absent from the primary or accessory dwelling unit for up to 12 months during any 36-month period. A property owner who will be absent for more than 12 months may obtain an additional 12 months' absence with the approval of a minor use permit by the Zoning Administrator. In consideration of the minor use permit, the Zoning Administrator may consider the neighborhood impacts such as parking, noise, and property maintenance, in addition to the reason for the requested absence.</p>	<p>Not Applicable. The subject property is located in the Two-Family Residential (R2-2.5) Zoning District.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>16. Effect of Conversion. For an accessory dwelling unit, elimination of any of the required access and/or facilities elements (i.e., the separate entrance, kitchen, bathroom facilities) or noncompliance with any requirements shall require the property owner to demonstrate compliance of the property with all applicable development standards in the zoning ordinance.</p>	<p>Advisory Note. Refer to Advisory Note 9. Should the ADU be eliminated or applicable requirements violated, the property owner shall demonstrate compliance of the property with all applicable development standards in the zoning ordinance.</p>
<p>17. Fees. Fees as established by City Council resolution shall be paid.</p>	<p>Compliance. All applicable fees for the ADU application have been paid.</p>
<p>18. No Passageway. No passageway is required in conjunction with an accessory dwelling unit.</p>	<p>Compliance. The proposed detached ADU does not provide a passageway to the primary dwelling unit.</p>
<p>19. Accessory dwelling units are not required to have fire sprinklers or other fire safety requirements if they are not required in the primary dwelling unit.</p>	<p>Compliance. The primary dwelling unit requires fire sprinklers. As such, the ADU shall require fire sprinklers as well. A Fire District inspection shall be required in order to determine final occupancy requirements.</p>

CEQA REVIEW

The proposed project for a remodel of an existing 2,059 SF duplex plus additions of 176 square feet and 551 square feet; the remodel an existing carport to a garage plus the conversion of 300 SF of storage space below the carport into an Accessory Dwelling Unit; and construction of new entry stairs is subject to review as a project under CEQA. **Per SMC Section 10.50.050.D, this project is subject to review by the Historic Preservation Commission to determine if the project is a Historic Resource. On May 13, 2020, the Historic Preservation Commission conducted a review of the subject property, the Historic Resource Determination Information Packet plus a supplemental report prepared by the owner and Mark Hurlburt with the historic resource consulting firm, Preservation Architecture. The Commission voted unanimously to determine that the subject property is not a Historic Resource.** As such, the project is exempt from the application of CEQA under the Class 1 Categorical Exemption.

A project qualifies for a Class 1 Categorical Exemption if it involves minor alteration of existing private structures, including small additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

PUBLIC NOTICE AND CORRESPONDENCE

Pursuant to Section 3 of Governor Newsom’s Executive Order N-29-20 this meeting will be conducted telephonically through Zoom and broadcast live at www.sausalito.gov. To ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not open for the meeting, Commission members and the public will be participating

telephonically and will not be physically present in the Council Chambers. The agenda will contain details regarding how to virtually participate in the meeting and provide public comment prior to and during the meeting (<https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/meetings-and-agendas>).

May 8, 2020 – 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 for the May 20, 2020 virtual public hearing date. As of the date of preparation of this report, no correspondence has been received.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the attached draft resolution (**Attachment 1**) approving the Design Review Permit with Heightened Design Review to remodel an existing 2,059 SF duplex at 40/42 Marion Avenue plus additions of 176 square feet and 551 square feet; remodel an existing carport to a garage plus convert 300 SF of storage space below the carport into an Accessory Dwelling Unit; **approve the removal of two trees as identified in the project's Arborist Report**, and recommending that the City Council approve the Encroachment Agreement for the existing fence plus construction of new entry stairs within the Marion Avenue right-of-way. Alternatively, the Planning Commission may:

- Continue the hearing for additional information and/or project revisions; or
- Direct staff to prepare a resolution for denial, stating the specific reasons any one or more of the findings cannot be made.

ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Arborist Report
4. Geotechnical Report
5. Historic Resource Determination Application
6. Historic Resource Determination Supplemental Packet
7. Project Plans date stamped April 27, 2020
8. Supplemental Information Provided for May 6, 2020 Planning Commission Hearing

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-xx**

APPROVAL OF A DESIGN REVIEW PERMIT, ACCESSORY DWELLING UNIT PERMIT, AND TREE REMOVAL PERMIT, AND RECOMMENDATION OF CITY COUNCIL APPROVAL OF AN ENCROACHMENT AGREEMENT FOR A REMODEL OF AN EXISTING DUPLEX TO INCLUDE 727 SQUARE FEET OF NEW FLOOR AREA, CONVERSION OF AN EXISTING CARPORT INTO A TWO-CAR GARAGE, CONVERSION OF STORAGE SPACE BELOW THE CARPORT/GARAGE INTO A 331 SQUARE FOOT ACCESSORY DWELLING UNIT, AND CONSTRUCTION OF NEW ENTRY STAIRS AND GATES AT 40-42 MARION AVENUE (APN 065-292-19)

ADU/DR/TRP/EA 2019-00342

WHEREAS, Applicant Michael Rex, on behalf of property owners Chris and Victoria Reynolds, requested Planning Commission approval of a Design Review Permit and Accessory Dwelling Unit Permit, and recommendation of an Encroachment Agreement to remodel an existing duplex, construct 737 square feet of additional floor area, convert an existing carport to a two car garage, convert storage space beneath the carport to a 331 square foot accessory dwelling unit, and construct new entry stairs and gates encroaching into the right-of-way; and

WHEREAS, the project site is located within the Medium High Density Residential land-use designation and the Two-Family Residential (R2-2.5) Zoning District; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on May 6, 2020 at which time the Commission reviewed and considered the information contained in the staff report dated May 6, 2020 for the project, and continued the public hearing to a date uncertain to allow further consideration of omitted items including a Tree Removal Permit and a Historic Resource Determination review; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on May 20, 2020 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Historic Preservation Commission conducted a duly-noticed public meeting on May 13, 2020 at which time they unanimously determined that the subject property does not constitute a Historic Resource under Sausalito Municipal Code Sec 10.50.050.D; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report dated May 20, 2020 for the project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans prepared by Michael Rex Architects, dated stamped April 27, 2020; and

WHEREAS, the Planning Commission finds that the 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.a and e (Minor Alterations and Small Additions to Existing Facilities) of the CEQA Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

1. The project is Categorically Exempt under §15301.a and e of the CEQA Guidelines.
2. A Design Review Permit for the remodel of the duplex at 40-42 Marion Avenue (APN 065-292-19) to include the construction of 737 additional square feet of floor area, conversion of an existing carport to a two car garage, conversion of storage space beneath the carport to a 331 square foot accessory dwelling unit, and construction of new entry stairs and gates is approved based upon the findings provided in Attachment 1, the Accessory Dwelling Unit Development Standards provided in Attachment 2 and subject to the conditions of approval provided in Attachment 5. The project plans are provided in Attachment 6.
3. A Tree Removal Permit to remove two protected trees as identified on the ArborLogic arborist report, and replace them with two desirable trees is approved based on the findings contained in Attachment 3 and subject to the conditions of approval provided in Attachment 5. The Arborist Report is provided in Attachment 7
4. To recommend City Council approval of an Encroachment Agreement for new entry stairs, gates, and the existing fence based on the findings provided in Attachment 3 and subject to the conditions of approval provided in Attachment 5. The project plans are provided in Attachment 6.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 20th day of May, 2020, by the following vote:

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

Lilly Whalen, Secretary to the Planning Commission

ATTACHMENTS

1. Design Review Permit Findings | 2. Accessory Dwelling Unit Development Standards | 3. Tree Removal Permit Findings | 4. Encroachment Agreement Permit Findings | 5. Conditions of Approval | 6. Project Plans - Dated Stamped April 27, 2020 | 7. ArborLogic Arborist Report

**PLANNING COMMISSION RESOLUTION NO. 2020-xx
MAY 20, 2020
ADU-DR-TRP-EA 2019-00342
40-42 MARION AVENUE**

ATTACHMENT 1: DESIGN REVIEW PERMIT FINDINGS

Design Review Permit Findings

In order to approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the project is in conformance with the required Design Review Findings (Sections 10.54.050).

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 dated May 6, 2020.

2. *The proposed architecture and site design complement the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.*

The proposed architectural improvements will integrate into the overall style and color palette of the existing duplex, thus preserving the prevailing design character of the area.

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

The proposed project is slightly larger than the existing duplex, and it will have a garage that the existing duplex does not. That being said, the design and scale of the development, including the garage is entirely consistent with the general scale of other buildings in the district and the larger vicinity.

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

Much of the existing duplex is below the public right-of-way on Marion Ave, and those elements that project above the road surface are screened by the existing fencing. Most of the new construction is located at grade downslope, and would not impact any significant view corridor. Furthermore, there are no residences above the proposed site, as it is across from a steep upslope that enters the Golden Gate National Recreation Area from Hecht Avenue. No view obstructions are noted or expected.

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

The proposed duplex is not located near or 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 proposes revision primarily to the landscaping below the street in the front entry courtyard area. Two mature Stone Pines in the front area visible over the fence will be preserved. New landscaping will consist of shrubs screening the fence, a mix of ground covers, and several new trees consisting of Bay Laurels and Redbuds. The entry fencing leading to the stairs to 40

Marion will include a metal and wood gate with Star Jasmin ivy draped over it, to present an attractive viewscape for the public and an inviting environment for the residents.

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

The location of buildings on-site will not change. Slight increases to the footprint of the duplex and the small addition of the vaulted ceiling should not impact light or airflow. As such, any light and air that laterally crosses over the parcel remain unchanged.

8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The existing duplex includes lighting and mechanical equipment both on the roof and on site. The proposed project would mainly contribute upgrades to these, particularly the lighting, that would be designed and sited to minimize impacts to adjacent properties and the general public.

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 existing duplex has decks at both the upper and lower floors. These would remain, and be updated with new steel railings. Otherwise, no changes to privacy issues would result from the project.

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

The existing site has a two car carport that fronts onto the Marion Avenue right-of-way, and is accessed via a parking deck partially within the right-of-way. **There is space for one city-standard (9'x19') parking stall in front of the duplex within the right-of-way, with sufficient space that two smaller vehicles could park in the space**, and this would be preserved by the project, with the intent that the tenant of the new ADU would be able to park at that location. Pedestrian entrances to the property are primarily situated within the right-of-way as well, and the design has taken efforts to minimize any safety conflicts with the Marion Avenue right-of-way.

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.

There are no protected trees or significant natural features on the site.

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 (see Heightened Design Review Findings).

The project proposes to expand the site's total floor area to approximately 85 percent of the maximum permitted amount, which triggers the requirement for Heightened Design Review. The following findings must be made:

a) Proposed development of the site maximizes preservation of protected trees.

There are no protected trees on the project site.

b) The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

The site consists of 5,585 square foot parcel, more wide than deep, generally oriented parallel to the downslope from Marion Avenue to Edwards Avenue, generally rectangular in shape. In the existing configuration, all setbacks are complied with, except for a slight encroachment by one of the rear decks into a side setback. The proposed project would not alter any of these, and would maintain compliance with all other applicable development standards for the Two-Family Residential R2-2.5 District. Additionally, the proposed project would include a new front courtyard space for use by the residents, and there is downslope yard space available.

c) The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

There is a slight increase in height to the primary residence, but given that the residence is mostly situated below grade, view obstructions from the primary public view corridor along Marion Avenue are minimized. Likewise, while the conversion of the open-wall carport to a garage could obstruct some views from the public right-of-way on Marion Avenue, the applicant has revised the plans to incorporate clear-glazed windows in the front and back of the garage, ensuring that view obstructions are minimized. Finally, the immediate neighboring property owner on Marion Avenue has not expressed any concerns regarding potential view impacts from their property. The applicant has provided photo-simulations (Attachment 3) to depict existing and proposed views from downslope properties along Edwards Avenue. Due to the topography and landscaping in the area, the proposed project would not present any new view obstructions to downslope neighboring properties.

d) The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.

Marion Avenue is a dead-end residential street, and the project consists of the remodel of an existing residential duplex, which is permitted within the R2-2.5 District, and the construction of an Accessory Dwelling Unit, which is also permitted within the District. No new hazards or hazardous conditions have been identified.

e) The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of the structures.

While the site is sloped, the excavation required for the proposed project would occur primarily within the footprint of the existing structures. Per the applicant's civil engineer (Sheet C3.0, Attachment 6), the project would require cutting 25.9 cu. yards and filling 23 cu. yards of soil, almost balancing the site and requiring only a minor export of material. The grading would include work related to storm water management as well.

f) The site will provide adequate guest parking either on site or within the immediate street frontage.

The existing duplex provides two off-street parking spaces for the residents, and those will continue to be provided. The proposed Accessory Dwelling Unit does not require additional parking, per SMC Sec 10.44.080.E.14.a, which stipulates that exemptions to the parking requirements can be made if the proposed ADU is within one-half mile of a fixed transit stop. There is space for one city-standard (9'x19') parking stall in front of the duplex, with sufficient space that two smaller vehicles could park in the space.

g) The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

The project proposes revision primarily to the landscaping below the street in the front entry courtyard area. Two mature Stone Pines in the front area visible over the fence will be preserved. New landscaping will consist of shrubs screening the fence, a mix of ground covers, and several new trees consisting of Bay Laurels and Redbuds. The entry fencing leading to the stairs to 40 Marion will include a metal and wood gate with Star Jasmin ivy draped over it, to present an attractive viewscape for the public and an inviting environment for the residents.

As discussed above, the findings can be made and the project as proposed satisfies the requirements of 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 proposed project does not propose many exterior modifications, and with the exception of the garage, the majority of the exterior modifications are situated downslope at or below grade, below the existing structures. As such, they do not crowd or overwhelm neighboring structures.

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ATTACHMENT 2: ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS

Accessory Dwelling Unit Development Standards

The ADU application applied for was a “ministerial project” (per Government Code Section 65852.2.a.3 and SMC Section 10.44.080.D.1). Under ministerial review staff is required to assess if the application meets the standards in the City's Municipal Code (Section 10.44.080.E). If the standards for administrative approval are met no discretionary approval is allowed and staff is required to issue the permit, subject to a 10 day appeal period. Staff has replicated the development standards/requirements (the objective standards) below, along with the City Staff determination on each standard.

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>1. One Accessory Dwelling Unit per Parcel. No more than one accessory dwelling unit shall be located on a single primary dwelling unit parcel. The parcel must contain at least one existing or proposed dwelling.</p>	<p>Compliance. The proposed ADU is located below the existing carport/proposed garage. There is only one ADU at the site to accompany the primary dwelling unit.</p>
<p>2. Access. An accessory dwelling unit shall have a separate entrance. An entrance leading to a foyer with entrances leading from the foyer to the primary dwelling unit and the accessory dwelling unit is permitted and constitutes a separate entrance.</p>	<p>Compliance. The ADU has a separate entrance at its eastern elevation (building rear). A separate stairway is located along the southern elevation of the garage/ADU building to provide access to the ADU from Marion Avenue.</p>
<p>3. Kitchen and Bathroom Facilities. An accessory dwelling unit shall contain its own kitchen facility and bathroom facility separate from the primary dwelling unit. The kitchen facility must include the following features: (a) a sink; (b) a refrigerator of more than five cubic feet capacity; and (c) a range or cooktop.</p>	<p>Compliance. The ADU will contain its own kitchen facility and bathroom facility separate from the primary dwelling unit. The kitchen facilities incorporate all required features.</p>
<p>4. Building Permits. An accessory dwelling unit shall comply with the California Building Code, including local amendments adopted by the City.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage and will be subject to a Building Permit application process to ensure compliance with the California Building Code and any local amendments adopted by the City.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>5. Setbacks.</p> <p>a. Unless otherwise provided for in this chapter, a new detached or attached accessory dwelling unit shall conform with the setback regulations applicable to the primary dwelling unit parcel upon which the accessory dwelling unit is located.</p> <p>b. If an accessory dwelling unit is constructed above an existing garage, side and rear yard setbacks of no more than five feet may be required; said setbacks shall apply only to the accessory dwelling unit, not the existing garage; the accessory dwelling unit may be constructed wholly or partially above the existing garage.</p> <p>c. No additional setbacks are required to convert an existing primary dwelling unit structure or existing accessory structure to an accessory dwelling unit.</p>	<p>Compliance. The proposed ADU is located below the existing carport/proposed garage, and would have a front setback of approximately 3 feet and a side setback of approximately 1 foot. These are consistent with Requirement 5.b.</p>
<p>6. Floor Area, Building Coverage, Impervious Surfaces and Density.</p> <p>a. Construction of a new attached or detached accessory dwelling unit shall conform with the floor area, coverage, and impervious surfaces regulations applicable to the primary dwelling unit parcel upon which the unit is located.</p> <p>b. For the purposes of complying with the development standards for dwelling units in two-family and multiple-family residential zoning districts (SMC 10.44.330), an accessory dwelling unit shall be treated as a separate unit and shall not be calculated as part of the primary dwelling unit on the lot.</p> <p>c. Pursuant to State law, a lawfully created accessory dwelling unit shall not be deemed to be an accessory use or an accessory building, shall not be considered when calculating the allowable density for the lot upon which it is located, and is deemed to be a residential use that is consistent with the general plan and zoning designations for the lot.</p>	<p>Compliance. The proposed ADU is located below the existing carport/proposed garage. The ADU conforms to all floor area, coverage, and impervious surfaces regulations applicable to the primary dwelling unit parcel on the subject property located in the Two-Family Residential (R2-2.5) Zoning District, including SMC Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multiple-Family Residential Zoning Districts).</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>7. Maximum and Minimum Unit Size. An accessory dwelling unit shall comply with the following maximum and minimum unit sizes:</p> <p>a. Attached Units. The floor area for an attached accessory dwelling unit shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1 and no greater than 50 percent of the existing living area of the primary dwelling unit up to an 800-square-foot maximum.</p> <p>b. Detached Units. The floor area for a detached accessory dwelling unit shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1 and no greater than 50 percent of the existing living area of the primary dwelling unit up to an 800-square-foot maximum.</p> <p>c. Interior Accessory Dwelling Units. The floor area for all interior accessory dwelling units on parcels that do not contain single-family dwellings shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1 and no greater than 40 percent of the primary dwelling unit up to a 1,000-square-foot maximum. The floor area for all interior accessory dwelling units on parcels that contain single-family dwellings shall be no less than an efficiency unit defined in California Health and Safety Code Section 17958.1.</p>	<p>Compliance. The proposed detached ADU includes 309 square feet of floor area and is located below the existing carport/proposed garage. In comparison of floor area, the ADU (309 square feet) is 13.8% of the proposed living area of the primary dwelling unit (2,235 square feet).</p>
<p>8. Height.</p> <p>a. Attached Units. The height of a new attached accessory dwelling unit shall comply with the requirements of Chapter 10.40 SMC regarding the height applicable to the primary dwelling unit.</p> <p>b. Detached Units. The height of a new detached accessory dwelling unit shall be no greater than 15 feet as measured from the average natural grade.</p> <p>c. Accessory Dwelling Unit Constructed above Existing Garage. An accessory dwelling unit constructed above an existing garage shall be no greater than 14 feet for a sloped roof and shall be no greater than 11 feet for a flat roof, as measured from the finished floor of the accessory dwelling unit. The total height of the garage and accessory dwelling unit shall be no greater than the height requirements of the underlying zoning district.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage. The height of the new attached ADU (17'-10" as measured from average natural grade) complies with the requirements of SMC Chapter 10.40 (General Development Regulations) regarding the height applicable to the primary dwelling unit (maximum height is 32'-0").</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>9. Design. An accessory dwelling unit shall have a roof slope, window arrangement, siding materials, colors and architectural style that closely resemble the primary dwelling unit.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage. The proposed exterior design of the residence would incorporate vertical cedar siding and deep bronze trim to match the primary dwelling. The deck and walkway would also mimic treatments of similar features of the primary residence.</p>
<p>10. Views. An accessory dwelling unit shall not block or obstruct primary views, as defined in Chapter 10.88 SMC, from neighboring properties.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage, on the north side of the property. All improvements relative to the ADU would be below the road surface of Marion Avenue. The only area where the ADU could be seen is from the neighboring property to the north, and due to the ADU's location below the garage, the views from the residence to the north are only of the primary residence. Therefore, the building has been located and designed to minimize obstruction of public views and primary views from private property.</p>
<p>11. Privacy. An accessory dwelling unit shall be designed so that its exterior windows, decks, and doors are not directly opposite the exterior living areas (e.g., decks or patios) of adjoining properties and do not overlap windows or doors to interior living areas of adjoining properties.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage at the northwestern corner of the property. The deck at the eastern elevation of the ADU is generally screened from most views by landscaping to the north and the primary residence to the south. No impacts are noted.</p>
<p>12. Light and Shadows. An ADU shall be designed such that the incremental light/shadow impact created by the accessory dwelling unit does not impact more than 25 percent of an adjacent parcel more than 30 days per year. If there is potential for adverse light/shadow impacts, as determined by staff, a shadow study may be required to determine that light/shadow impacts do not exceed the above standard.</p>	<p>Compliance. The proposed detached ADU is located below the existing carport/proposed garage. As such, the proposed ADU is not expected to generate adverse light/shadow impacts.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>13. Parking Requirements.</p> <p>a. One off-street parking space is required per accessory dwelling unit.</p> <p>b. Off-street parking shall be permitted in rear and side yard setback areas in locations determined by the Community Development Director or through tandem parking, unless the Community Development Director makes specific findings that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.</p> <p>c. When parking for the primary dwelling unit is lost because a garage, carport, or covered parking area is either demolished or converted to an accessory dwelling unit in conjunction with the construction of an accessory dwelling unit, said lost parking spaces may be replaced in any location or configuration on the same lot as the accessory dwelling unit, including but not limited to covered spaces, uncovered spaces, or tandem spaces.</p> <p>d. Notwithstanding anything to the contrary in this chapter, with the exception of an interior accessory dwelling unit on all parcels that contain single-family dwellings, one off-street parking space per unit shall be required for all accessory dwelling units within the accessory dwelling unit required off-street parking areas.</p>	<p>Compliance. The ADU is exempt from providing additional on-site/off-street parking as it is located within one-half mile of a public transit stop along a prescribed route according to a fixed schedule. The ADU is not located within the ADU required off-street parking areas as defined by the City of Sausalito.</p>
<p>14. Parking Exemptions. An accessory dwelling unit shall be exempt from the parking requirements of this section if the unit is:</p> <p>a. Located within one-half mile of a public transit stop along a prescribed route according to a fixed schedule;</p> <p>b. Located within an architecturally and historically significant historic district;</p> <p>c. Located within one block, or within reasonable walking distance, of a car share vehicle pick-up or drop-off location as defined in the California Vehicle Code;</p> <p>d. The accessory dwelling unit is an interior accessory dwelling unit; or</p> <p>e. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.</p> <p>f. Parking exemptions shall not apply to accessory dwelling units within the accessory dwelling unit required off-street parking areas, as defined in this chapter.</p>	<p>Compliance. The ADU is exempt from providing additional on-site/off-street parking as it is located within one-half mile of a public transit stop along a prescribed route according to a fixed schedule.</p>

DEVELOPMENT STANDARD/REQUIREMENT	CITY STAFF DETERMINATION
<p>15. Owner-Occupancy Compliance. In single-family residential (R-1-20, R-1-8, R-1-6) zoning districts the owner of the property shall occupy either the primary unit or accessory dwelling unit as his or her primary residence. Prior to building permit issuance a deed restriction shall be recorded, in a form approved by the City Attorney, to ensure that the primary or accessory dwelling unit is owner-occupied. An owner may be absent from the primary or accessory dwelling unit for up to 12 months during any 36-month period. A property owner who will be absent for more than 12 months may obtain an additional 12 months' absence with the approval of a minor use permit by the Zoning Administrator. In consideration of the minor use permit, the Zoning Administrator may consider the neighborhood impacts such as parking, noise, and property maintenance, in addition to the reason for the requested absence.</p>	<p>Not Applicable. The subject property is located in the Two-Family Residential (R2-2.5) Zoning District.</p>
<p>16. Effect of Conversion. For an accessory dwelling unit, elimination of any of the required access and/or facilities elements (i.e., the separate entrance, kitchen, bathroom facilities) or noncompliance with any requirements shall require the property owner to demonstrate compliance of the property with all applicable development standards in the zoning ordinance.</p>	<p>Advisory Note. Refer to Advisory Note 9. Should the ADU be eliminated or applicable requirements violated, the property owner shall demonstrate compliance of the property with all applicable development standards in the zoning ordinance.</p>
<p>17. Fees. Fees as established by City Council resolution shall be paid.</p>	<p>Compliance. All applicable fees for the ADU application have been paid.</p>
<p>18. No Passageway. No passageway is required in conjunction with an accessory dwelling unit.</p>	<p>Compliance. The proposed detached ADU does not provide a passageway to the primary dwelling unit.</p>
<p>19. Accessory dwelling units are not required to have fire sprinklers or other fire safety requirements if they are not required in the primary dwelling unit.</p>	<p>Compliance. The primary dwelling unit requires fire sprinklers. As such, the ADU shall require fire sprinklers as well. A Fire District inspection shall be required in order to determine final occupancy requirements.</p>

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ATTACHMENT 3: TREE REMOVAL PERMIT FINDINGS

Tree Removal Permit Findings

In order to approve the Tree Removal Permit, the Planning Commission must determine whether the project is in conformance with the following criteria (SMC 11.12.030.B):

1. In order to grant a tree removal permit it must be determined that removal is necessary in order to accomplish any one of the following objectives:
 - a. To insure 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.

The project arborist notes that the Stone Pine as being in the path of construction, which could preclude reasonable enjoyment of the property and the right to develop the property pursuant to the project plans. Additionally, the Stone Pine is noted as a High Fire Hazard species according to the FireSafe Marin species list. The Applicant cites reasonable enjoyment of the property and the right to develop the property pursuant to the project plans as the reason for removal.

The Bay Laurel is noted by the project arborist as in close proximity to the duplex, and that they are listed as High Fire Hazard species according to the FireSafe Marin species list. The Applicant cites proximity to structures as the reason for removal.

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 Planning Commission waives the above requirement based on information provided by the applicant/owner.

The project arborist recommends both removed trees be replaced by desirable trees, and a condition of approval has been included to require that, with final determination of species and location(s) to be to the satisfaction of the Community Development Department.

3. A finding of any one of the following is grounds for denial, regardless of the finding in (2)(a) above:
 - 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.

*The removal of this tree cannot be avoided by the canopy reduction measures that are identified in **Finding a** listed above. The arborist's report cites recommendations for the establishment of tree protection zones and plan review requirements for the building permit's demolition, utility, grading and drainage plans to ensure that the necessary provisions for drainage, erosion control, land stability, and foliage damage are taken. The subject tree is identified as being a mature specimen, but due to the presence and preservation of other equally mature Stone Pines in the vicinity, its removal will not have a substantial impact on the visual, auditory, wind screening and privacy benefits provided by the heavily wooded site.*

None of the findings can be made for grounds for denial.

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ATTACHMENT 4: ENCROACHMENT AGREEMENT PERMIT FINDINGS

Encroachment Agreement Findings

The Planning Commission may recommend approval of, and the City Council may issue, an encroachment agreement if the following findings can be made (SMC 10.56.060):

1. *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.*

The proposed encroachment is compatible with the surrounding area and will not diminish physical public enjoyment of the streetscape because it consists of revisions to existing improvements already within the right-of-way.

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

The encroachment will not adversely affect the usability or enjoyment of adjoining parcels, because the area of encroachment is entirely along the frontage of the subject parcel. Additionally, there are other similar encroachments in the neighborhood around the City.

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

The area of encroachment already incorporates site and entrance elements (fencing, stairways) that are necessary to access and utilize the property due to the topographic conditions. The proposed project would revise and upgrade the improvements within the right-of-way, but generally remain consistent with the existing conditions.

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

The proposed encroachment is primarily existing, and the project would generally maintain the existing encroachment while upgrading the appearance and usability of the improvements. No impacts to safety or circulation are noted.

5. *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.*

As the proposed encroachment consists mainly of fencing, entry stairways, and landscaping, the encroachment should not affect or preclude any policy decision to alter or terminate the encroachment, or make difficult the improvement of street or pedestrian ways.

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ATTACHMENT 5: CONDITIONS OF APPROVAL

These conditions apply to the following project plans prepared by Michael Rex Architects and entitled "Reynolds Duplex & ADU", dated stamped April 27, 2020.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

Community Development Department Conditions:

1. The project shall be designed as shown in the set of plans dated stamped April 27, 2020.
2. The trees identified for removal in the ArborLogic arborist report shall be replaced with desirable trees in conformance with Sausalito Municipal Code Section 11.12.020.P.2.
3. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding changes to an approved project. Major project modifications will require review and approval by the Planning Commission.
4. Prior to Final Inspection for the Accessory Dwelling Unit, Applicant shall record a deed restriction restricting the Accessory Dwelling Unit to Moderate Income households for a period of 20 years.
5. Prior to install of the roof sheathing, the applicant shall provide certification from a licensed surveyor stating that the roof height, materials, design, and location is in conformance with the Planning Commission-approved plans.
6. All exterior lighting shall be shielded and downward facing.
7. Upon building permit submittal, the applicant shall provide electronic copies and paper copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. The applicant shall post signage on the project site in a location clearly visible to and readable by the public which lists the construction hours, contractor's name and cell phone number, and any special conditions of approval.
14. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Director or the Planning Commission as a modification to this approval.
15. 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 in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
16. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference SMC 10.50.120).
17. 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 in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
18. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
19. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
20. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 9%) shall be paid.
21. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit. This shall include establishing the

approved use/implementing the permit within the time limits set forth by the applicable chapter.

22. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
23. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code section 12.16.130 - Machinery, equipment, fans and air conditioning.
24. At the time of building permit application the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in SMC Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit. For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit. Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.
25. The rent charged for the ADU shall be income-restricted as affordable to Moderate-Income Households as that term is defined by the U.S. Department of Housing and Urban Development based on Marin County median income levels, adjusted to household size, for a period of 20 years. Prior to the issuance of a building permit the income-restricted rent shall be memorialized in a deed restriction in a form acceptable to the Sausalito City Attorney in their reasonable discretion, which shall be recorded with the Marin County Recorder's Office.

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.

26. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
27. Contact Building Division staff for information about the building permit process and for building permit requirements prior to submitting for a building permit.
28. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
29. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
30. 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.

31. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.
32. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.
33. Pursuant to Municipal Code Section 12.16.130, it is unlawful to operate any air conditioning equipment which would cause the noise level at the property line to exceed the ambient base noise level by more than five decibels. See Section 12.16.040 for additional information on the determination of the ambient noise level.
34. 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) – Prohibited
Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
35. 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); and
 - c. Bay Conservation and Development Commission – (415-352-3600).

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

General Items

36. 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 in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.

Grading / Geotechnical Items

37. Prior to application for a Building Permit the project Geotechnical Engineer shall complete an updated soils report, including one additional boring at the right side of the building where additional improvements are now proposed.
38. 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 surface drainage, subsurface

drainage, grading, and that the design conforms to the intent of the geotechnical engineer's recommendations.

39. Prior to the issuance of a Building Permit, a final grading and drainage 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, shoring, etc.) shall be clearly defined and their quantities shall be shown on the plan. If the amount of earthwork is greater than or equal to 50 cubic yards, a grading permit shall be required prior to commencement of excavation.
40. 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.
41. Pursuant to the specific recommendations of the geotechnical report, the carport retaining wall shall be retrofitted with a functional back drain and waterproofing. The Building Permit drawings shall include said drainage in drainage plans and details.
42. Construction operations shall be staged to prevent failure or yielding of slopes by providing continuous confinement of superficial deposits as may be recommended by the project geotechnical engineer.
43. Applicant is advised that should a Grading Permit be required, 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.
44. Prior to issuance of a Certificate of Occupancy, the project geotechnical engineer shall prepare a letter on its letter head, stamped and wet signed, stating that construction was in conformance with the project geotechnical report.
45. No grading or excavation operations shall occur between October 15 and April 15 without the written approval of the City Engineer. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence and conclude within a single dry season.

Drainage Items

46. Prior to issuance of a Building Permit the drawings shall clearly show how collected stormwater will be discharged to the existing creek without causing erosion on the hillside slope, creek banks, or within the creek bed.
47. Drainage facilities shall be designed by a registered civil engineer. Drainage analysis and plans shall be subject to the review and approval of authorized City staff or independent consultant.
48. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the property 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, stormwater

treatment facilities, hydraulic structures, energy dissipators and foundation drainage systems.

49. New drainage facilities shall not increase the quantity or alter the path of stormwater discharged from the property from the existing condition.

Stormwater Pollution Prevention

50. Prior to issuance of a Building Permit the developer's civil engineer or contractor shall submit a detailed erosion control plan, including cost estimate, for review and approval by the Department of Public Works. Erosion 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/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>]
51. The contractor shall implement and maintain erosion control measures per the approved erosion control plan for the duration of the project.
52. The contractor shall provide adequate dust and debris control measures for the duration of the project.
53. 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/~media/files/departments/pw/mcstoppp/development/basm-aa-postconstruction-manual.pdf?la=en>]
54. 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 Prevention Part of the PlanOctober 2011.pdf](http://www.marincounty.org/depts/pw/divisions/mcstoppp/~media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober%202011.pdf)]
55. The plan shall address construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils, masonry, tile work, painting, litter control, motor vehicle washing and maintenance, storage of hazardous materials.

Right of Way Items

56. Prior to issuance of a Building Permit the proposed off-street staging platform shall be approved by the Department of Public works and the Building Department. The platform shall be designed for H2O loads. Coordinate with Bay Cities Refuse Services to design the platform to accommodate debris boxes.
57. Applicant is advised that encroachment permits 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).
58. 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. Address 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.

59. Prior to issuance of a Building Permit a finalized 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 schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
60. 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 for construction workers. Workers shall carpool to the construction site which shall be documented on the construction staging plan.

Utility Items

61. 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.
62. Pursuant to Sausalito 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. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e. potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08. If additional overhead lines, poles and/or transformers are required, visual simulations of the equipment from various viewpoints shall be provided, and may be subject to the Design Review Permit. **PG&E Underground Project Contact Information: Phone (877-743-7782) and Internet (www.pge.com/newconstruction/).**
63. Prior to issuance of a Building Permit the utility plans shall include the required repairs and upgrades listed in the Sewer System Coordinator’s (SSC) Sewer Lateral Inspection Result Letter, dated February 28, 2020. The sewer work is required and it is recommended to do it under a Plumbing Permit, concurrently with the entitlement process. If the applicant wishes to complete the required sewer work concurrently with the entitlement process, the completed work shall be well documented in the Building Permit drawings.
 - a. Install one access clean out as required on the sewer lateral solely serving 40 and 42 Marion Avenue.
 - b. Install one City-approved backwater prevention device on the access clean out as required.

64. Where the common lateral receives its third connection from a private residential unit, it shall upsize to 6 inches unless otherwise specified by the SSC. Pursuant to City of Sausalito Resolution No. 5117, new private sewer construction shall comply with the City of Sausalito Standard Specification.
65. Prior to approval from the City's SSC, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City SSC. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer below grade.
66. Prior to issuance of a Certificate of Occupancy, any defects or updates required by the SSC, including but not limited to those cited in the SSC's review memo shall be completed to his satisfaction.

Southern Marin Fire District

67. WUI Requirements: This property is located within the Wildland Urban Interface (WUI) and shall be noted on the title sheet of the plans. The materials used in construction on the exterior of the structure shall comply with building standards in Chapter 7A of the California Building Code and/or section 337 of the California Residential Code.
68. Deferred Submittals: Please note on the cover sheet of the drawings all deferred submittals that will be required by Southern Marin Fire District.
 - a. A vegetation management plan shall be required as a deferred submittal.
 - b. Fire Sprinklers shall be required as a deferred submittal.
69. A Vegetation Management Plan is required for this project as a deferred submittal. The Vegetation Management Plan shall be submitted directly to Southern Marin Fire District, along with \$477.00 payment, in order to allow for the rough hydro. inspection to be scheduled. The plan shall comply to the following:

Prior to construction, a Vegetation Management Plan (VMP) shall be submitted for review and approval by the Fire District which includes:

- a. Three (3) hard copy sets of plans shall be sent for official review which includes the house, zone, plant type and spacing.
 - b. The entire plan content elements described in narrative form.
 - c. The Hazard Assessment matrix.
 - d. The list of plants to be existing and/or used and materials consistent with the approval plant list.
 - e. Existing and proposed plants shall not be any of the species identified by FireSAFE Marin as fire-prone plants. The list can be found at <https://firesafemarin.org/plants>.
 - f. Prepared according to Southern Marin Fire District Standard 220 Vegetation/Fuel Management Plan, which can be found at <https://www.southernmarinfire.org/prevention/ordinances-standards/residential%20standards?limit=100>
70. An automatic Fire sprinkler system shall be required to be installed in the main structure and proposed ADU and shall comply with the following:

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" (see below for definition)
- 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.

Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code.

Fire sprinkler system shall be installed according to NFPA **13D** and Southern Marin Fire Standard 401.

Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and N.F.P.A. Standard(s) 13, 13D or 13R.

PLEASE NOTE: *The rough hydro inspection may only be scheduled by the Fire Sprinkler Contractor. This inspection may not be scheduled until the Vegetation Management Plan has been submitted. Once the rough hydro inspection passes, the inspector will release the hold on the close-in inspection with the County of Marin. The Sprinkler contractor must be available for the final inspection as well.*

71. Provide a U.L. listed key box as required by the Southern Marin Fire Protection District at the proposed locked entrance gate.
72. A vertical overhead clearance of 13' 6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.).
73. The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 109.3.2 Abatement of Clearance of Flammable Brush or Flammable Vegetative Growth from Structures.
 - a. A minimum clearance of 30 feet from the structure or to the property line, 10 feet from roads and property lines and any tree which extends within 10 feet of any chimney or stovepipe shall be kept clear of flammable brush, tree limbs and grasses.

- b. A list of flammable (pyrophytic) plants and non-flammable (fire resistive) plants can be found on the University of California Cooperative Extension: Pyrophytic vs. Fire Resistive Plants list. This is available at firesafemarin.org

Exception: Vegetation Management Plan for the property has been submitted and approved by the Fire Code Official.

- 74. The applicant shall comply with California Fire Code and Public Resource Code 4291 requirements relating to the clearance of flammable brush and weeds. A minimum clearance of 30' from structures and 10' from roads and property lines shall be maintained.
- 75. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
- 76. Smoke / CO Detectors shall be installed in accordance with the California Building Code.
- 77. Non-combustible roofing required:
 - a. Noncombustible roofing shall be provided for:
 - b. All new roofs shall be non-combustible.
 - 1. Roof Repairs or replacement:
 - 2. Less than 25% - no requirement
 - 3. 25% to 50% - Class C minimum
 - 4. 50% or more – Non Combustible
 - c. In no case shall the roofing material used be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code.

- 78. 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.
- 79. 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.

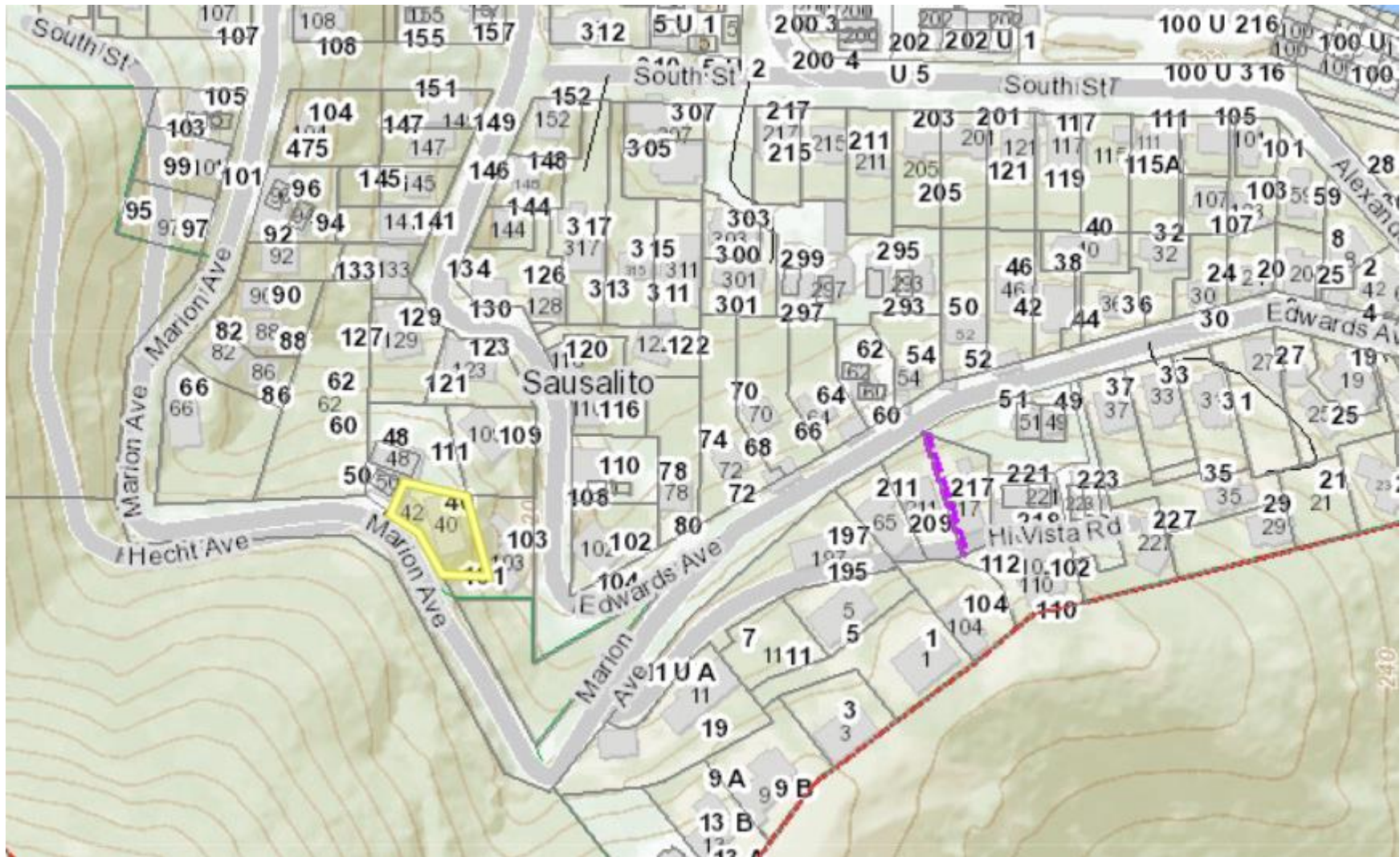
**PLANNING COMMISSION RESOLUTION NO. 2020-xx
MAY 20, 2020
ADU-DR-EA 2019-00342
40-42 MARION AVENUE**

ATTACHMENT 6: PROJECT PLANS – DATED STAMPED APRIL 27, 2020

**PLANNING COMMISSION RESOLUTION NO. 2020-xx
MAY 20, 2020
ADU-DR-EA 2019-00342
40-42 MARION AVENUE**

ATTACHMENT 7: ARBORIST REPORT - ARBORLOGIC

ATTACHMENT 1 – VICINITY MAP





ARBORLOGIC

CONSULTING ARBORISTS

415.753.5022 • 236 WEST PORTAL AVE. #311, SAN FRANCISCO, CA 94127 • jlascot@arborlogic.com

REPORT DATE: June 4, 2018

REPORT TYPE: TREE INSPECTION

SITE LOCATION: 40-42 Marion Avenue, Sausalito, California

INSPECTION DATE: June 1, 2018

ARBORISTS: James Lascot, James Reed

CLIENT / FIRM: Christian and Victoria Reynolds / Homeowners

PURPOSE/ISSUE: Arborist assessment of trees.

INSPECTION / REPORT TYPE: Visual inspection from the ground without excavation, coring, boring or sampling. This is an abbreviated report and more detailed report can be produced upon request.

TREE LOCATION: See Tree Map within this report for tree locations.

SUBJECT TREE No. 1: Italian stone pine (*Pinus pinea*)

TRUNK DIAMETER AT BREAST HEIGHT (4.5 feet above soil grade): 22 inches

HEALTH: Apparently healthy foliage, shoot growth, and no signs of disease or pests.

CONDITION: This tree is located on a very steep slope and has a significant trunk lean downhill to the east toward the existing home. This tree has a Tree Protection Zone (Matheny/Clark Trunk Formula Method) of .75 feet per inch of trunk diameter at breast height or a 16.5-foot radius from trunk.

DISCUSSION: The subject is a mature non-native tree in good health and overhanging the existing house. It is designated as a Heritage tree due to its trunk size (over 10" diameter) as designated within the Sausalito Municipal Code. This tree has narrow trunk attachments that can be considered chronic structurally compromising condition and creates a significant potential for collapse. The proposed new entry way is within Tree Protection Zone of this tree (16.5-feet from trunk). The proposed development will require the removal of this tree. This pine species is included as a High Fire Hazard Introduced Plant within the Pyrophytic vs. Fire Resistant list (Moritz / Svihra – University of California Cooperative Extension / FireSafe Marin 1998).

CONCLUSION: Due to the amount of significant negative attributes of this tree, its location, and the proposed development, removal of this tree is recommended.

RECOMMENDATIONS: Removal of this tree for the reasonable enjoyment of the property and its replacement with a desirable tree. The stump may be ground for future planting but will not re-sprout from its stump.

SUBJECT TREE No. 2: California bay laurel (*Umbellularia californica*)

TRUNK DIAMETER AT BREAST HEIGHT (4.5 feet above soil grade): Multi-trunk 21, 13, 12, 12 inches

HEALTH: Apparently healthy foliage, shoot growth, and no signs of disease or pests.

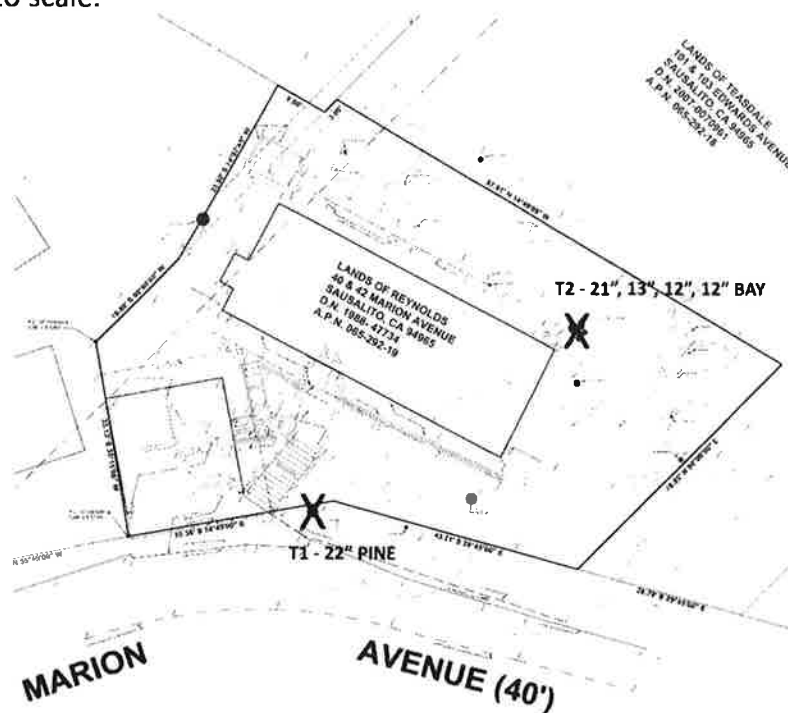
CONDITION: This tree appears in to have sound structure, anchorage, and no apparent problems.

DISCUSSION: The subject is a mature native tree in good health and fair condition. It is designated as a Heritage tree due to its trunk size (over 10" diameter) as designated within the Sausalito Municipal Code. California bay laurel trees may be considered a flammable or pyrophytic tree species due to their high oil content and when located outside of their native habitat in low lying areas along streams and within higher elevated grasslands. This bay species is often recommended to be removed when located within ten feet of structures or proposed structures. These trees are also often recommended for removal when they are on steep slopes within 50-100 feet of structures or proposed structures. Within a vegetation management plan, as designated by the Southern Marin Fire Department, would include these trees as removals due to their high flammability, location within 10 feet of structures and within 100 feet of current structures on steep slopes. Any tree appraisal of this tree would be a negative value as its removal is required due to flammability and proximity to structures. This species is considered a High Fire Hazard Native Plant within the Pyrophytic vs. Fire Resistant list (Moritz / Svihra 1998).

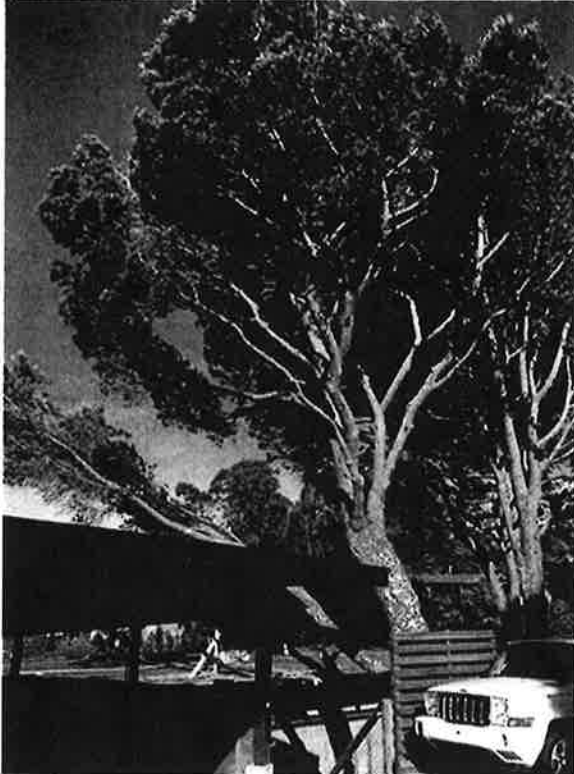
CONCLUSION: The removal of this can be considered for fire hazard reduction and the reasonable enjoyment of the property.

RECOMMENDATIONS: Removal and its replacement with a desirable tree. The stump should be ground or removed as it will re-sprout from its stump.

TREE MAP: Not to scale.



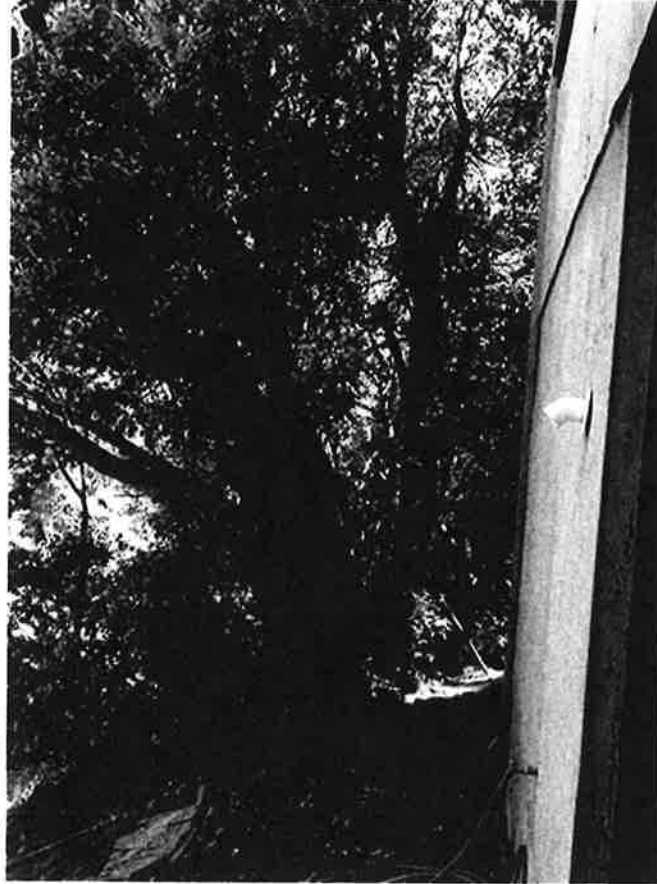
PHOTOGRAPH 1 - Subject pine tree No. T1. Note trunk lean toward house structure.



PHOTOGRAPH 2 - Subject bay tree No. T2.



PHOTOGRAPH 3 - Subject bay tree No. T2. Note proximity to house.



PHOTOGRAPH 4 - Subject bay tree No. T2. Note lean over neighboring property.



PROTECTED TREES

CITY OF SAUSALITO MUNICIPAL CODE
Chapter 11.12
PRESERVATION OF TREES AND VIEWS

Prior ordinance history: Ords. 812 and 912.

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:

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.

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.]



James Lascot
Principal / Consulting Arborist



James Reed
Associate Arborist ISA WE-10237A

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September 26, 2017

Chris Reynolds
40 Marion Avenue
Sausalito, CA 94965

RE: Geotechnical Reconnaissance
Proposed Residential Improvements
40 Marion Avenue, Sausalito

Dear Mr. Reynolds:

In accordance with your request, we have performed a brief geotechnical reconnaissance of your residential property, located at 40 and 42 Marion Avenue in Sausalito. The purpose of this examination was to provide preliminary recommendations for proposed improvements to the existing structures.

The scope of this limited reconnaissance included a visual examination of the existing structures, review of geologic mapping of the area and excavation of three hand-auger probes to bedrock. No deep borings or lab testing were performed in this limited reconnaissance. Thus it is essential that we be contacted to inspect the foundation excavations in progress, in order to confirm the assumptions made in this report.

BACKGROUND AND PROPOSED CONSTRUCTION: The subject property consists of a steeply down sloping lot on a spur descending off the prominent "Wolfback Ridge", above the site to the west. The main structure on the property has two levels, and is divided into two separate apartment units. There is a detached double wide carport at the road level, set at an angle to the main structure. A suspended concrete driveway provides access to the carport. A wide set of wooden stairs runs down from the carport to a wood bridge that spans out to the entry of the upper level unit. Another set of steps leads down to the lower unit.

Both the main house and the carport are "post and beam" structures, bearing on large girders spaced at approximately 8 feet on center, spanning out to large wooden posts at the outboard perimeter. The front perimeters bear on concrete foundation walls, retaining

cuts into the hillside. The area under the carport currently contains a full-height storage area. The area under the main structure consists of a sloping crawlspace of variable height, terraced with various walls.

It is our understanding you plan to convert the existing two-unit main structure into a single two-story residence. To provide access between the two levels, a new stairwell addition will be constructed at the front of the structure. Although significant interior remodeling will take place, no other additions will occur at the main structure.

You are also planning to build a new secondary unit underneath the carport. This addition will include a single story addition extending roughly 6 feet out from the back of the carport. A new deck will be constructed at the addition level, extending to a point out over the slope.

FOUNDATION EVALUATION: The existing structures were purportedly constructed in 1976, and, as stated, are of post and beam construction. The existing foundations appear to consist of conventional footings, as opposed to drilled piers. There is an original foundation wall at the main structure approximately 3 feet tall beneath the up-slope perimeter. The post footings at the rear perimeter are interconnected by tie beams. There are two transverse tie beams at the interior, splitting the crawlspace into even thirds. A line of posts runs up the center of the house between the tie beams. No obvious indications of foundation movement or distress were observed. At some point in the past the rear posts were retrofitted with plywood shear panels. However, these panels are affixed with expansion anchors, and do not meet modern retrofit standards.

A level survey performed on the upper unit found that the structure is within 3 inches of relative level. The high point was at the left front corner, and the low point was at the center of the rear perimeter. This amount of settlement is to be expected for a house with footings situated on a steeply downsloping lot.

The front of the carport bears on a foundation wall approximately 8 feet tall. The posts at the rear perimeter bear on isolated posts which have been enclosed to create the storage area. Again, no distress is apparent in the foundation wall. However, water stains on the inside face of the wall suggest that it incurs seepage intrusion during winter rains. Some water staining was observed on boxes within the storage area.

GEOLOGY: Review of a geology map for the area by Smith, Rice and Strand indicates that the site is underlain by Chert bedrock from the Jurassic period. Chert is a sedimentary bedrock consisting of ancient plankton shells, and occurs commonly in the Sausalito Hills. Outcrops of weathered Chert are visible in the road cut for Marion Avenue, across from the site.

As stated, the house is located on a broad spur ridge, which indicates inherent stability. The stability study associated with the Smith-Rice map has assigned the property a stability number of 3, indicating a moderate potential for instability.

During our site visit, we performed three probes with a hand auger. Probe 1 (P1) was performed at the left front corner of the main structure, near the outboard edge of the proposed carport addition. P2 was performed opposite the center of the main structure, near the proposed stairway addition. P3 was performed at the rear of the building near the low point in the house. All three probes encountered 2 to 3 feet of top soil, consisting of reddish brown clayey Silt. P1 encountered residual soils, consisting of reddish tan silty Clay from 2.5 to 4 feet. Mottled red tan weathered Chert bedrock was encountered at 4 feet. P1 was terminated at a depth of 6 feet. P2 unearthed weathered Chert bedrock at 2 feet, and was terminated at 4 feet. P3 encountered weathered Chert bedrock at 3 feet, and was terminated at 4 feet.

SEISMICITY: It should be common knowledge that the Bay Area in general is subject to strong ground shaking due to the regular occurrence of earthquakes. The subject property is located within 6 miles of the active San Andreas and Seal Cove/San Gregorio Faults. Other nearby faults include the Hayward Fault and the Healdsburg/Rodgers Creek Fault, located 12 miles to the east. The site is located well away from any known fault traces, thus there is little risk of ground rupture during a seismic event. Given the shallow bedrock and steep slopes, liquefaction is not a concern at this site.

Seismic Design Factors: Design of the new improvements in accordance with the 2016 CBC should utilize the following factors:

Mapped Short Period Spectral Acceleration, S_s:	1.500
Mapped 1-Second Spectral Acceleration, S_1:	0.646
Site Class:	B
Short Period Site Coefficient, F_a:	1.0
1-Second Site Coefficient, F_v:	1.0
Modified Short Period Acceleration, S_{ms}:	1.500
Modified Short Period Acceleration, S_{m1}:	0.646
Design Short Period Acceleration, S_{ds}:	1.000
Design Short Period Acceleration, S_{d1}:	0.431
Design Category:	D

DISCUSSION AND CONCLUSIONS: The existing main structure has performed reasonably adequately to date, despite being founded on conventional spread footings. This is because the house is situated on a resistant promontory, and its uphill foundations appear to be bearing on competent bedrock. However there has been moderate

settlement of the post footings along the rear perimeter, which implies that they do not bear in sound bedrock.

It is assumed that the proposed entry stair addition will bear in a level cut into the base of the front slope, which will likely exposed weathered bedrock or firm residual soils. Thus, this addition may be supported by spread footings. It is anticipated that a foundation wall approximately 5 feet tall will be needed in this location, which should include a gravel drain behind it.

The moderate settlement at the rear of the main structure should be monitored. If continued movements are observed, the rear foundations could be underpinned with drilled or hand dug piers. Hand dug piers should be 2x4 feet in plan, and should be at least 6 feet deep. If drilled piers are used they should be 18 inches in diameter and extend a minimum of 10 feet deep.

The proposed additions to the carport will bear on the descending slope. The carport addition should be supported on 18-inch diameter drilled piers extending 6 feet into bedrock. For estimating purposes, total depths of 10 feet may be assumed. Piers should also be used to underpin the existing foundations at the rear perimeter of the carport.

The apparent moisture intrusion through the existing front foundation wall of the carport should be taken vary seriously, as the moisture will cause mold and mildew problems in the proposed second unit, if the problem is left unabated. It is likely that it will be necessary to excavate a deep gravel drain behind the up-slope foundation wall. This drain should extend at least 6 inches below the adjacent floor slab, and should slope at 1%. Since the water stains seem to extend down from the top of the wall, we recommend a thorough investigation and treatment of the waterproofing condition at the juncture between the suspended driveway and the carport slab.

Drain lines should discharge over rubble dispersal fields, in locations to be approved by the undersigned Geotechnical Engineers. Given the relatively narrow width of the rear yard, care should be taken to site the dispersal fields in locations which will not inundate the residence below.

In summary, it is our opinion that the site is suitable for the proposed construction, provided that the recommendations offered below are adhered to.

RECOMMENDATIONS:

1. **GRADING:** No grading work is anticipated for this project, aside from the retained cut for the foundation wall of the stair tower addition. It is recommended that all soil spoils be hauled off site. Please contact our office if the scope of work is modified to include exterior cuts or fills. Please contact our office for supplemental recommendations if the plans are altered to include un-retained cuts or fills over 3 feet in height.

2. **PIER AND GRADE BEAM FOUNDATIONS:** The proposed stair tower addition to the main structure may bear on spread footings, assuming that they are sited on a level cut into the base of the slope. Hand-dug piers may be used as voluntary underpinnings for the existing post footings at the rear of the main structure. All other new foundation elements shall bear on reinforced concrete drilled pier and grade beam foundations.
 - 2.1 **Spread Footings:** The proposed entry addition may be supported footings by minimum 12-inch deep spread footings bearing on firm residual soils or weathered bedrock, as confirmed by the undersigned Geotechnical Engineers. The footing design may assume a bearing pressure of 2000psf, and a passive resistance of 450pcf.
 - 2.2 **Hand-Dug Piers:** Hand dug piers should be 2x4 feet in plan, and should extend to minimum depths of 6 feet, or as needed to achieve full bearing in weathered bedrock. Hand dug piers may be designed for a bearing pressure of 2000 psf.
 - 2.3 **Drilled Piers:** Drilled piers should be 18 inches in diameter and should extend to minimum depths of 10 feet, or at least 6 feet minimum into weathered bedrock as verified by the undersigned Geotechnical Engineers. Drilled piers may be designed for a friction value of 750psf, for the portion extending into bedrock. For resistance to lateral loads, a passive resistance of 450pcf acting against twice the pier diameter, may begin at the bedrock contact. Bedrock may be assumed to be 2 feet down at uphill side of the house, 3 feet down at the downslope side, and 4 feet everywhere else. All piers shall contain a minimum of six #5 bars arranged in a 12-inch circular cage enclosed by a #3 bar spiraled at 6-inch pitch. This reinforcing schedule is intended to account for incidental creep and seismic forces.
 - 2.4. **FLOOR SLABS ON GRADE:** If floor slabs are used, they shall be a minimum of 5 inches thick and shall be reinforced with a minimum of #4 bars

at 18 inches on center each way. Slab reinforcing shall be integrated into the foundations. Floor slabs used as living space shall be constructed over a minimum of 18 inches of compacted base rock (or 3/4-inch drain rock, which may be placed without expansive effort). A 10-mil vapor barrier shall be placed over the prepared subgrade, protected by a layer of filter cloth or 2 inches of sand.

3. **RETAINING WALLS:** The foundation wall of the stair tower shall be designed for an active pressure of 50pcf where the backfill is essentially flat. Retaining walls shall be fully back drained with 3/4-inch drain rock wrapped in filter cloth. As stated, the stair wall may bear on a spread footing per Section 2.1. Walls perched on sloping grade should bear on drilled piers per Section 2.3.
4. **DRAINAGE:** As a minimal drainage measure, all roof downspouts shall be fitted with 4-inch solid PVC discharge pipes. Surrounding yard and patio areas shall utilize V-1 or brass catch basins tied to the roof downspout lines, or shall be graded to shed runoff away from the house in an unconcentrated manner. All piping shall be 4-inch SDR-35 PVC. All drain lines shall be sloped at 1% minimum to outlet to rubble dispersal fields, the design and locations for which should be approved by the undersigned Geotechnical Engineer.
 - 4.1 **Perimeter Gravel Drain:** In addition to the surface drainage measures, a perimeter gravel subdrain should be installed around the existing carport foundation wall. The subdrain shall consist of trenches excavated directly adjacent to the perimeter foundation, extending below the lowest adjacent grades, sloped at 1%. A perforated PVC pipe shall be placed along the bottom of the trenches, and the trenches shall be backfilled with 3/4-inch drain rock wrapped in filter cloth.
6. **EXTERIOR FLATWORK:** Exterior flatwork, including driveways, walkways and patios may be constructed as 5-inch thick concrete slabs and should be reinforced with a minimum of #4 bars at 18-inch centers. However some distress should be expected due to concrete shrinkage or seasonal fluctuations of clay soils.

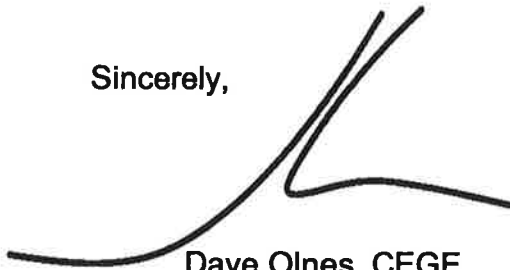
LIMIT OF LIABILITY: This report was prepared under written contractual agreement with the addressee (client) indicated above. The client has agreed to limit the liability of Dave Olnes P.E., Inc. to an amount not to exceed ten times the fee for services indicated above, for any and all matters arising from this visual examination and report. The information provided herein is for the exclusive use of the specified client. Dave Olnes P.E., Inc. shall assume no liability for other parties who use the report without its express written consent. The recommendations contained in this report are valid for a period of two years, pending further review by the undersigned Geotechnical Engineer.

Geotechnical Reconnaissance
40 Marion Avenue, Sausalito
September 26, 2017
Page 7

EXCLUSIONS: The findings and recommendations outlined above are based entirely on visual observations and relatively shallow hand-auger borings. The examination did not include deep subsurface borings or analysis of the "global" stability of the underlying strata of the area. Further engineering investigation and analysis could effect the final design recommendations and the ultimate cost of the project. At your request I can provide you with a separate contract for additional investigative services.

NOTICE OF LICENSING: David A. Olnes is licenced as both a Geotechnical Engineer and a Civil Engineer by the California Department of Consumer Affairs: CE 046973, GE 2469. If you have any questions regarding this matter, please contact my office at (510)568-2162.

Sincerely,



Dave Olnes, CE/GE



Otto Olnes, EIT

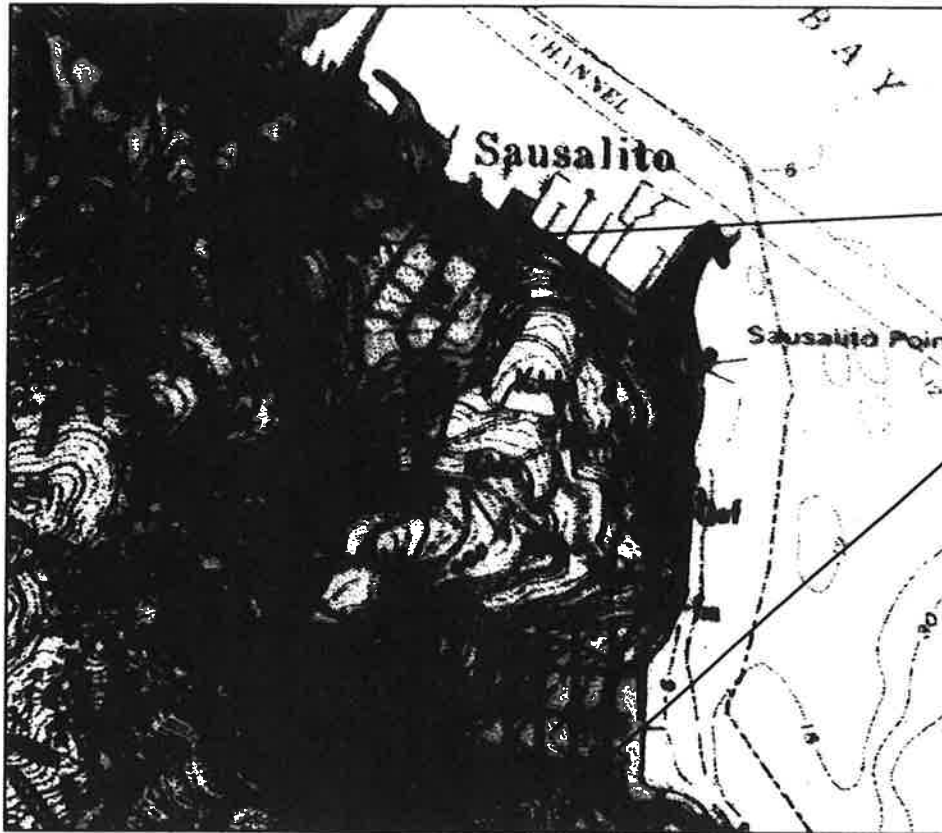


REFERENCES

Knudsen, Keith L., Sowers, Janet M. Witter, Robert S., Wentworth, Carl M, Helley, Edward J., "Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California", USGS Open File Report 06-1037, 2006.

Rice, Salem J.; Smith, Theodore C.; Strand, Rudolph G., State of California Division of Mines and Geology, Open File Report 76-2, "Geology for Planning: Central and Southwest Marin County, California", 1976.

State of California Division of Mines and Geology, "Maps of Known Active Fault Near-Source Zones in California and Adjacent portions of Nevada", 1998.



**MAPPED
LANDSLIDE**

**SITE,
MAPPED AS
CHERT
(Kjch)**

SOURCE:

STATE OF CALIFORNIA DEPT. OF MINING & GEOLOGY, OPEN FILE REPORT 76-2
GEOLOGY FOR PLANNING: CENTRAL & SOUTHEAST MARIN COUNTY, CALIFORNIA,
SALEM J. RICE, THEODORE C. SMITH & RUDOLPH G. STRAND, 1976.

**GEOLOGY AND SITE
LOCATION PLAN**

SCALE: 1"=1500'

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SCALE: 1"~1500'
JOB #: 0-4256
DRAWN: OSO/DAO
DATE: 9-25-17

GEOTECHNICAL RECONNAISSANCE
40 MARION AVENUE
SAUSALITO, CALIFORNIA

FIGURE: 1

EXISTING POST AND BEAM
RESIDENCE.

PROPOSED STAIR TOWER
ADDITION.

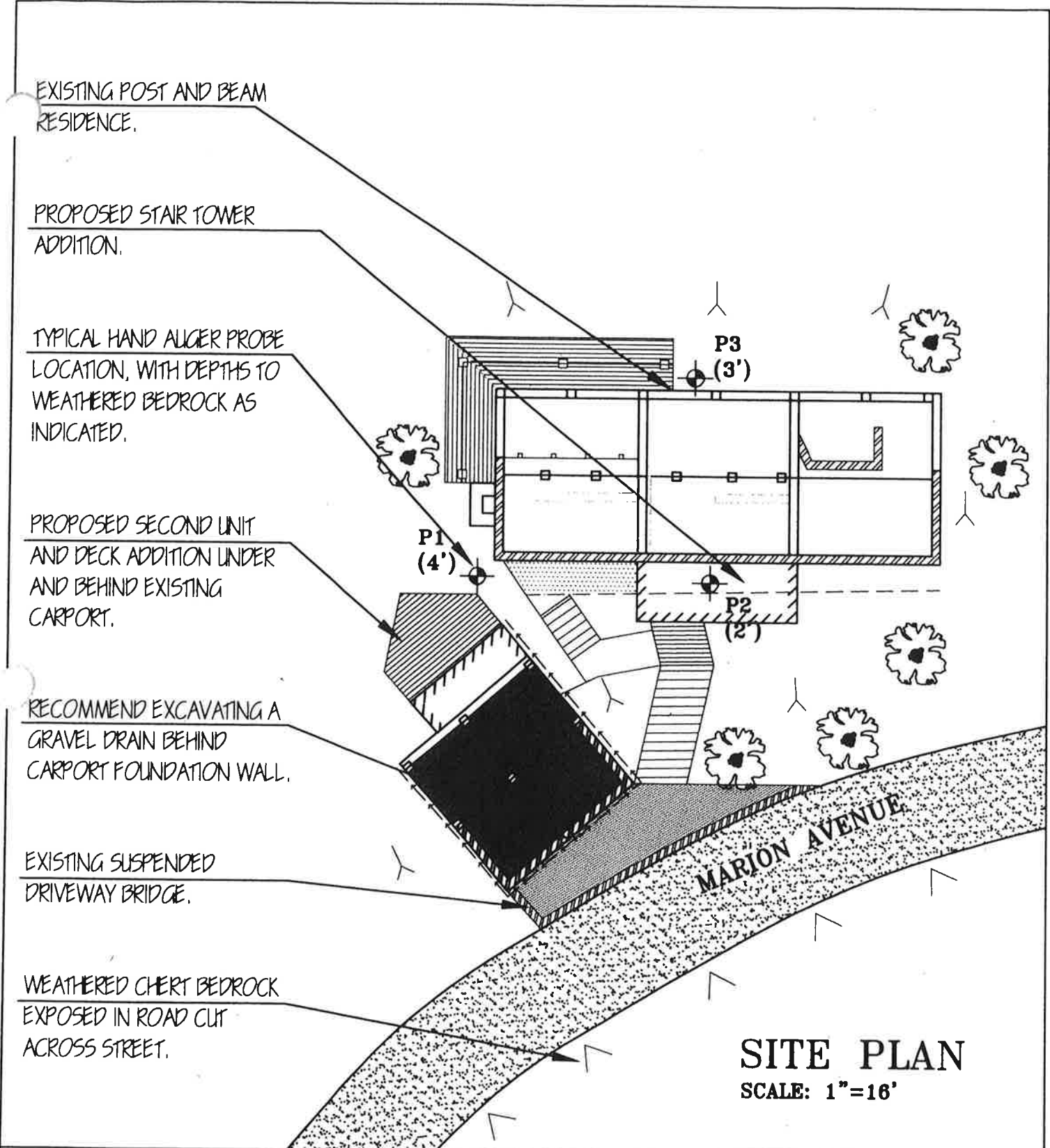
TYPICAL HAND ALGER PROBE
LOCATION, WITH DEPTHS TO
WEATHERED BEDROCK AS
INDICATED.

PROPOSED SECOND UNIT
AND DECK ADDITION UNDER
AND BEHIND EXISTING
CARPORT.

RECOMMEND EXCAVATING A
GRAVEL DRAIN BEHIND
CARPORT FOUNDATION WALL.

EXISTING SUSPENDED
DRIVEWAY BRIDGE.

WEATHERED CHERT BEDROCK
EXPOSED IN ROAD CUT
ACROSS STREET.



SITE PLAN

SCALE: 1"=16'

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 CIVIL & SOIL ENGINEER
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 PH & FX: (510)568-2162 daveolnes@sbcglobal.net

SCALE: 1"=16'
 JOB #: 0-4256
 DRAWN: OSO/DAO
 DATE: 9-16-17

GEOTECHNICAL RECONNAISSANCE
 40 MARION AVENUE
 SAUSALITO, CALIFORNIA

FIGURE: 2

HAND AUGER

Probe #: P1 Hand Auger

Location: Left Front Corner of House

DESCRIPTION

reddish brown Clayey SILT (ML-CL)

reddish tan Silty CLAY (CL)

mottled red tan weathered Chert

Probe Terminated at 6'

Probe #: P3 Hand Auger

Location: New Pool House

DESCRIPTION

reddish brown Clayey SILT (ML-CL) with Chert fragments

mottled red tan Weathered Chert

Probe terminated at 4.5'

Probe #: P2 Hand Auger

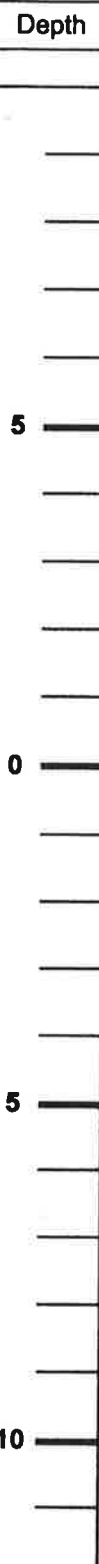
Location: Center of House (Uphill)

DESCRIPTION

reddish brown Silty Sand (SM)

mottled red tan weathered Chert

Probe Terminated at 4'



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 7915 CREST AVENUE OAKLAND, CA 94605
 TELEPHONE & FAX (510) 568-2162

Project: Geotechnical Reconnaissance
 40 Marion Avenue
 Sausalito California

Date: September 12, 2017

Figure: 3



HISTORICAL RESOURCE DETERMINATION INFORMATION PACKET

City of Sausalito | Community Development Department
420 Litho Street | Sausalito, CA 94965 | (415) 289-4128 | cdd@sausalito.gov

Pursuant to the California Environmental Quality Act (CEQA), public agencies must review the environmental impacts of proposed projects, including impacts to historical resources. This information packet provides supplemental information to assist the Community Development Department (CDD) and the Historic Preservation Commission (HPC) in analyzing whether a property qualifies as a historical resource under CEQA.

A Historical Resource Determination Information Packet must be submitted when:

1. The application results in the alteration to the exterior or publicly accessible spaces of, addition to, or demolition of an existing structure that is over fifty (50) years of age and subject to CEQA, or when an application involves new construction on a previously undeveloped site (concern for cultural landscapes).
2. CDD Staff requires this information in order to determine whether a property is or is not a historical resource under CEQA.

Properties and areas that are formally listed on the Local/State/National Historic Register and/or within a Historic Overlay District and subject to Certificate of Appropriateness review generally do not require submission of this packet unless required by CDD and/or HPC.

BACKGROUND INFORMATION

What is the purpose of the Historical Resource Determination Information Packet?

The Historical Resource Determination Information Packet provides additional information about a particular property or set of properties that is to be analyzed for historical resource impacts under CEQA. The information requested in this document helps CDD and the HPC determine whether a property is a historical resource under CEQA, and if required, the impacts of a proposed project to the historical resource.

Why is the Historical Resource Determination Information Packet necessary?

CEQA law requires the City of Sausalito (Lead Agency) to analyze a project's impacts to any known or potential historical resource. Before the impact of a project can be analyzed, the City must first determine whether the subject property qualifies as a historical resource. *Central Question: Does the property qualify as a historical resource under CEQA?* [Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5]

How does the process work?

CEQA requires that environmental review be completed before any other approvals, including building permit applications, are completed. Please note that no city agency can proceed with project review until full CEQA review is completed. The Historical Resource Determination Information Packet is submitted to CDD staff for preliminary review and decision:

- **Does not qualify as a historical resource under CEQA:** Decision is forwarded to HPC for final advisory historical resource determination to the decision-making body (e.g. Planning Commission, Community Development Director).
- **May qualify as a historical resource under CEQA:** Applicant shall submit a formal historic resource evaluation report to be forwarded to HPC for final advisory historical resource determination to the decision-making body (e.g. Planning Commission, Community Development Director).

INSTRUCTIONS

This packet requests the standard/basic information required in order to evaluate whether a property is a historical resource under CEQA. All available resources must be researched and materials gathered from these sources that are relevant to the subject property must be submitted. The CEQA historical resource analysis will begin once staff determines that the submission is complete.

You must provide the following supplemental information along with this packet:

- ✓ **Photocopies.** Copies are required to be submitted of all documentation used to complete this packet, including copies of building permits and drawings, historic maps, and articles.
- ✓ **Photographs.** The application must be accompanied by photographs large enough to show the nature of the property and the adjacent properties and area.
- ✓ **Digital Form.** All material submitted in hardcopy must be provided in PDF via CD or USB.

It is advised but not required that the Historical Resource Determination Information Packet be prepared by an individual that meets the Professional Qualification Standards as used by the National Park Service, Secretary of the Interior, and as published in the Code of Federal Regulations.

SAMPLE RESEARCH RESOURCES

CA Historical Resources Information System (CHRIS) Historical Resources Consultants List

This list consists of individuals who, based on the information they have provided, meet the minimum qualifications of a professional in the disciplines of Archaeology, Architectural History, Architecture, Historical Architecture, or History, as defined in the Secretary of Interior's Standards (36 CFR 61), and who have requested to be included in the list. It is not a listing of all individuals who qualify as professionals in these disciplines under the Secretary of Interior's Standards and does not constitute an endorsement of any listed individual or consulting firm by the City of Sausalito, Office of Historic Preservation, or CHRIS Information Centers.

Community Development Department at Sausalito City Hall

Archive files for past and present planning permits and building permits are available at City Hall.

Sausalito Historical Society at Sausalito City Hall

The Sausalito Historical Society is a local organization whose mission is to collect documents related to Sausalito and provide access to the collection for public and academic research. They offer outreach programs to inspire local interest in Sausalito's history, educate the visiting public, and enrich the community. The Historical Society has a library collection (including digital) with a variety of materials including histories of historic buildings, newspapers, Sanborn Maps, books, photographs and government-related documents.

Assessor-Recorder-County Clerk Office at County of Marin Civic Center

Used when researching the ownership history of a property, the Assessor-Recorder-County Clerk's Office has original deeds, sales records, and map books that show ownership history, records about owners, room counts, and building construction dates.

CA Office of Historic Preservation (OHP)

The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer (SHPO), a gubernatorial appointee, and the State Historical Resources Commission.

CA Historical Resources Information System (CHRIS)

The California Historical Resources Information System (CHRIS) consists of the California Office of Historic Preservation (OHP), nine Information Centers (ICs), and the State Historical Resources Commission (SHRC). The OHP administers and coordinates the CHRIS and presents proposed CHRIS policies to the SHRC, which approves these policies in public meetings. The CHRIS Inventory includes the State Historical Resources Inventory maintained by the OHP as defined in California Public Resources Code § 5020.1(p), and the larger number of resource records and research reports managed under contract by the nine ICs.

Sonoma State University Northwest Information Center (NWIC)

The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) is one of nine information centers affiliated with the State of California Office of Historic Preservation (OHP) in Sacramento. NWIC staff regularly assist Historical Resources Consultants undertaking research in history and archaeology as well as providing information to landowners, scholars, and the general public about archaeology, history, architecture, and historical resources legislation. Inventory access, products and services are provided on a fee-for-service basis.

SECTION 1 – CONTACT INFORMATION

PROPERTY OWNER NAME	Victoria & Christian Reynolds
PROPERTY OWNER ADDRESS	40 Marion Avenue, Sausalito
PROPERTY OWNER TELEPHONE	415-887-8938
PROPERTY OWNER EMAIL	creynoldsnj@yahoo.com
PACKET PREPARER NAME (PRIMARY PROJECT CONTACT)	Christian Reynolds
PACKET PREPARER ADDRESS	40 Marion Avenue, Sausalito
PACKET PREPARER TELEPHONE	415-887-8938
PACKET PREPARER EMAIL	creynoldsnj@yahoo.com
PROJECT ID NUMBER	2019-00342

SECTION 2 – PROPERTY INFORMATION

PROJECT STREET ADDRESS	40/42 Marion Avenue
CROSS STREETS	Edwards Avenue
ASSESSOR'S PARCEL NUMBER(S) (APN)	065-292-19
PARCEL SIZE (SQ FT)	5,585
PARCEL DIMENSIONS (FT)	Irregular - approx. 75 x 50 ft.
OTHER ADDRESS / HISTORIC ADDRESS (IF APPLICABLE)	N/A
ORIGINAL CONSTRUCTION DATE	1958
ARCHITECT AND/OR BUILDER	Architect - Stephen Heller; Associate Architect - Felix Rosenthal; Contractor - Geo. Pollard
IS PROPERTY INCLUDED IN A HISTORIC SURVEY?	<input type="radio"/> YES <input checked="" type="radio"/> NO
SURVEY NAME (IF APPLICABLE)	

IS PROPERTY FORMALLY DESIGNATED AS A HISTORICAL RESOURCE UNDER CEQA?	<input type="radio"/> YES <input checked="" type="radio"/> NO
HISTORICAL DESIGNATION (IF APPLICABLE)	

SECTION 3 – PERMIT HISTORY TABLE

Please list out all building permits issued from the original construction date to present. If there are additional projects or information about a particular project(s) that is not included in this table, please submit via separate attachment.

DATE	SCOPE OF WORK
11/13/1957	Construct a duplex and carport
3/18/1958	Encroachment
6/20/1962	Repair fire damaged building
4/7/1976	Windscreen and deck extension
6/10/1991	Furnace replacement - 42 Marion
1/9/1997	Furnace replacement - 40 Marion
4/3/2010	Repair landing, stairs and deck
8/2/2017	Furnace replacement - 42 Marion

SECTION 4 – OWNERSHIP HISTORY TABLE

Please list out all owners of the property from the original construction date to present. If there are additional owners or information about a particular owner(s) that is not included in this table, please submit via separate attachment.

DATES (FROM – TO)	NAME(S)	OCCUPATION / NOTES
1957 to +/-1962	Irving Herscowitz	The duplex was built during 1958. No knowledge of whether Herscowitz ever lived there.
+/- 1962 to 1987	Leonard J.R. Davis	Victoria's father lived in the duplex until 1985 when he died. His estate was closed in 1987.
1987-Present	Victoria and Christian Reynolds	We occupied the property from 1985-1987, when we left California. We returned in 2018.

SECTION 5 – OCCUPANT HISTORY TABLE

Please list out all occupants/tenants of the property from the original construction date to present. If there are additional occupants or information about a particular occupant(s) that is not included in this table, please submit via separate attachment.

DATES (FROM – TO)	NAME(S)	OCCUPATION / NOTES
+/-1962 to 1985	Leonard J.R. Davis	Mr. Davis had tenants in the other unit of the duplex, but no records exist.
1985-1987	Victoria & Christian Reynolds	Owners
1987-2013	Unknown	No records exist of the tenants that occupied the property during these years.
2013-2017	Louise Thanos (#40); Kevin Doidge (#42)	Tenants
2017-2018	Laura Schlicht (#40); Heidi Bretz (#42)	Tenants
2018-Present	Victoria & Christian Reynolds	Owners

SECTION 6 – PROPERTY / ARCHITECTURE DESCRIPTION

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Describe the architectural style and provide labeled photographs of all portions of the building and site (includes non-publicly-visible portions). Submit separate sheet(s), as necessary.

The existing residential duplex located at 40-42 Marion Ave. (APN 65-292-19) in the upper Hurricane Gulch neighborhood, is 2-stories, each floor a residential unit. The subject site is steeply downsloping eastward. The building is set back from and lies below the level of the street and stands at grade along its western front yet above a story-high crawl space at the rear (east). The building is a rectangular volume, long in the north-south direction, relatively narrow east-west, and is topped with a flat, gravel-surfaced roof with deep overhangs all around. The first floor is approximately one-half story below the street level and is accessed via an open set of stairs then across an elevated walkway directly to the upper floor entry. A second set of stairs descends from the walkway to the lower level and its front entry door directly below the first floor entry. At the northwest corner of the irregular site, the property also houses a carport abutting the street that stands on stilts above the level of the duplex and the plan of which is set on the bias relative to the north-south length of the building. A northern neighboring residence and its carport closely abut the subject property. The extant duplex is a mid-20th century contemporary design, its form strictly rectilinear, its features minimal. It is wood-framed with butt-jointed vertical wood board siding and flat wood trims. At the front, a line of shallow windows tie into each entry door. At the north side, two stacked windows are surrounded by trimwork that forms a vertical facade element. A plain concrete block chimney stands at the north side. Projecting decks wrap the northeast corner, one above the other. The gravel-surfaced flat roof, visible from the street, has deep overhangs with butted wood board soffits. Decking at the stairs, elevated walk and decks are wood, and railing assemblies are wood with cable rails. The upper front door is wood multi-panel with a glass light, the lower entry door flush wood. Windows are wood sash, fixed, hoppers and casements. Along with the decks, large fixed picture window units with individual doors wrap the northeast building corner. The carport, roofed yet open on all four sides, is a post and beam structure with a deeply overhung wood framed and, in this case, exposed roof framing. The sides and rear have windowless framed openings, beneath which the exterior walls are plywood sided to the carport floor level, below which the understructure is exposed. Exterior alterations include overall replacement decks, stairs and railings, and including deck extensions in 1976 (fig.14). Windows and doors appear to be original, though the upper front door is a paneled design that does not relate to the simple and minimal character of the remainder of the building. Photographs of the existing building and carport are provided in Attachment 1.

SECTION 7 – ADJACENT PROPERTIES / NEIGHBORHOOD DESCRIPTION

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Describe the architectural style(s) and provide labeled photographs of all properties. Submit separate sheet(s), as necessary.

Marion Avenue is a short, dead-end street with approximately 10-12 parcels along its main length, with several more parcels on a southerly spur. Homes in the neighborhood exhibit a typical variety of styles for Sausalito, with examples of mid-century, cottage and shingle style architecture. As the area was built up mainly from the 1950's onward, mid-century architecture in a number of expressions is predominant, with a mix of other styles.

Along the main length of Marion Avenue, all homes are on the downhill (generally eastern) side of the street. The uphill (generally western) side of the street is all reserved land, majority being part of the GGNRA, with no development. Additionally, the GGNRA occupies land on the downhill (eastern) side of Marion Avenue, starting approximately 28 ft. south of the southern property line of 40/42 Marion, and extending down Marion Avenue to the intersection with Edwards Avenue.

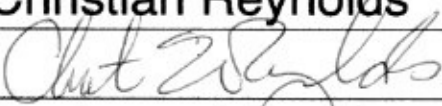
There is only one developed parcel on Marion Avenue that is adjacent and abutting 40/42 Marion Avenue, that being the duplex condominium at 48/50 Marion Avenue to the immediate north. To the south of 40/42 Marion, the property is abutted by a +/- 28 ft. wide flag extending up the steep hill from the parcel at 101/103 Edwards Avenue. This narrow strip is undeveloped and unmaintained.

Photographs of nearby structures on Marion Avenue, and immediately below the subject property on Edwards Avenue, are provided in Attachment 2.

SECTION 8 – PACKET PREPARER AFFIDAVIT

Under penalty of perjury, the following declarations are made:

- The facts and information submitted in/with the Historical Resource Determination Information Packet are true and accurate to the best of my knowledge.
- The undersigned is the owner or authorized agent of the owner of this property.
- I understand that other applications and/or information may be required and that all documents/exhibits submitted are retained for the project's permanent public record.
- I have provided the required supplemental information identified on page 2 of this packet.

PRINTED NAME	Christian Reynolds
SIGNATURE	
PROFESSIONAL QUALIFICATION	Registered Architect
RELATIONSHIP TO PROJECT	<input checked="" type="radio"/> OWNER <input type="radio"/> AUTHORIZED AGENT

\\oddf\forms\planning\applications\historic preservation\historical resource determination information packet 10-15-18.docx

APN 2019-00342

40/42 Marion Avenue

Attachment 1 - Existing Structures



Fig.1 – 40-42 Marion Ave., south side and front fence from street (looking north)



Fig.2 – 40-42 Marion Ave., carport and front fence from street (looking east)



Fig.3 – 40-42 Marion Ave., front (west) from top of entry stairs (looking east)



Fig.4 – 40-42 Marion Ave., front (west) and front yard from carport (looking south)



Fig.5 – 40-42 Marion Ave., front (west), looking south



Fig.6 – 40-42 Marion Ave., north side



Fig.7 – 40-42 Marion Ave., carport from below



Fig.8 – 40-42 Marion Ave., north part rear (east)



Fig.9 – 40-42 Marion Ave., south part rear (east)



Fig.10 – 40-42 Marion Ave., part rear view (from 1976 permit application)

APN 2019-00342

40/42 Marion Avenue

Attachment 2 - Vicinity Photos



Fig.1 – 48-50 Marion Ave., east side looking from 40/42 Marion (only carport visible from street).



Fig.2 – 48-50 Marion Ave. (left), 60 Marion Ave. (center), 62 Marion Ave. (right) looking south from north end of Marion Ave.



Fig.3 – 95/97 Marion Ave., 99-101 Marion Ave. (top row); 90, 92, 94, 96 Marion Ave. (second row from top) looking up from Edwards Ave.



Fig.4 – 95-97 Marion Ave., looking north up Marion Ave.



Fig.5 – 40-42 Marion Ave. (top); 101-103 Edwards Ave. (left center); 109-111 Edwards Ave. (right center); looking from intersection of Marion Ave. and Edwards Ave.



Fig.6 – 101-103 Edwards Avenue with 40-42 Marion Ave. above, looking from Edwards Ave.



Fig.7 – 109-111 Edwards Ave. looking up their driveway from Edwards Ave.

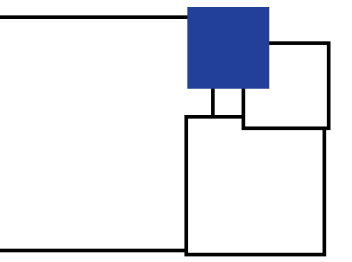


Fig.8 – 121-123 Edwards Ave. (left), 127-129 Edwards Ave. (center) looking from Edwards Ave.

REYNOLDS DUPLEX AND ADU

40, 40A, & 42 MARION AVENUE, SAUSALITO, CALIFORNIA

Community
Development Dept
Received
April 27, 2020



MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415) 331-1400
FAX (415) 331-5463

REYNOLDS DUPLEX & ADU
40, 40A, & 42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN 065-292-19

PROJECT DATA

Address:	40, 40A, & 42 Marion Ave. Sausalito, CA 94965	Building Height:		Accessory Building Setbacks (Garage & ADU):	
Assessor's parcel number:	065-292-19	Max. Allowable Building Height:	32'	Min. required Front Yard Setback:	0' (To building)
Zoning District:	R-2-2.5 Residential Two Family	Existing Building Height:	25'-1 1/2" (To top of eave per Topographic Survey)	Existing and Proposed Front Yard Setback:	3'-2" (To building wall - no change)
Occupancy Group:	R-3	Proposed Building Height:	25'-6 3/4" (To top of eave: 2'-10 1/2" above Existing)		-10" (To eave - eave projects 10" beyond property line - no change)
Construction Type:	V-8	Max. Allowable Accessory Bldg. Ht.:	40'	Min. required Rear Yard Setback:	15'-0" (To building wall or deck)
Min. Parcel Size:	5,000 sf	Carport:	40'	Existing and Proposed Rear Yard Setback:	50'-3" (To building wall - no change)
Existing Parcel Size:	5,585 sf	Existing Accessory Bldg. Ht.:	17'-10"		44'-6" (To roof eave - no change)
Min. Parcel Area per Dwelling:	1 dwelling unit per 2,500 sf	Carport:	17'-10"	Min. required Side Yard Setbacks:	5' (To building wall)
Max. Permitted number of units:	2	Proposed Accessory Bldg. Ht.:	17'-10" (No change)		4' (To roof eave)
Existing number of units:	2			Existing and Proposed Side Yard Setbacks:	
Proposed number of units:	3 (2 Single family dwelling units (duplex) + 1 ADU)			North Side:	3 1/2" (To Carport building wall - no change)
Building Coverage:		Primary Residence Setbacks:		South Side:	6" (To ADU building wall - no change)
Max. Allow. Building Coverage:	2,792 sf (50% of parcel size)	Min. required Front Yard Setback:	0' (To building)		1 1/2" (To Carport eave - no change)
For any single unit:	2,066 sf (37% of parcel size)	Existing Front Yard Setback:	14'-8" (To building wall @ southwest corner)		49'-0" (To building wall - no change)
	50% - ((Total Parcel Size - 3,000/3,000) x .15)	Proposed Front Yard Setback:	9'-8" (To roof eave @ southwest corner)		43'-6" (To roof eave - no change)
		Existing Rear Yard Setback:	11'-10" (To building wall @ stair addition)	Impervious Surfaces:	
		Proposed Rear Yard Setback:	9'-5 1/2" (To roof eave @ stair addition)	Max. Allowable Impervious Surface:	4,189 sf (75% of parcel size)
Existing Building Coverage:		Min. required Rear Yard Setback:	15'-0" (To building wall)	For any single unit:	3,825 sf (68.5% of parcel size)
40-42 Marion/Entry Steps:	1,839 sf (32.9%)	Existing Rear Yard Setback:	17'-4" (To building wall)		75% - ((Total Parcel Size - 3,000/3,000) x 0.075) %)
Carport/Storage:	663 sf (11.8%)	Proposed Rear Yard Setback:	12'-11" (To deck)	Existing Impervious Surface:	2,968 sf (53%)
Total	2,502 sf (44.7%)	Existing Rear Yard Setback:	15'-0" (To roof eave)	Proposed Impervious Surface:	
		Proposed Rear Yard Setback:	12'-11" (To building wall @ 42 Marion)	40 Marion/Entry Steps & 1/2 Garage:	2,229 sf (39.9%)
		Existing Rear Yard Setback:	15'-0" (To (N) roof eave @ 42 Marion)	42 Marion/Entry Steps & 1/2 Garage:	1,078 sf (19.3%)
		Proposed Rear Yard Setback:	14'-6" (To (N) roof eave @ 42 Marion)	40A Marion (ADU):	50 sf (.9%)
		Min. required Side Yard Setbacks:	5' (To building wall)	Total	3,357 sf (60.1%)
		Existing and Proposed Side Yard Setbacks:	4' (To roof eave)		
		North side:	9'-9" (To building - no change)	Parking:	
			5'-5" (To roof eave - no change)	Min. required parking spaces for existing duplex:	4 spaces
			3'-4" (To deck - no change)	Existing parking spaces:	2 spaces ((2) - 9'x19' spaces in Carport)
			7'-8" (To chimney - no change)	Min. required parking spaces for ADU:	1 space
		South side:	22'-10" (To building - no change)	Proposed parking spaces for ADU:	1 space ((1) - 9'x19' parking space on Marion Avenue)
		For any single unit:	17'-7" (To roof eave - no change)		
			(0.65 - ((Total Parcel Size - 3,000/3,000) x 0.2))		
Existing Floor Area Ratio (FAR):					
40-42 Marion Storage Area:	.37 (2,059 sf)				
Total	.42 (2,359 sf)				
Proposed Floor Area Ratio (FAR):					
Primary Res., 40 Marion:	.40 (2,235 sf)				
Secondary Res., 42 Marion:	.10 (551 sf)				
ADU, 40A Marion:	.05 (309 sf)				
Total	.55 (3,095 sf)				

SCOPE OF WORK

- Relocate lower level unit (42 Marion) from lower level to crawl space level. Convert crawl space into (N) 551 sf unit (42 Marion).
- Expand upper level unit (40 Marion) into lower level & add (N) 2-story internal access stair to connect levels.
- Remodel interior of (E) upper level unit (40 Marion) and add (N) skylights.
- Raise roof over living / dining area (40 Marion) by ±3'-10".
- Convert (E) storage area underneath the carport into a 309 sf ADU. Add (N) site stairs and (N) wood deck to ADU.
- Provide (N) entry gate, entry steps, and entry deck to primary residence (40 Marion).
- Provide (N) site steps & exterior patio to secondary residence (42 Marion).
- Improvements within the public right-of-way include (N) entry steps, (N) paving added to (E) driveway apron, and (N) landscaping.

VICINITY MAP



PROJECT TEAM

Owner:	Chris and Victoria Reynolds creynoldsnj@yahoo.com
Architect:	Michael Rex Architects 1750 Bridgeway, Suite B211 Sausalito, CA 94965 PH 415-331-1400 FX 415-331-5463 Project Architect: Mike Stankus mstankus@michaelrexarchitects.com
Structural Engineer:	MKM & Associates Structural Engineers 5880 Commerce Boulevard, Suite 105 Rohnert Park, CA 94928 PH 707-578-8185 Contact: Eric Kreager eric@mkmassociates.com
Civil Engineer:	VIA Atelier, Inc. 9 Brookside Court San Anselmo, CA 94960 PH 415-774-6776 Contact: Vlad Iojica vlad@via-eng.com
Surveyor:	Alco Engineering, Inc. P.O. Box 629 Mill Valley, CA 94942-0629 415-888-8202 Contact: Charles D. Allen alcoeng@comcast.net
Geotechnical Engineer:	Dave Olnes 7915 Crest Avenue Oakland, CA 94605 PH 510- 851-5298 Contact: Dave Olnes daveolnes@sbcglobal.net
Landscape Architect:	Studio Green Landscape Architecture 232 Sir Francis Drake San Anselmo, CA 94960 PH 415-609-6085 Contact: John Merten John@StudioGreen.com

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A1.3	Demo. Plans Upper Level & Storage
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EC4.1	Existing Building Section - Duplex

DATE AND DESCRIPTION:

PLANNING REVIEW

OCT 17, 2019

REV. PLANNING REVIEW

FEB 3, 2020

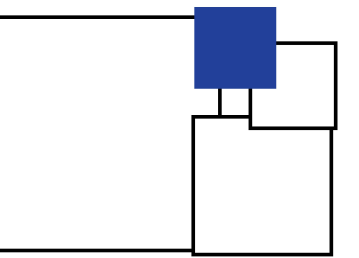
REV. PLANNING REVIEW

APR 24, 2020

TITLE SHEET

SHEET

A0.1



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FAX (415) 331-5463

REYNOLDS DUPLEX & ADU
40, 40A, & 42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN 065-292-19

DATE AND DESCRIPTION:
PLANNING REVIEW
OCT 17, 2019
REV. PLANNING REVIEW
FEB 3, 2020

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT © 2019 MICHAEL REX ARCHITECTS

DRAWN BY: MRA
CHECKED BY: MRA
SCALE: AS NOTED

SITE PHOTOGRAPHS

SHEET

A0.2



VIEW OF NEIGHBORS' HOUSE TO NORTH FROM BELOW CARPORT



← NEIGHBORS TO NORTH 48 AND 50 MARION AVE. / CARPORT FOR 40-42 MARION AVE. →

EXISTING STREETScape



LOWER UNIT ENTRY - AREA OF PROPOSED STAIR ADDITION

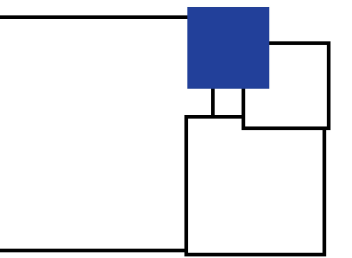


VIEW OF EXISTING SITE STAIRS LEADING FROM LOWER UNIT UP TO STREET



← NEIGHBOR TO NORTH 48 AND 50 MARION AVE. / CARPORT FOR 40-42 MARION AVE. →

VIEW LOOKING EAST FROM BETWEEN CARPORTS



MICHAEL REX ARCHITECTS

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REYNOLDS DUPLEX & ADU
40, 40A, & 42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN 065-292-19

DATE AND DESCRIPTION:
PLANNING REVIEW
OCT 17, 2019
REV. PLANNING REVIEW
FEB 3, 2020
REV. PLANNING REVIEW
APR 24, 2020

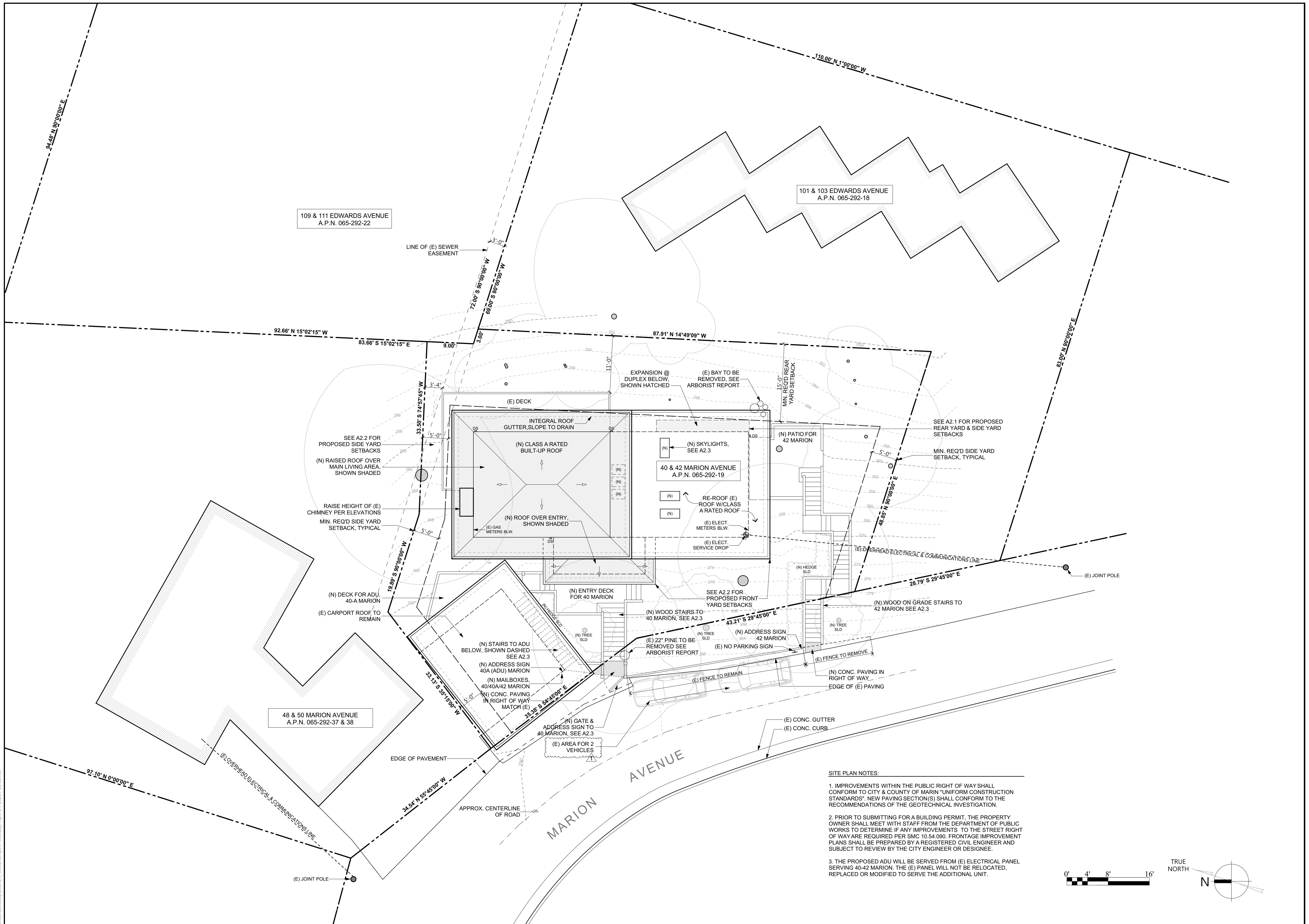
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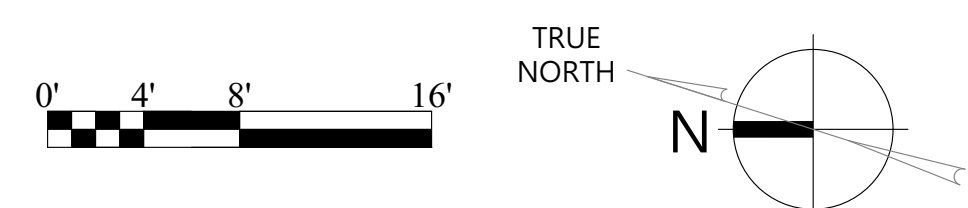
PROPOSED SITE / ROOF PLAN

SHEET

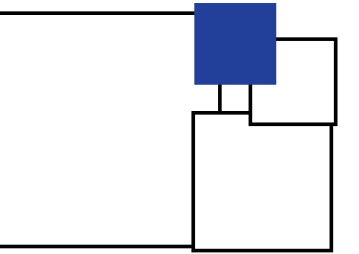
A1.0



- SITE PLAN NOTES:**
- IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY & COUNTY OF MARIN "UNIFORM CONSTRUCTION STANDARDS". NEW PAVING SECTION(S) SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
 - PRIOR TO SUBMITTING FOR A BUILDING PERMIT, THE PROPERTY OWNER SHALL MEET WITH STAFF FROM THE DEPARTMENT OF PUBLIC WORKS TO DETERMINE IF ANY IMPROVEMENTS TO THE STREET RIGHT OF WAY ARE REQUIRED PER SMC 10.54.090. FRONTAGE IMPROVEMENT PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER AND SUBJECT TO REVIEW BY THE CITY ENGINEER OR DESIGNEE.
 - THE PROPOSED ADU WILL BE SERVED FROM (E) ELECTRICAL PANEL SERVING 40-42 MARION. THE (E) PANEL WILL NOT BE RELOCATED, REPLACED OR MODIFIED TO SERVE THE ADDITIONAL UNIT.



C:\Users\mrehan\Desktop\20190424_40Marion\plan / Monday, April 27, 2020 / 10:38 AM



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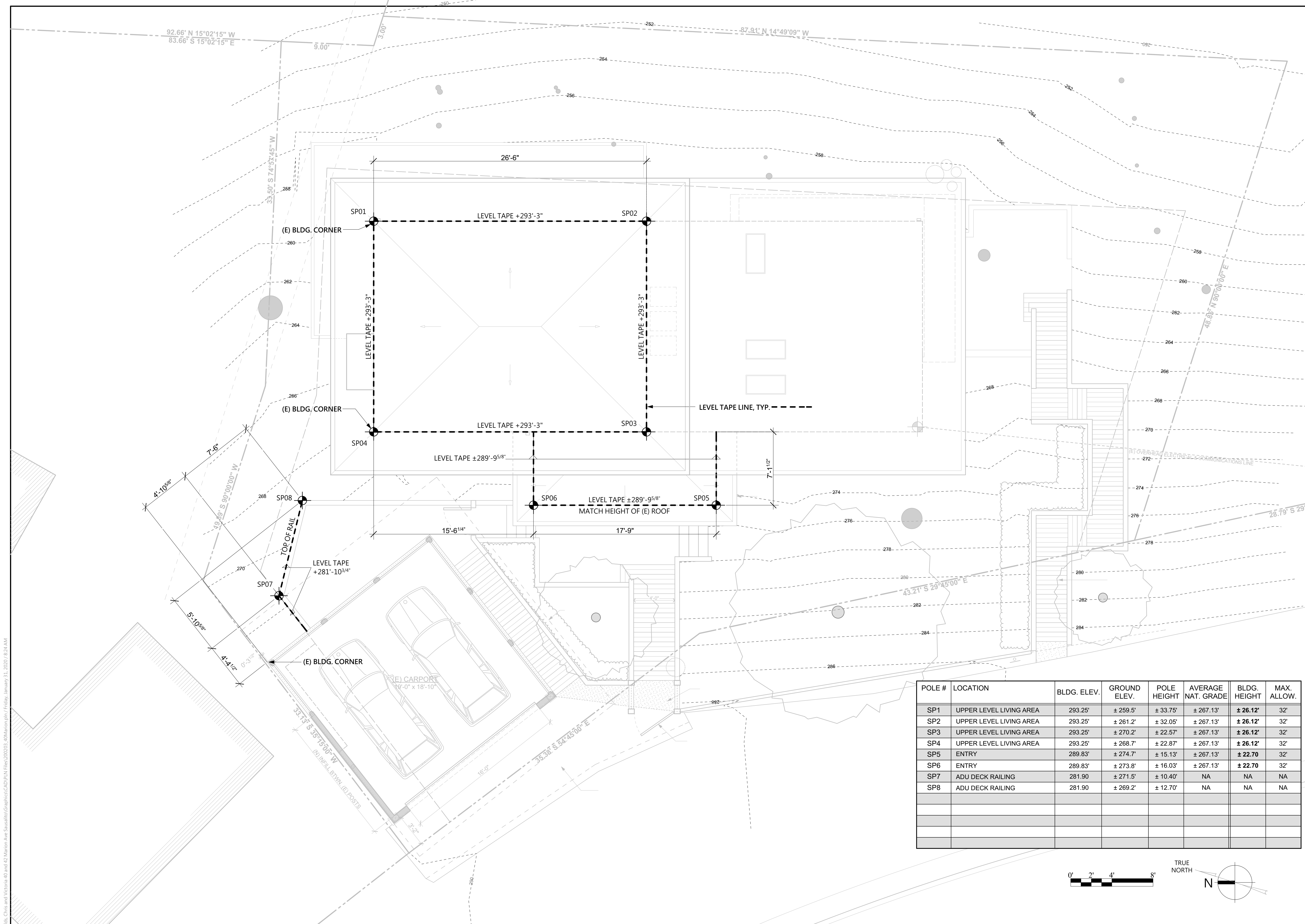
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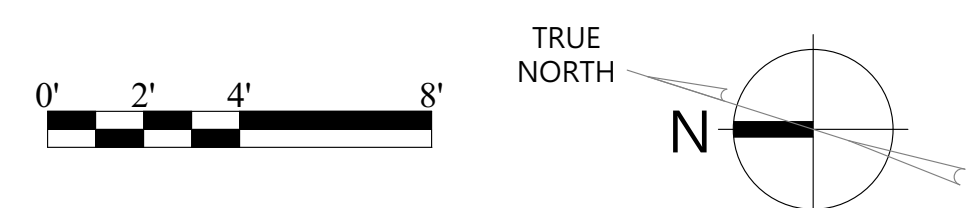
STORY POLE PLAN

SHEET

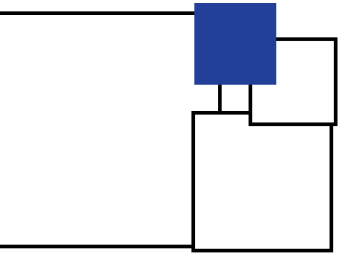
A1.1



POLE #	LOCATION	BLDG. ELEV.	GROUND ELEV.	POLE HEIGHT	AVERAGE NAT. GRADE	BLDG. HEIGHT	MAX. ALLOW.
SP1	UPPER LEVEL LIVING AREA	293.25'	± 259.5'	± 33.75'	± 267.13'	± 26.12'	32'
SP2	UPPER LEVEL LIVING AREA	293.25'	± 261.2'	± 32.05'	± 267.13'	± 26.12'	32'
SP3	UPPER LEVEL LIVING AREA	293.25'	± 270.2'	± 22.57'	± 267.13'	± 26.12'	32'
SP4	UPPER LEVEL LIVING AREA	293.25'	± 268.7'	± 22.87'	± 267.13'	± 26.12'	32'
SP5	ENTRY	289.83'	± 274.7'	± 15.13'	± 267.13'	± 22.70'	32'
SP6	ENTRY	289.83'	± 273.8'	± 16.03'	± 267.13'	± 22.70'	32'
SP7	ADU DECK RAILING	281.90'	± 271.5'	± 10.40'	NA	NA	NA
SP8	ADU DECK RAILING	281.90'	± 269.2'	± 12.70'	NA	NA	NA



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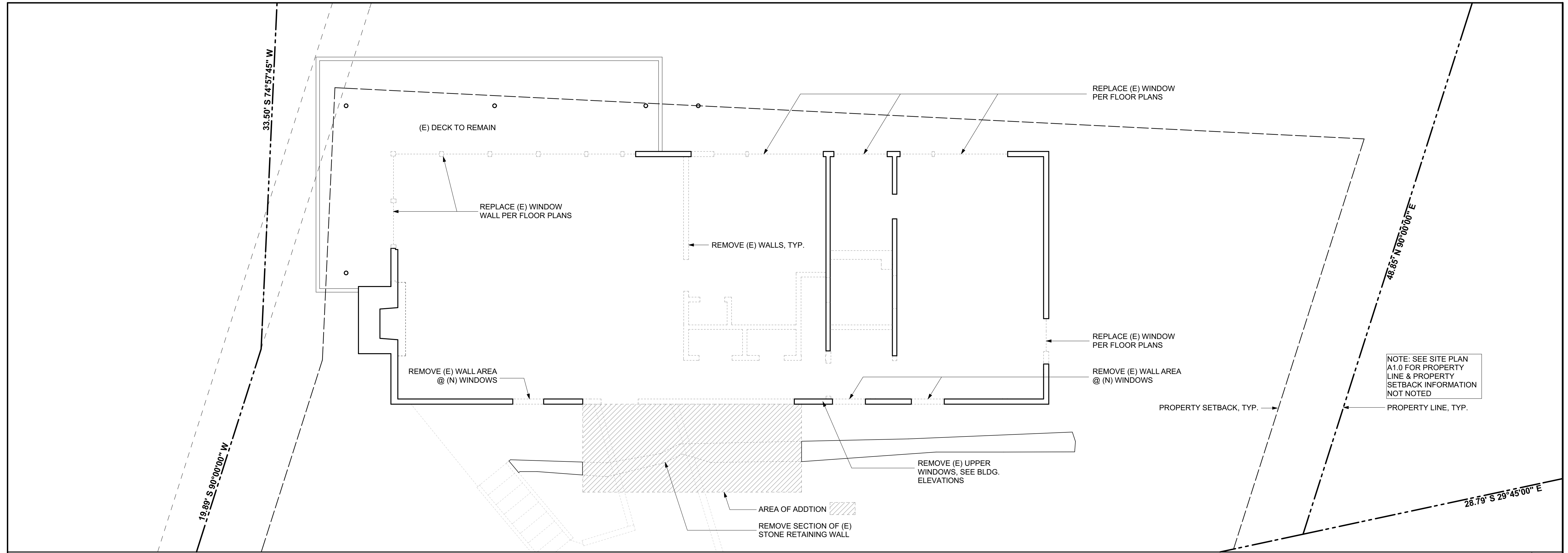
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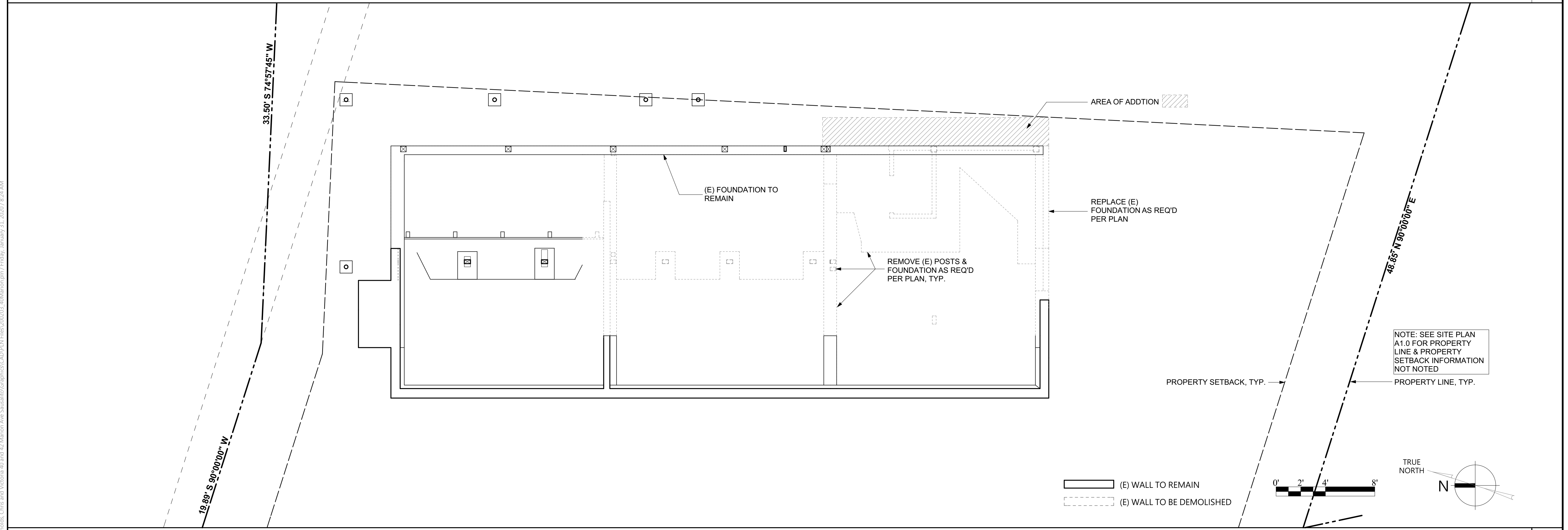
DEMOLITION PLANS:
CRAWL SPACE &
LOWER LEVEL

SHEET

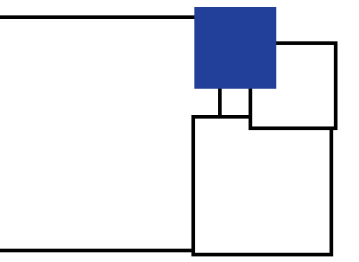
A1.2



LOWER LEVEL DEMOLITION PLAN 2



CRAWL SPACE DEMOLITION PLAN 1



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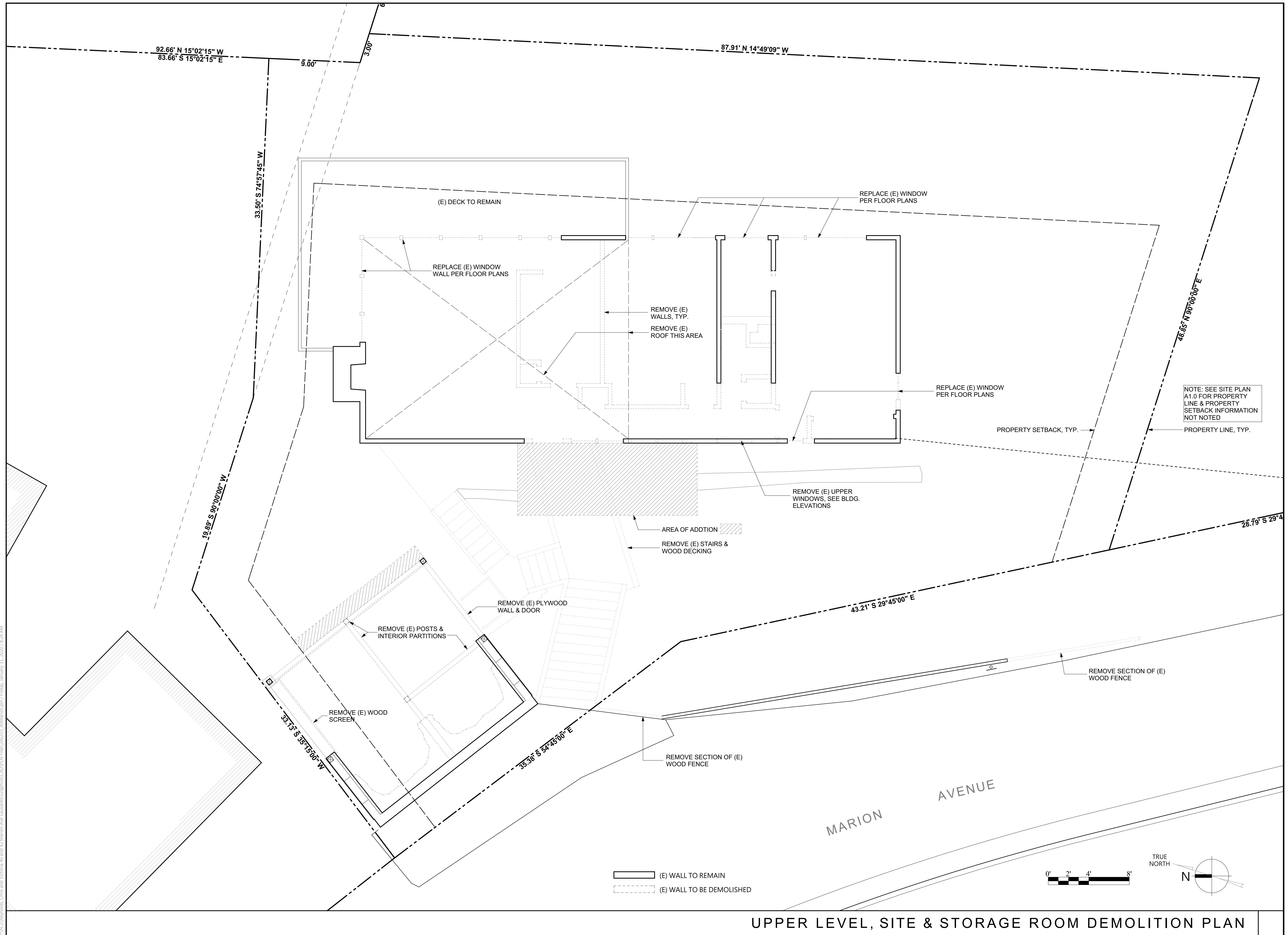
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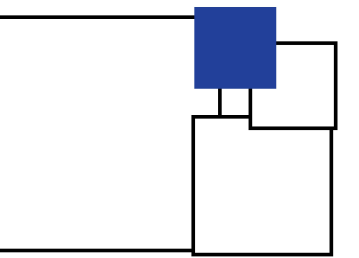
DEMOLITION PLANS:
UPPER LEVEL &
STORAGE

SHEET

A1.3



UPPER LEVEL, SITE & STORAGE ROOM DEMOLITION PLAN



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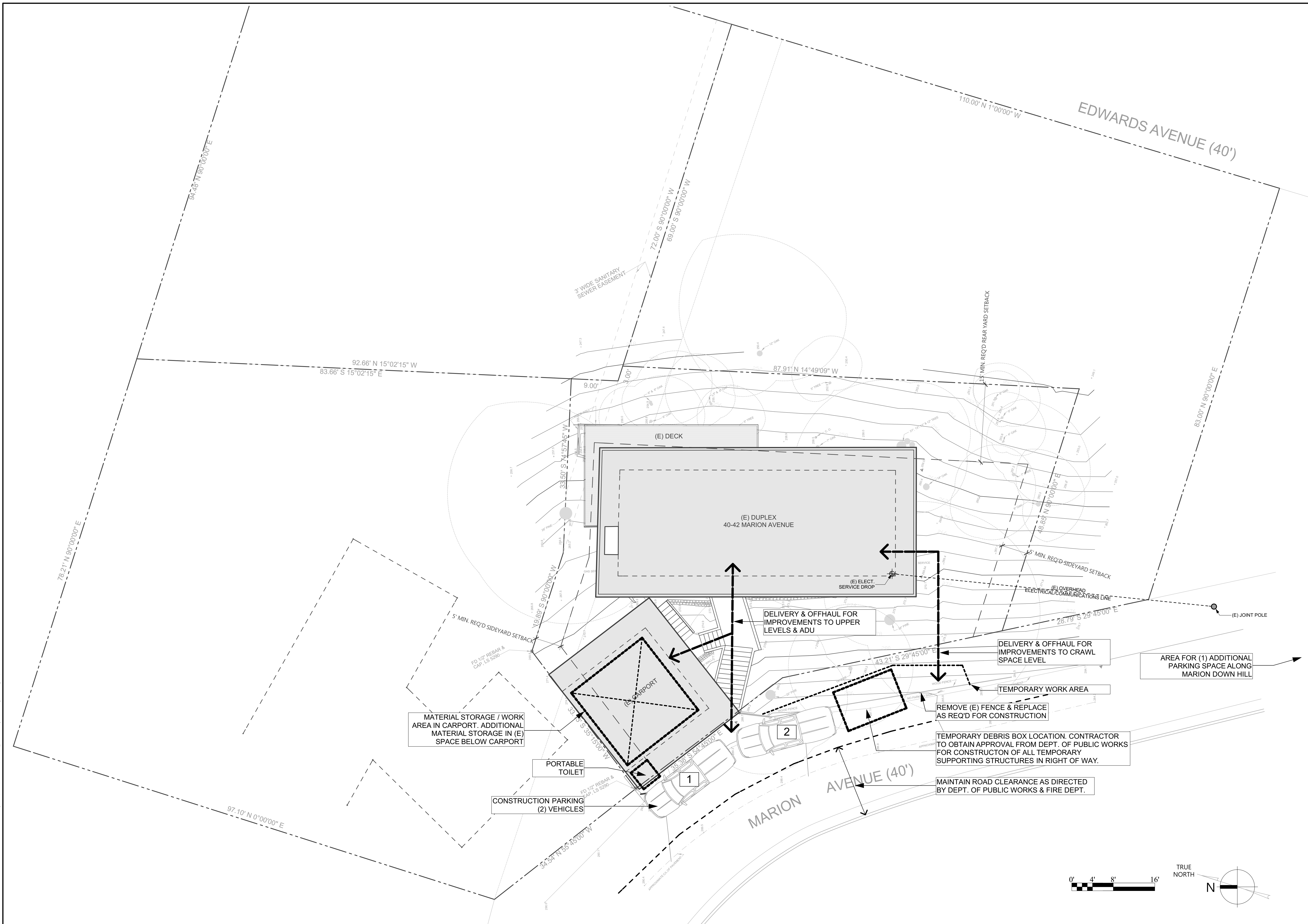
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PRELIMINARY STAGING PLAN

SHEET

A1.4



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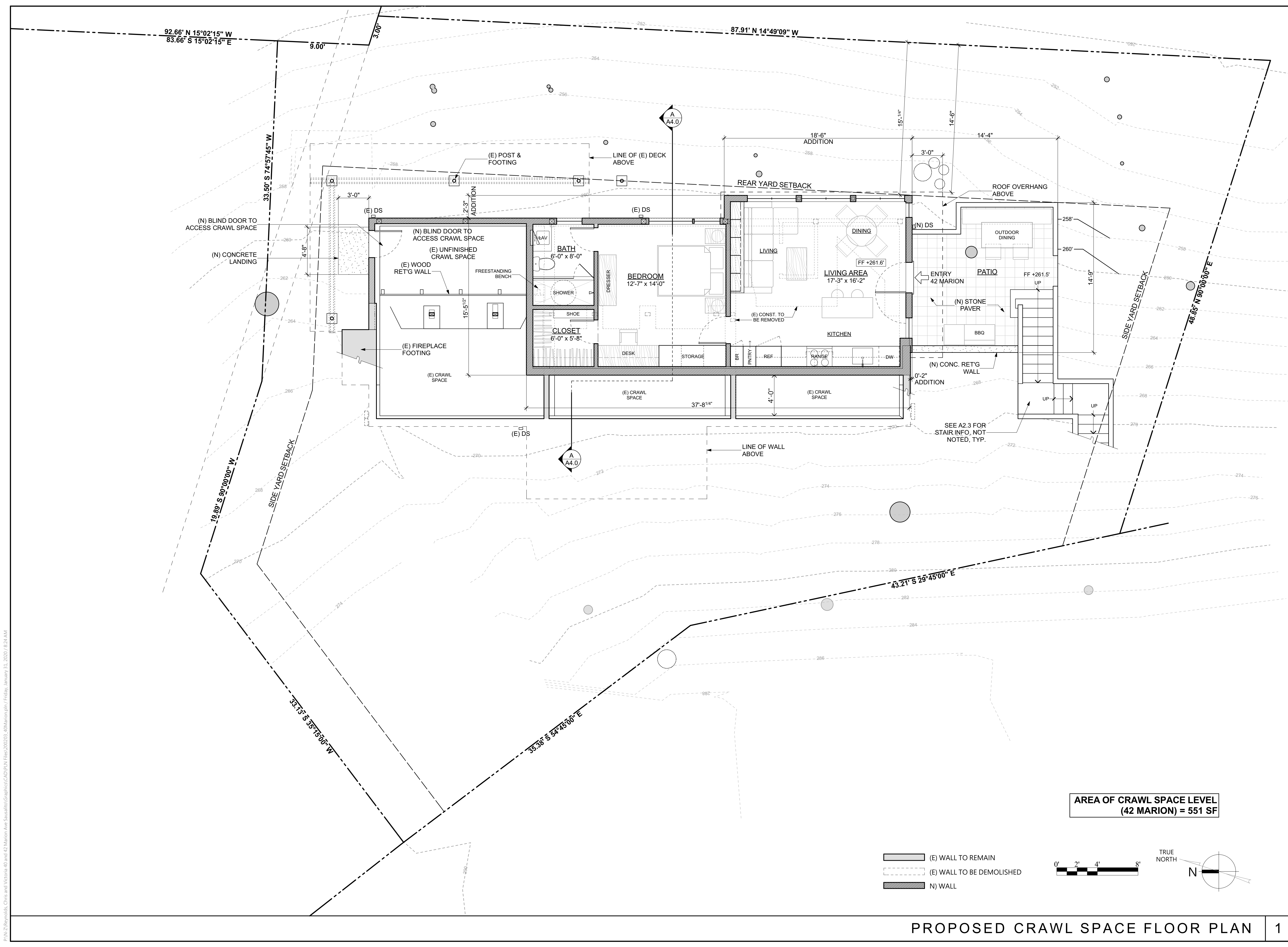
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PROPOSED CRAWL SPACE FLOOR PLAN

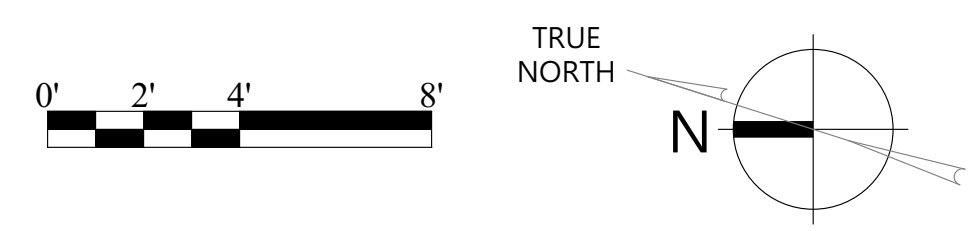
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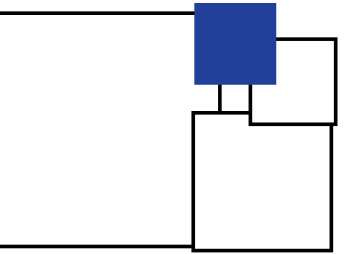


**AREA OF CRAWL SPACE LEVEL
 (42 MARION) = 551 SF**

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL



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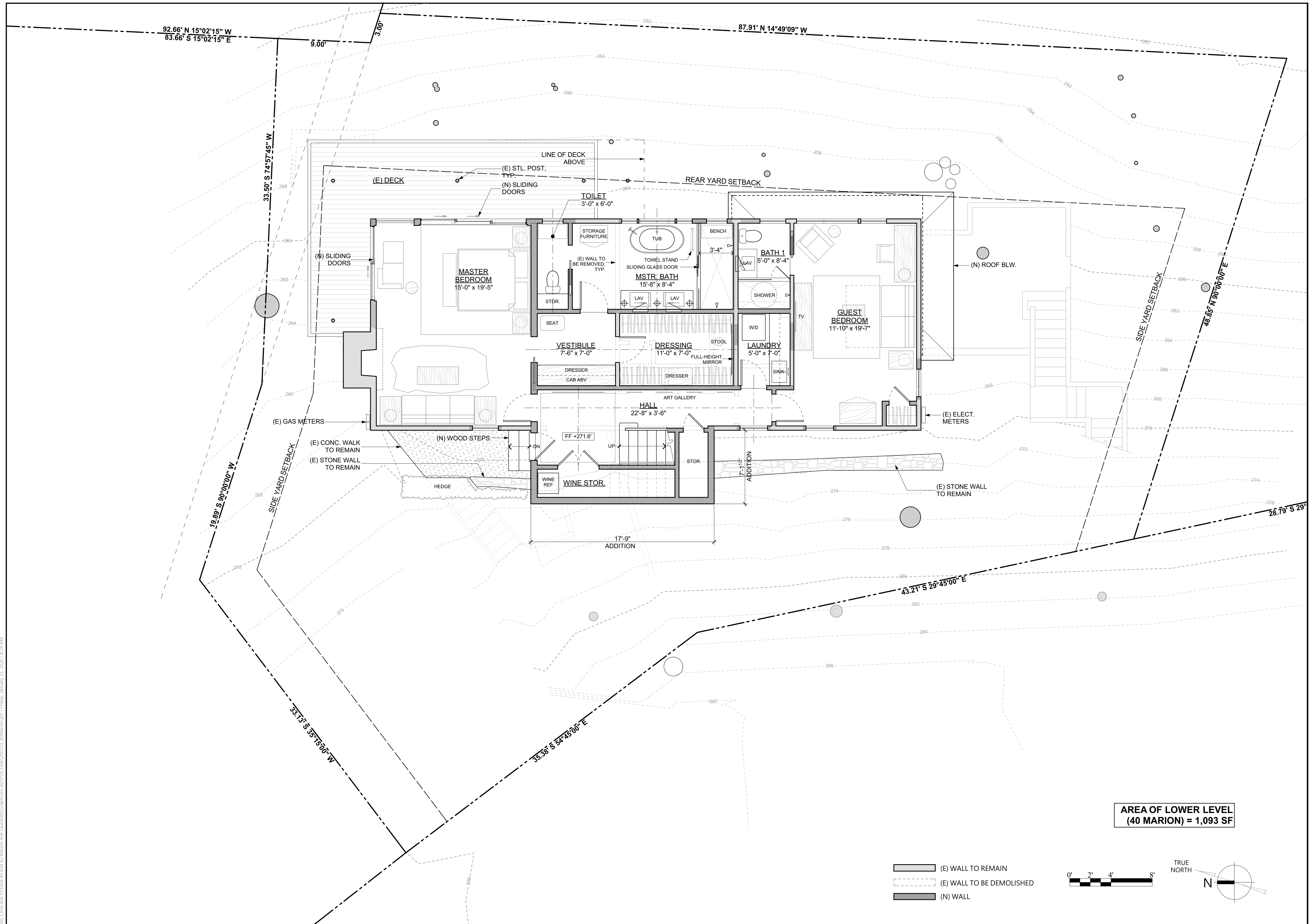
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PROPOSED LOWER LEVEL FLOOR PLAN

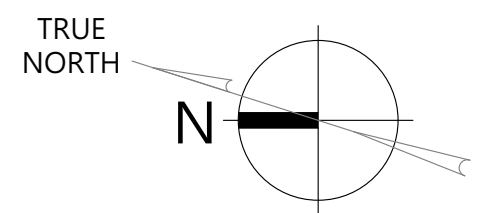
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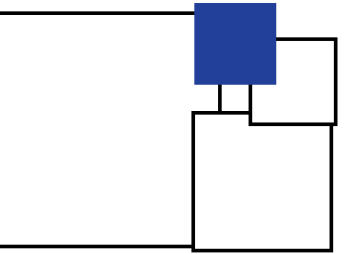


AREA OF LOWER LEVEL
(40 MARION) = 1,093 SF

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL



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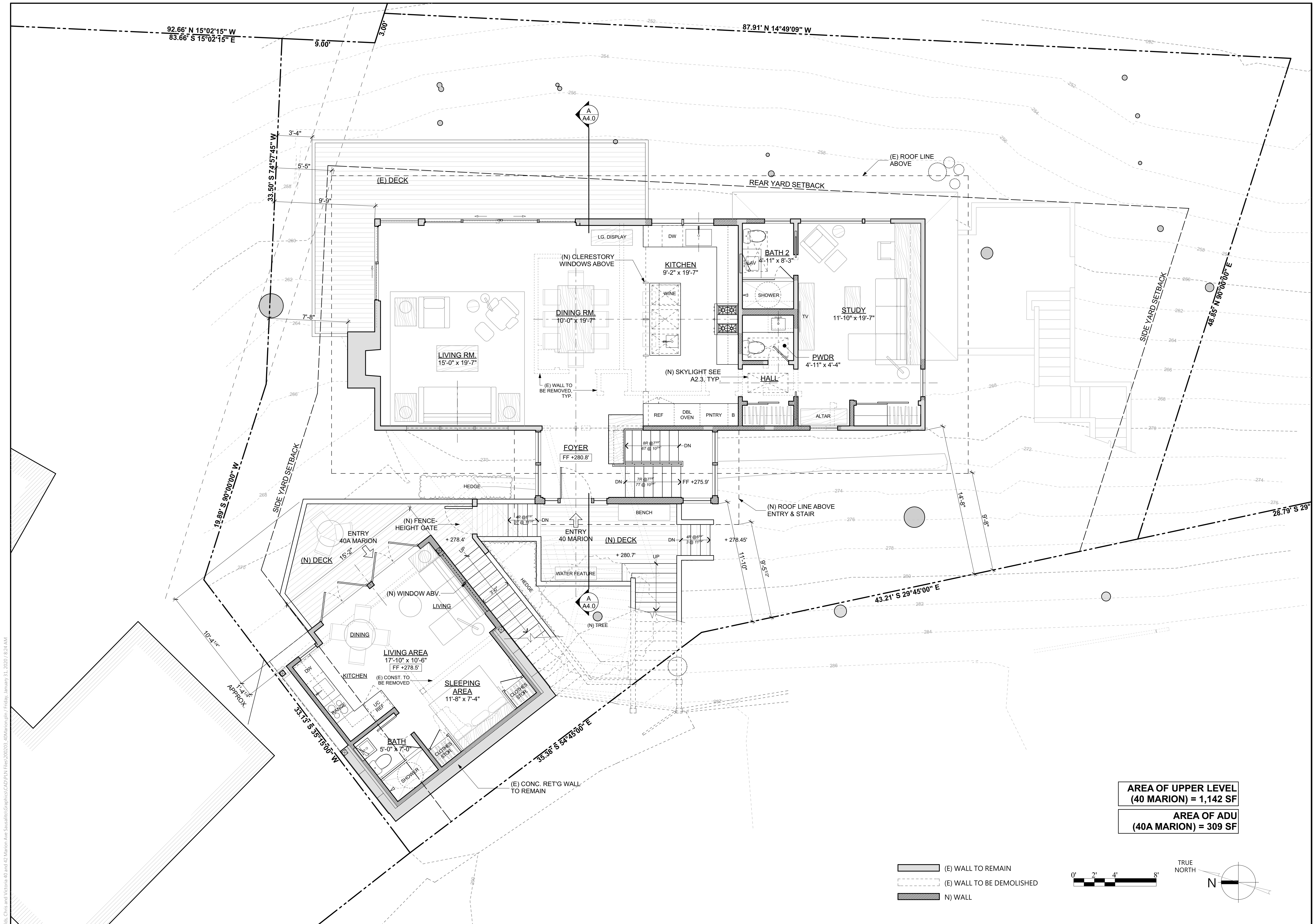
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PROPOSED UPPER LEVEL FLOOR PLAN

SHEET

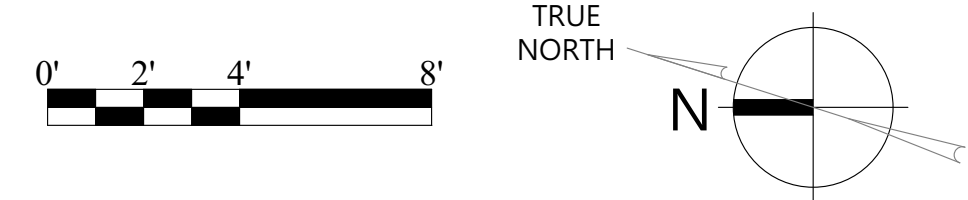
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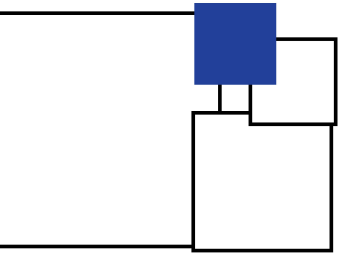
**AREA OF UPPER LEVEL
(40 MARION) = 1,142 SF**

**AREA OF ADU
(40A MARION) = 309 SF**

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- N) WALL



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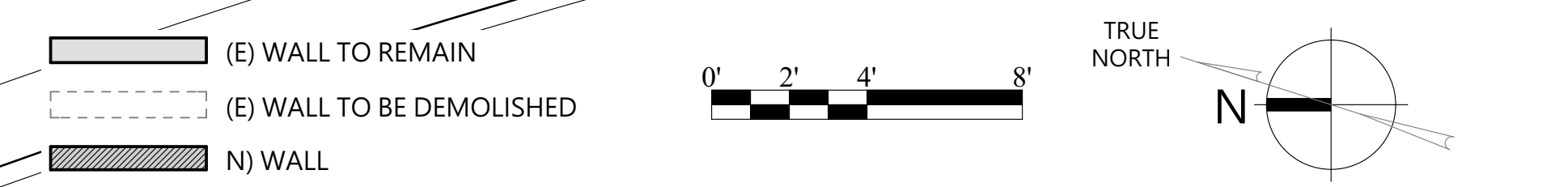
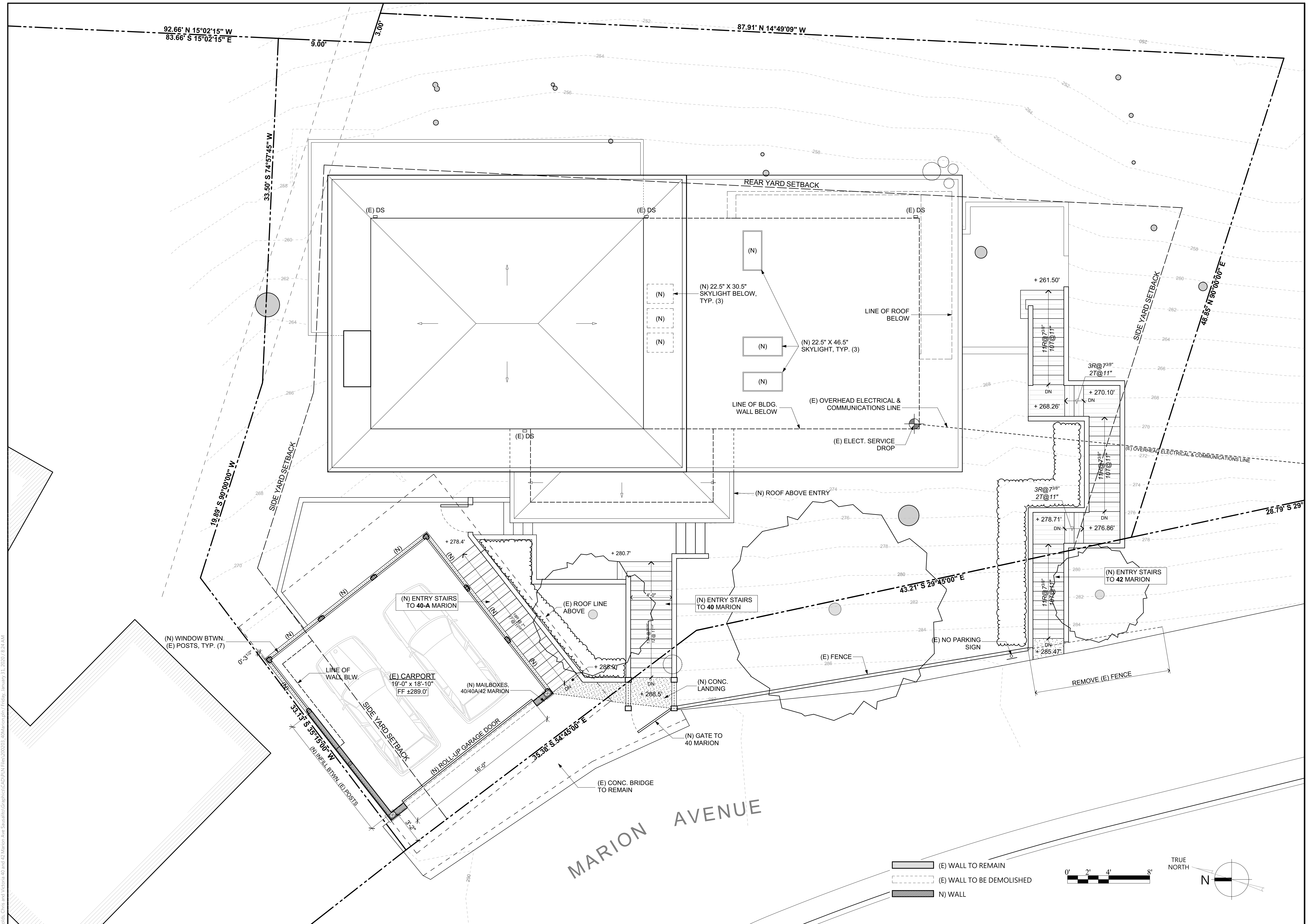
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PROPOSED CARPORT LEVEL PLAN

SHEET

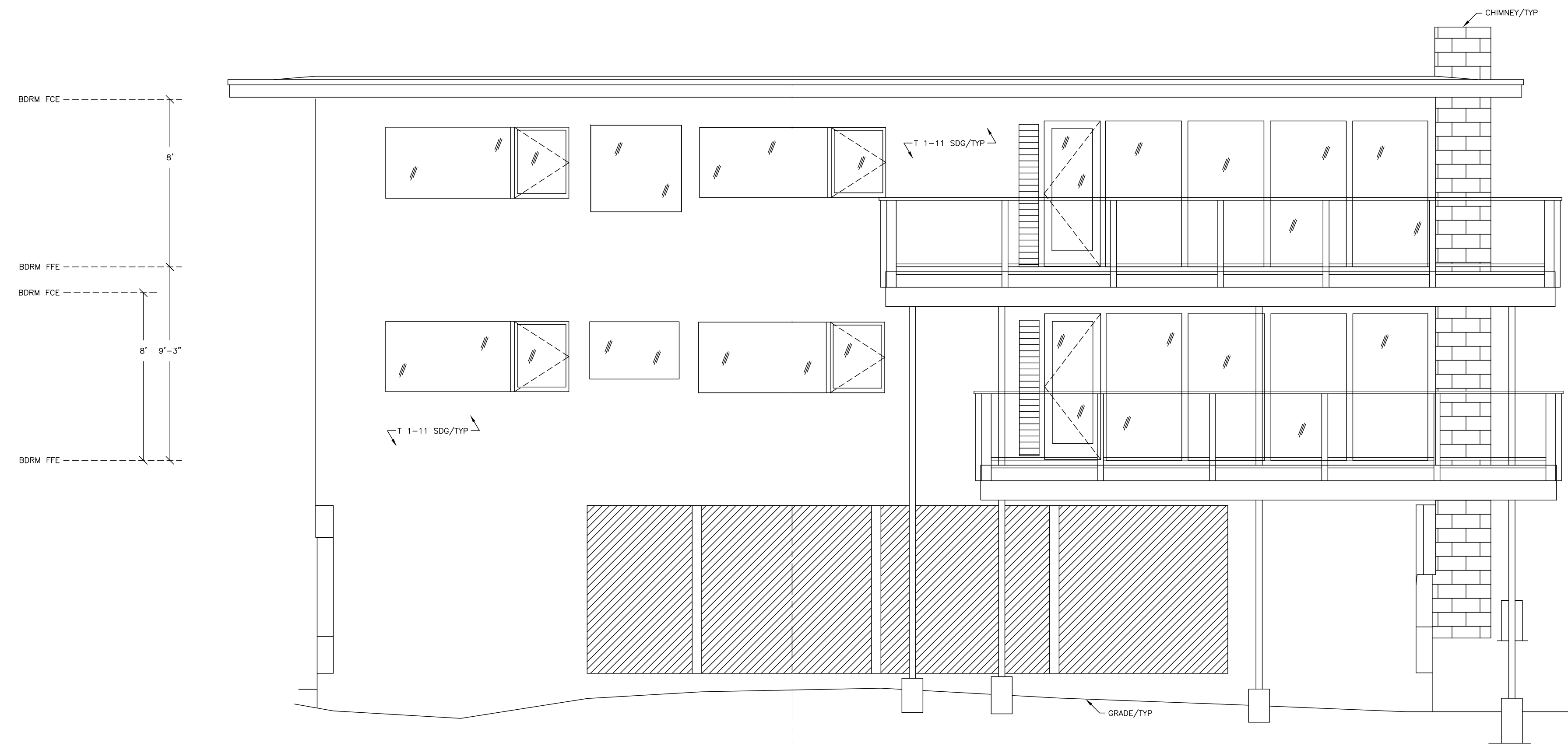
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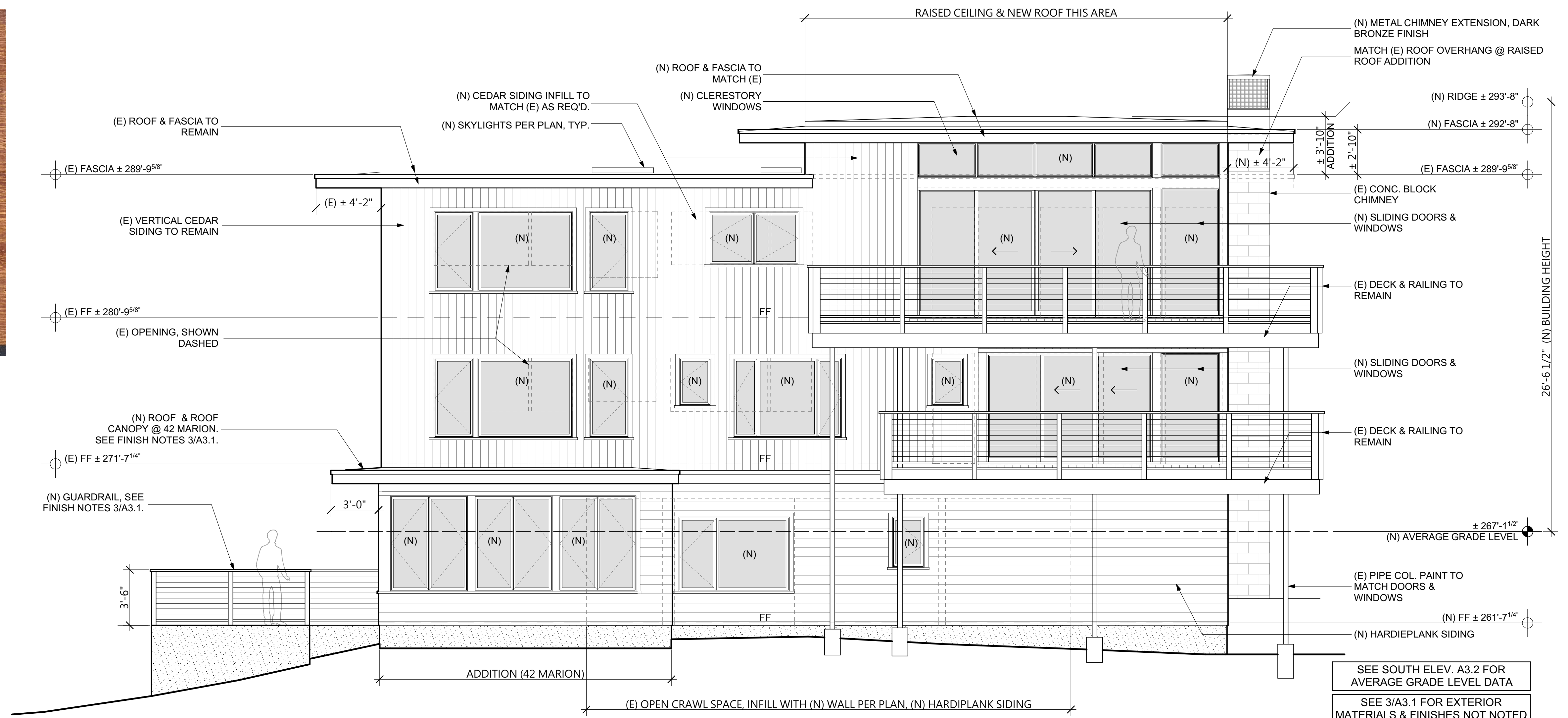
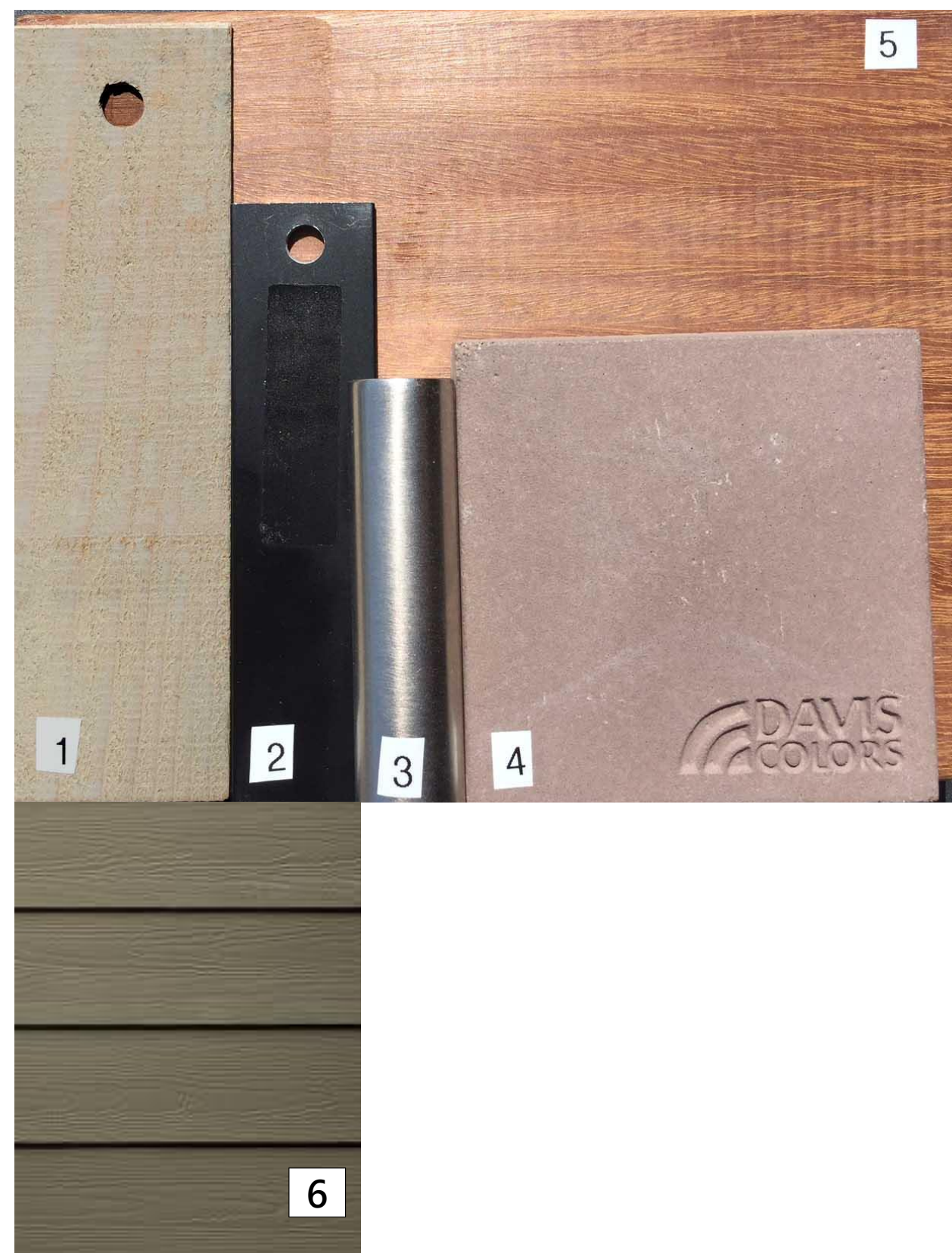
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EXTERIOR MATERIALS & FINISHES

- ROOF: CLASS-A RATED BUILT-UP ROOF WITH TAR & GRAVEL FINISH.
- 1** SIDING/CEDAR: 1 X 6 T&G WESTERN RED CEDAR, VERTICAL FLUSH JOINT TO MATCH (E) CEDAR SIDING. STAIN WITH CABOTS SEMI-SOLID DRIFTWOOD GRAY #0144.
- 6** HARDIEPLANK SIDING: HARDIEPLANK SELECT CEDARMILL LAPPED SIDING, TIMBER BARK INTEGRAL COLOR
- 1** WOOD TRIM, FASCIAS, DECK RAILINGS: CEDAR. STAIN WITH CABOTS SEMI-SOLID DRIFTWOOD GRAY #0144.
- 1** FENCING: 1 X CEDAR TO MATCH (E). STAIN (E) & (N) WITH CABOTS SEMI-SOLID DRIFTWOOD GRAY #0144.
- 2** DOORS & WINDOWS: ALUMINUM & FIBERGLASS DOORS & WINDOWS WITH DARK BRONZE FINISH.
- 3** HORIZONTAL RAILING: 1/2" DIA. STAINLESS STEEL RODS.
- 4** CONCRETE PAVING: INTEGRAL COLOR, DAVIS COLORS "KAHLUA."
- 5** SITE TRENDS, RISERS, & DECKING: 5/4 X 6 IPE WITH CLEAR SEALER.



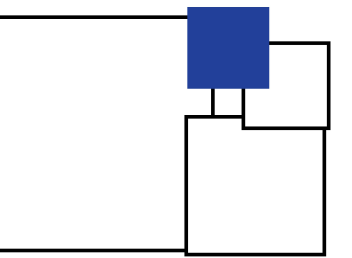
EXISTING EAST ELEVATION 2



PROPOSED EAST ELEVATION 1

MATERIAL SAMPLES 4

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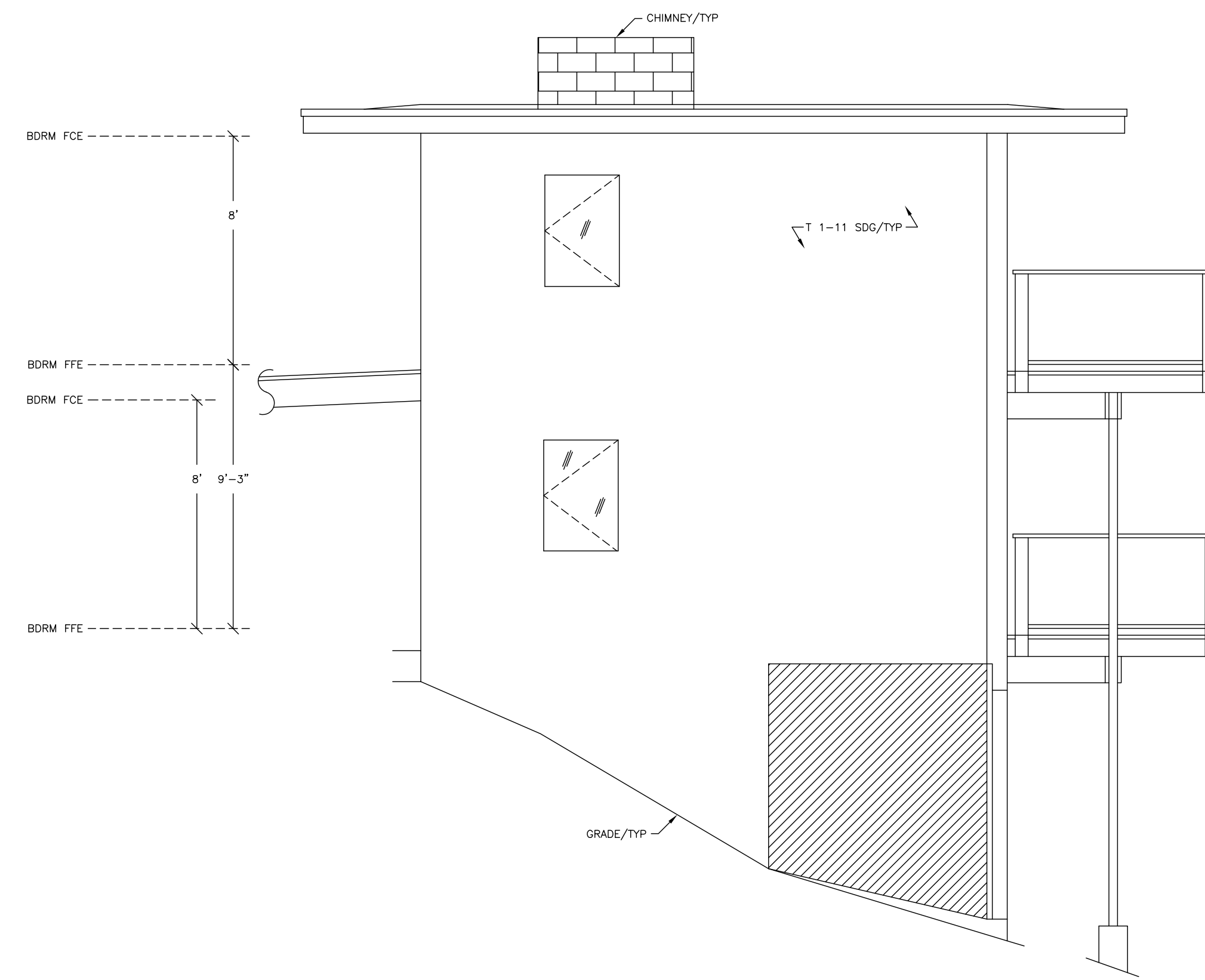
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SOUTH ELEVATIONS

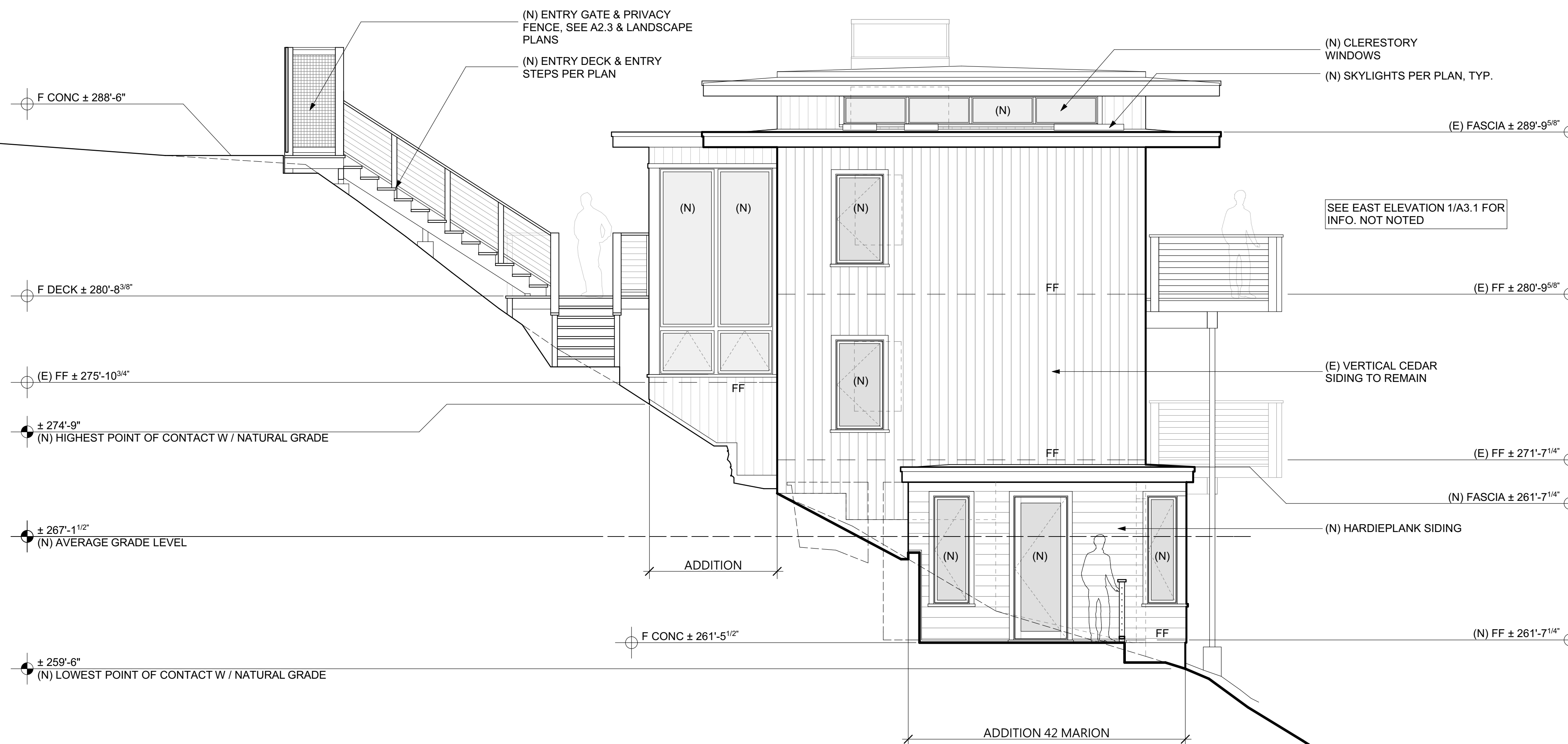
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A3.2

126



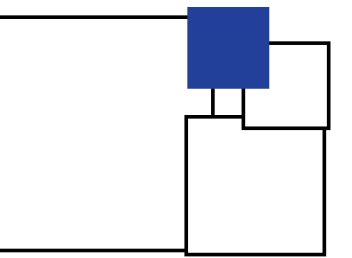
EXISTING SOUTH ELEVATION 2



SEE 3/A3.1 FOR EXTERIOR MATERIALS & FINISHES NOT NOTED

PROPOSED SOUTH ELEVATION 1

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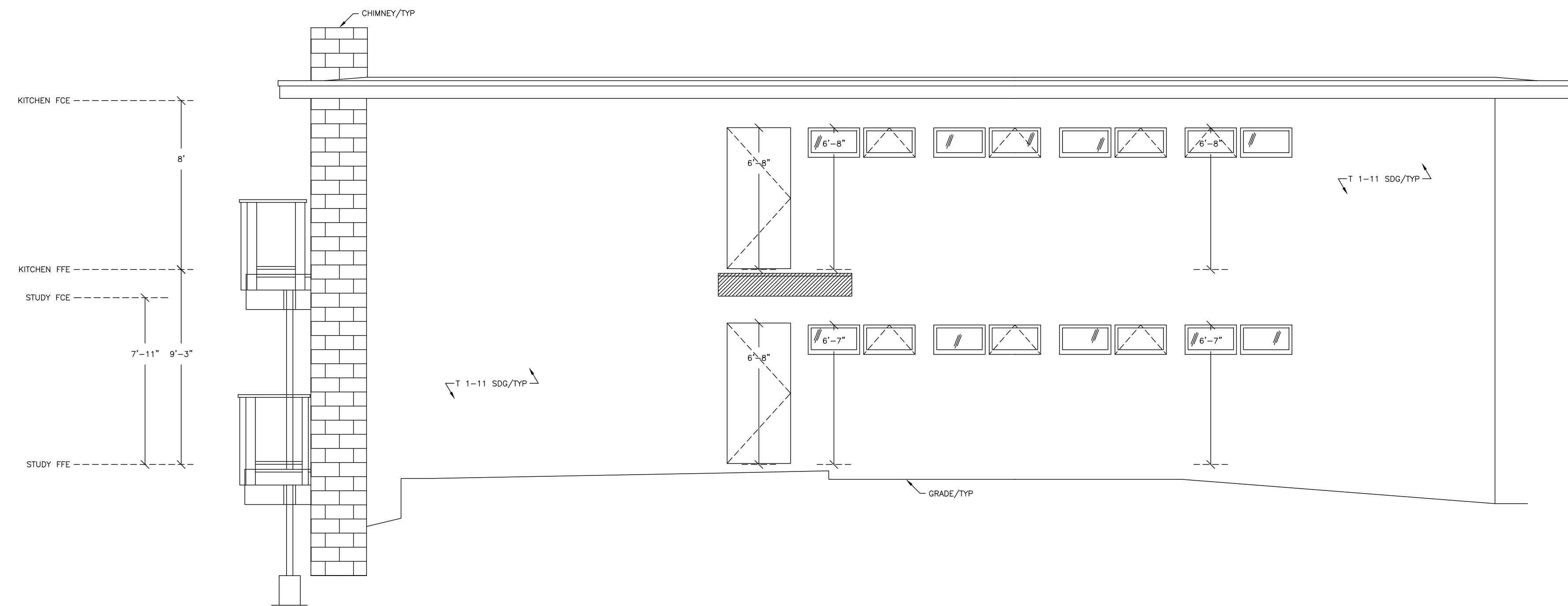
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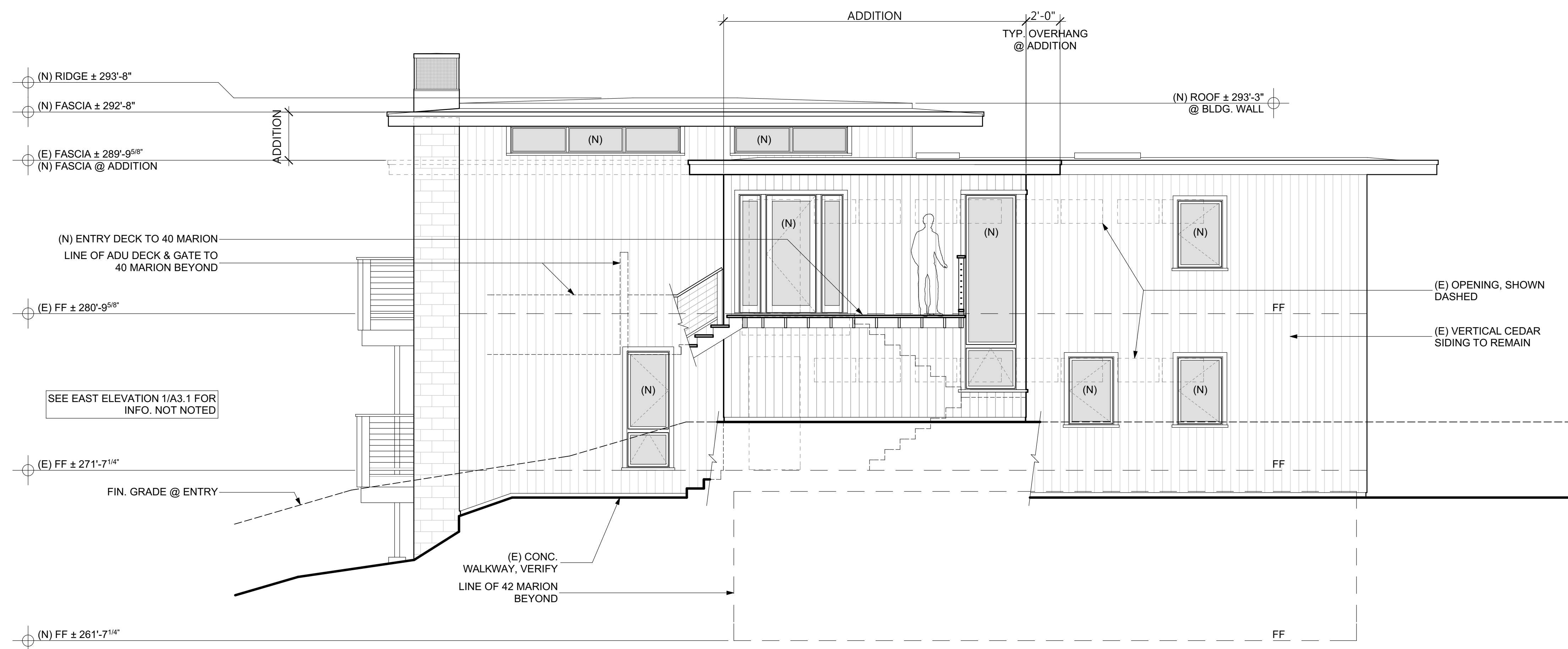
WEST ELEVATIONS

SHEET

A3.3

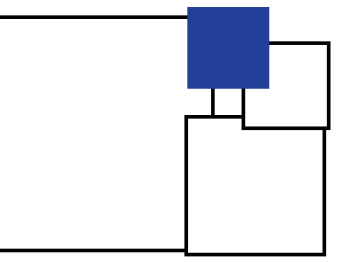


EXISTING WEST ELEVATION 2



SEE SOUTH ELEV. A3.2 FOR AVERAGE GRADE LEVEL DATA
SEE 3/A3.1 FOR EXTERIOR MATERIALS & FINISHES NOT NOTED

PROPOSED WEST ELEVATION 1



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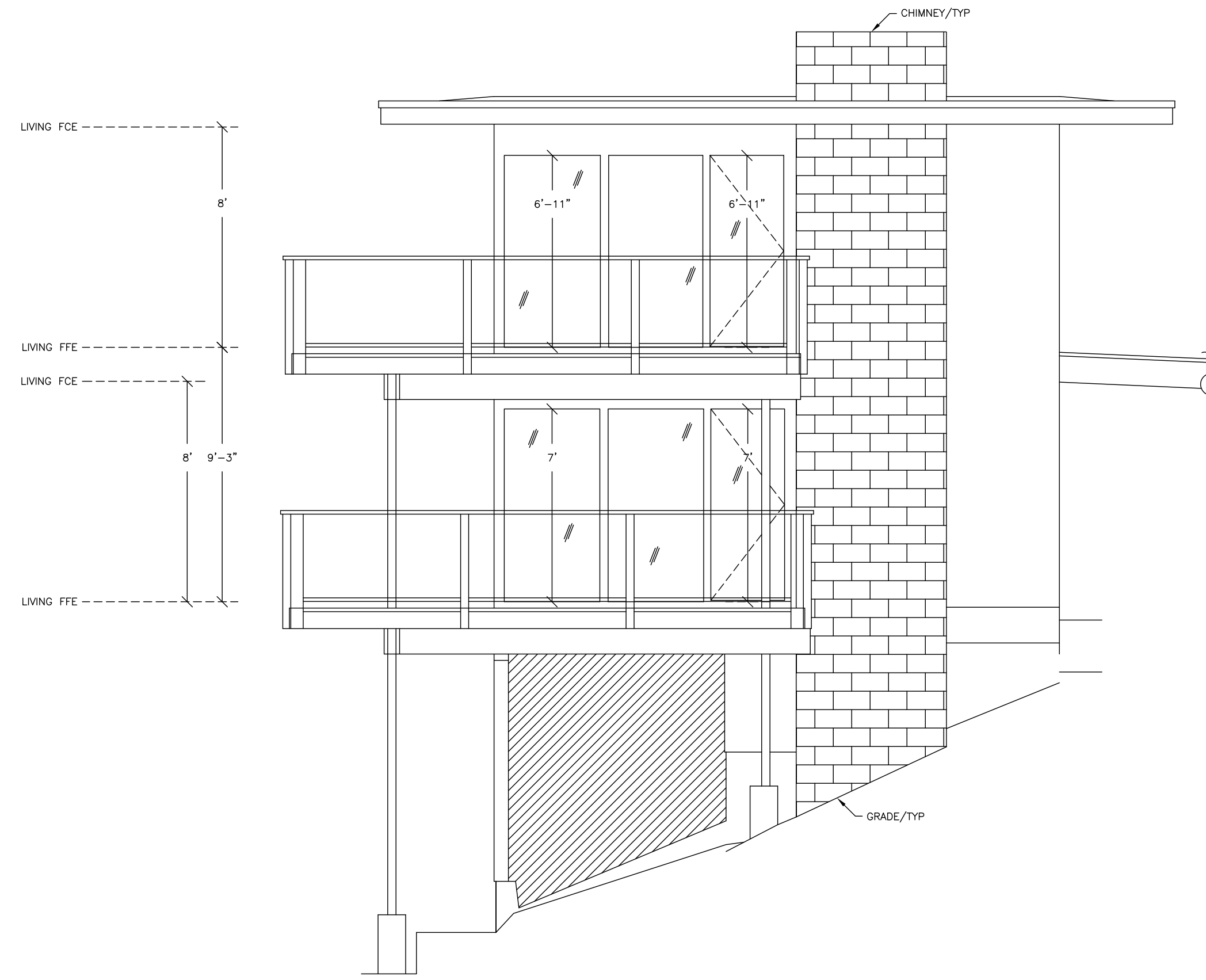
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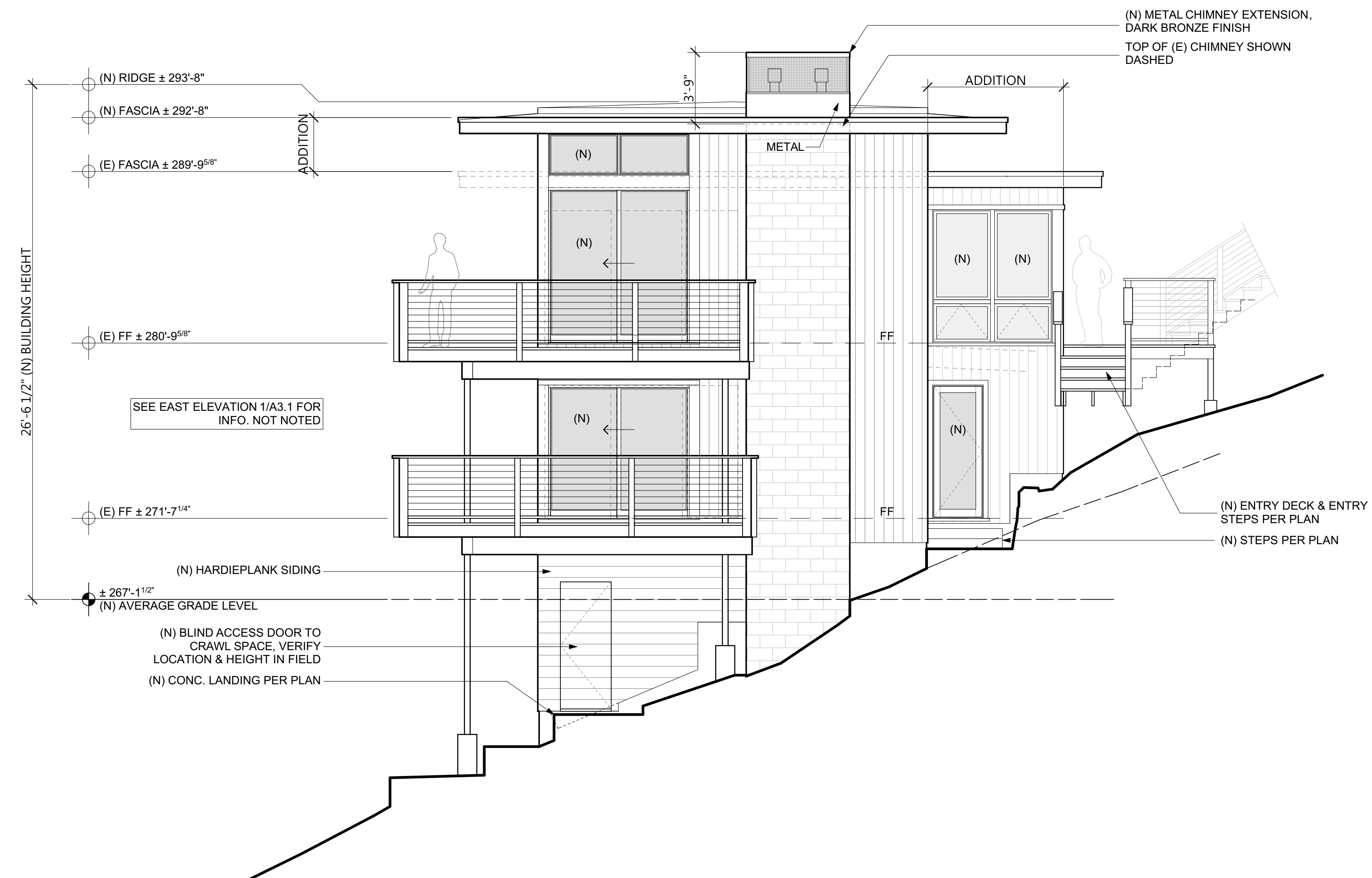
NORTH ELEVATIONS

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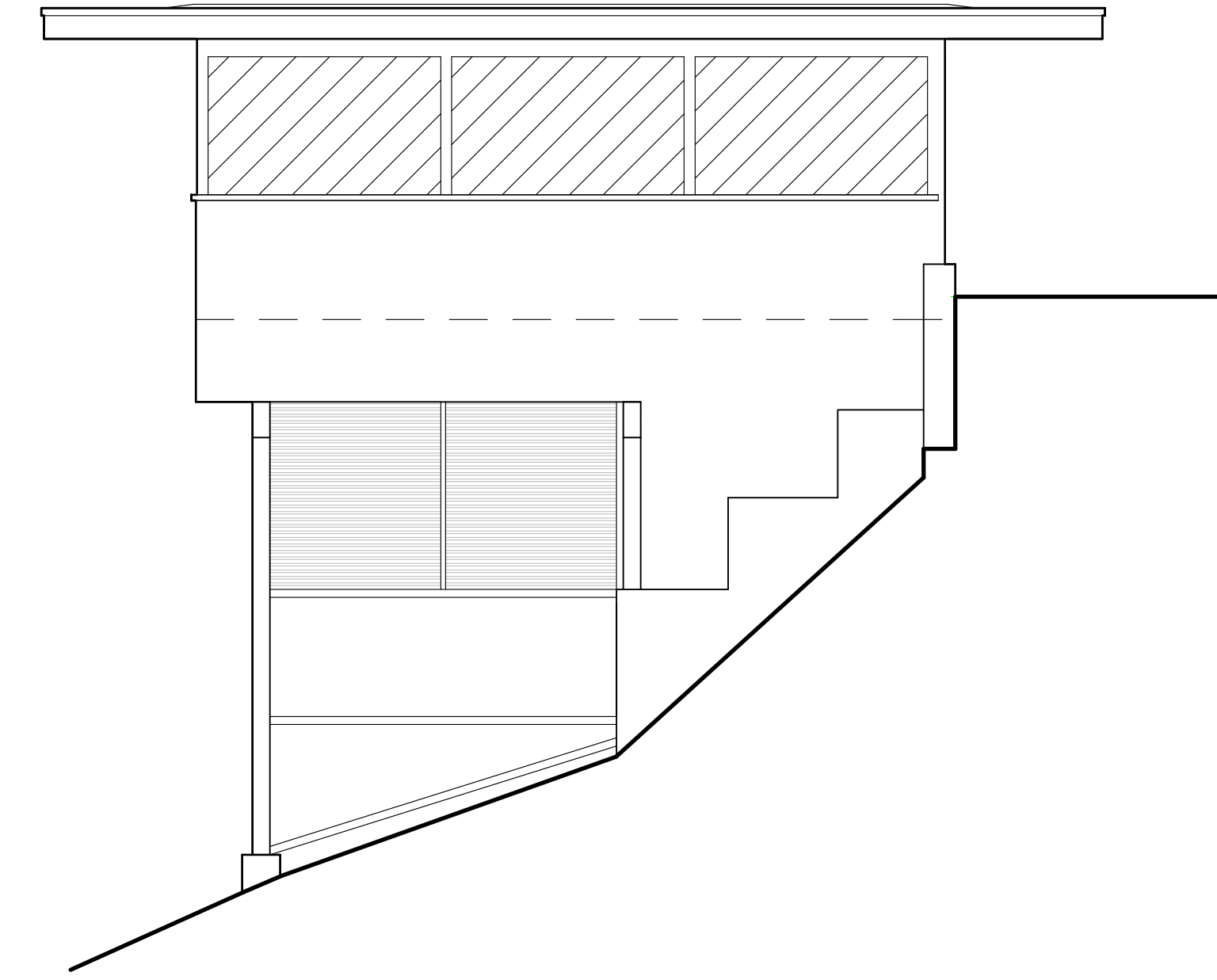
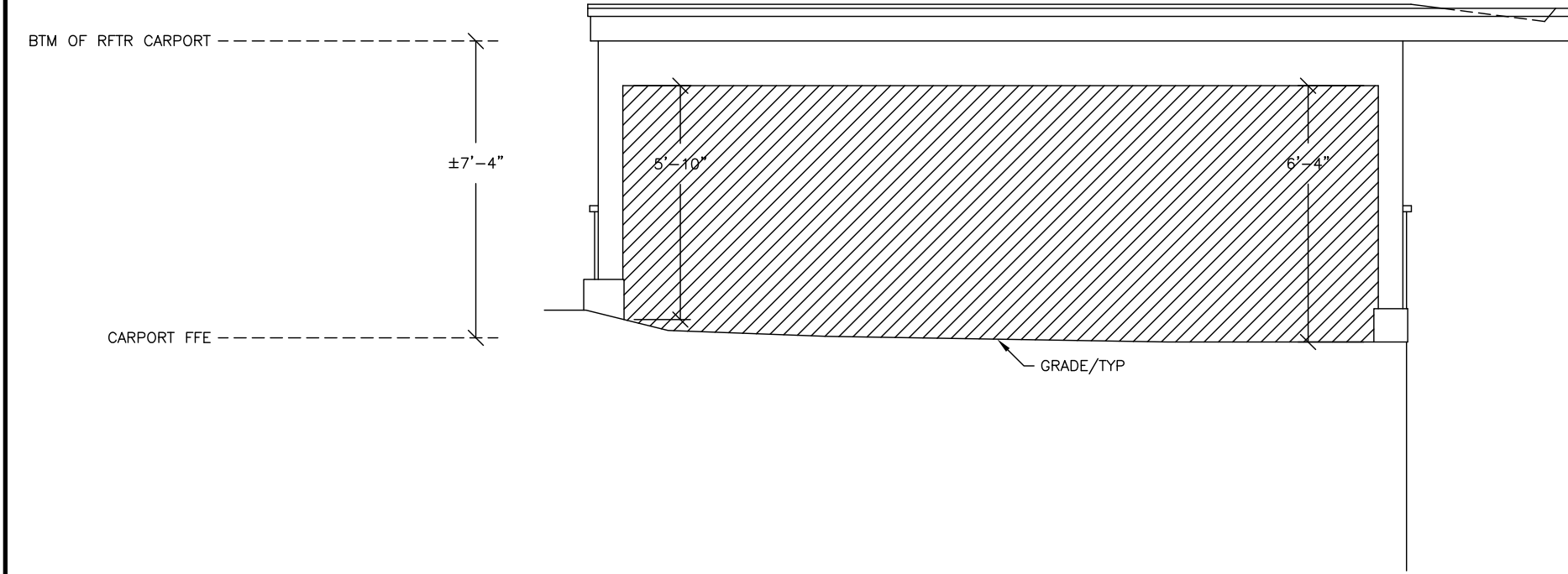
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EXISTING NORTH ELEVATION 2



PROPOSED NORTH ELEVATION 1

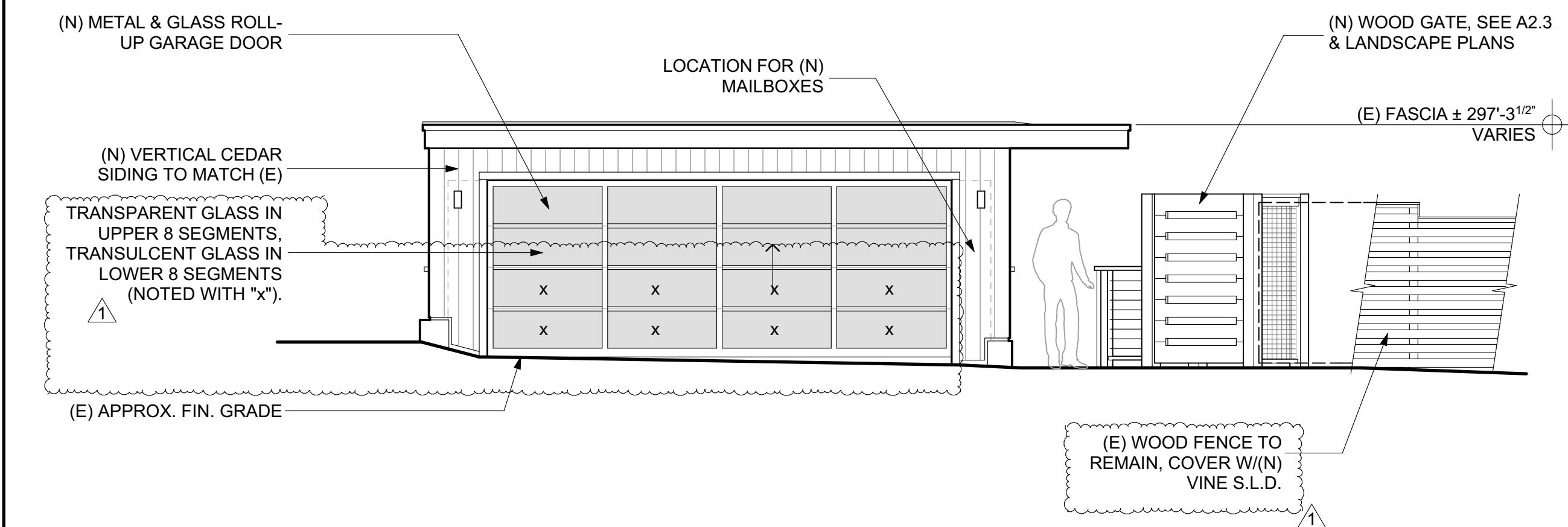


EXISTING WEST ELEVATION

4

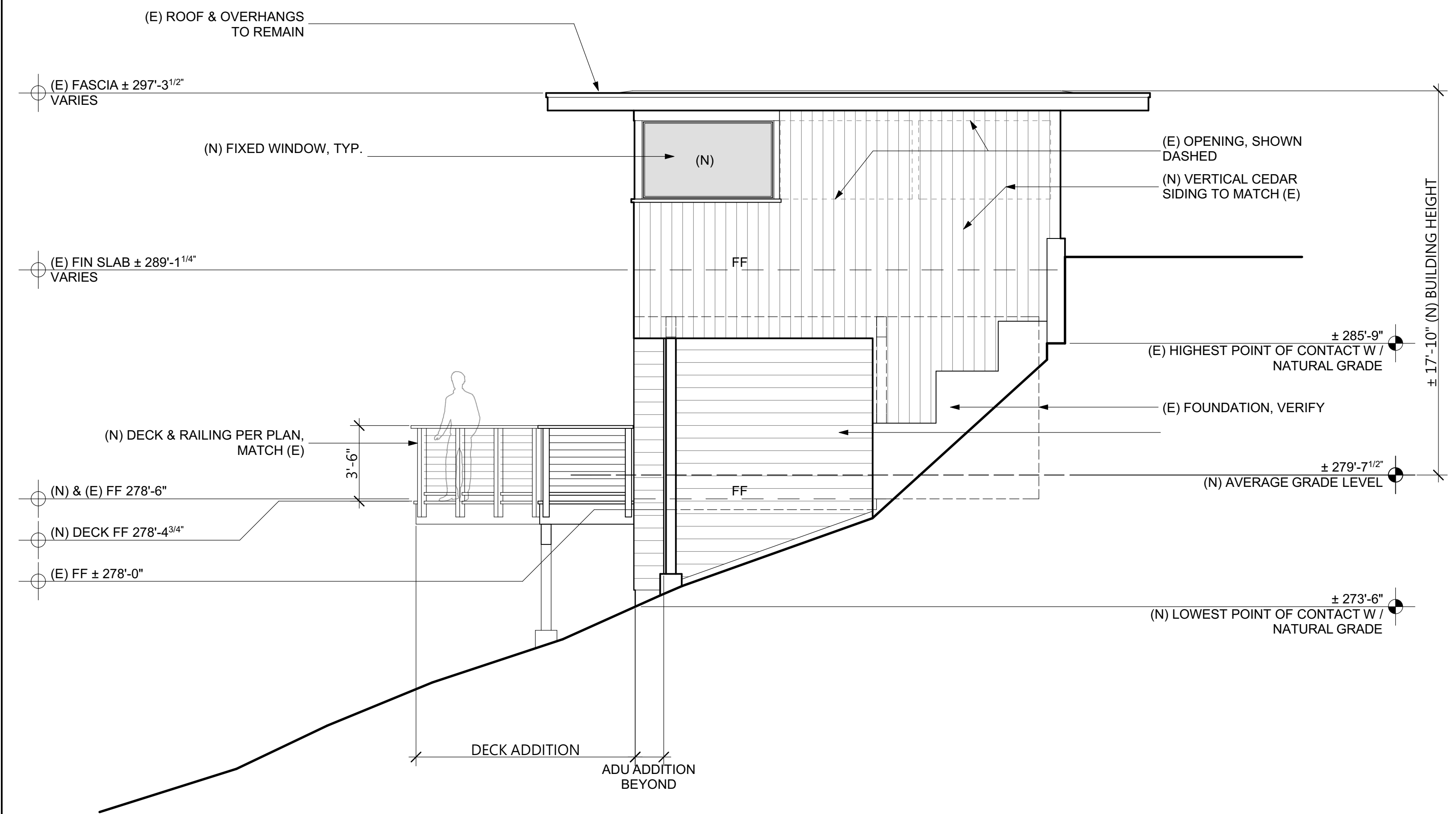
EXISTING NORTH ELEVATION

2



PROPOSED WEST ELEVATION

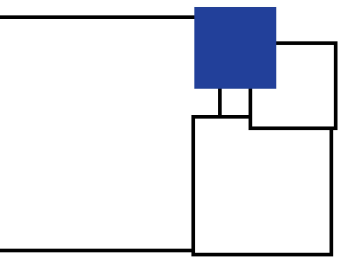
3



PROPOSED NORTH ELEVATION

1

SEE 3/A3.1 FOR EXTERIOR MATERIALS & FINISHES NOT NOTED



MICHAEL REX ARCHITECTS

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REYNOLDS DUPLEX & ADU
40, 40A, & 42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN 065-292-19

DATE AND DESCRIPTION:
PLANNING REVIEW
OCT 17, 2019
REV. PLANNING REVIEW
FEB 3, 2020

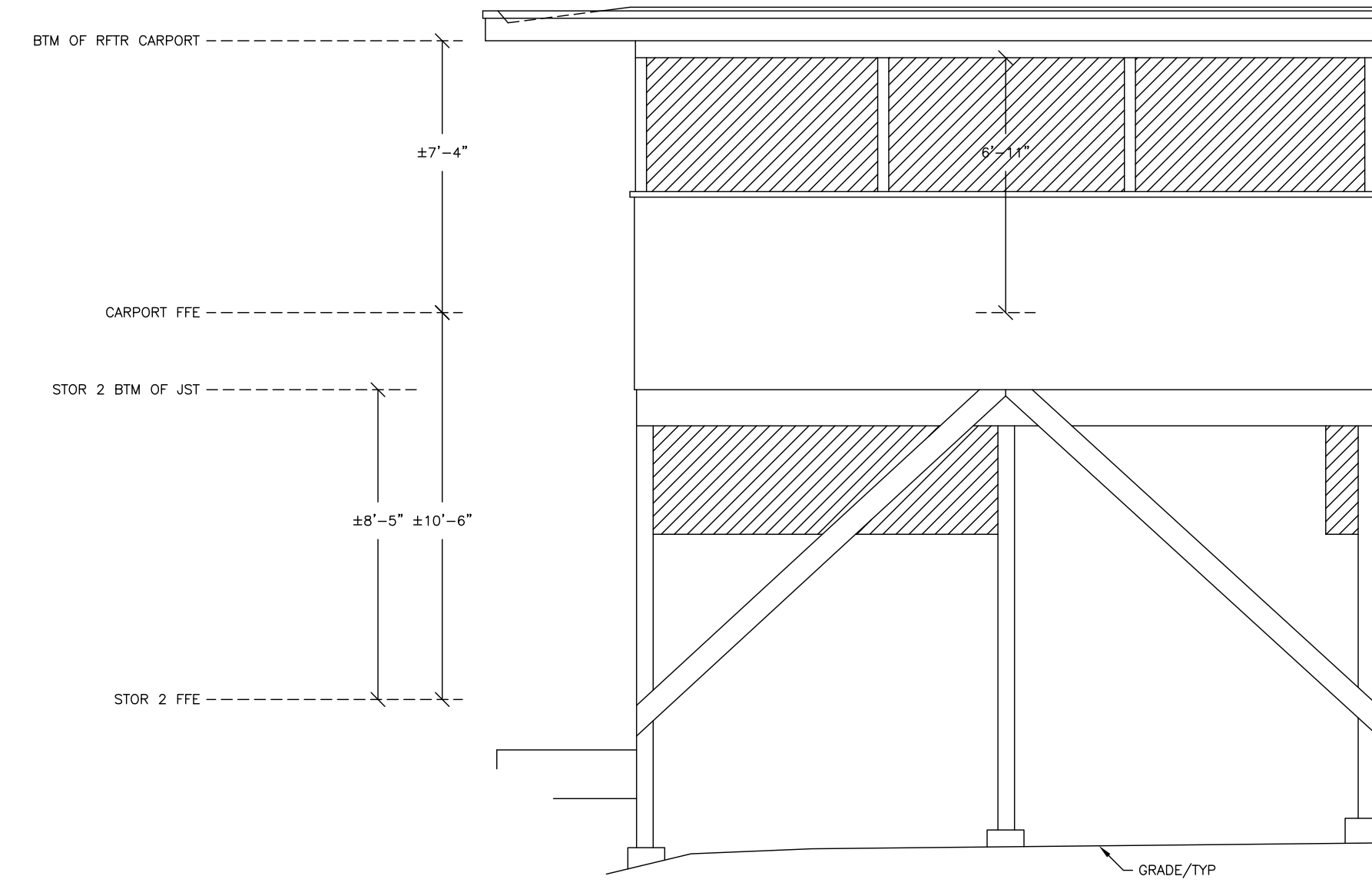
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DRAWN BY: MRA
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SCALE: 1/4" = 1'-0"

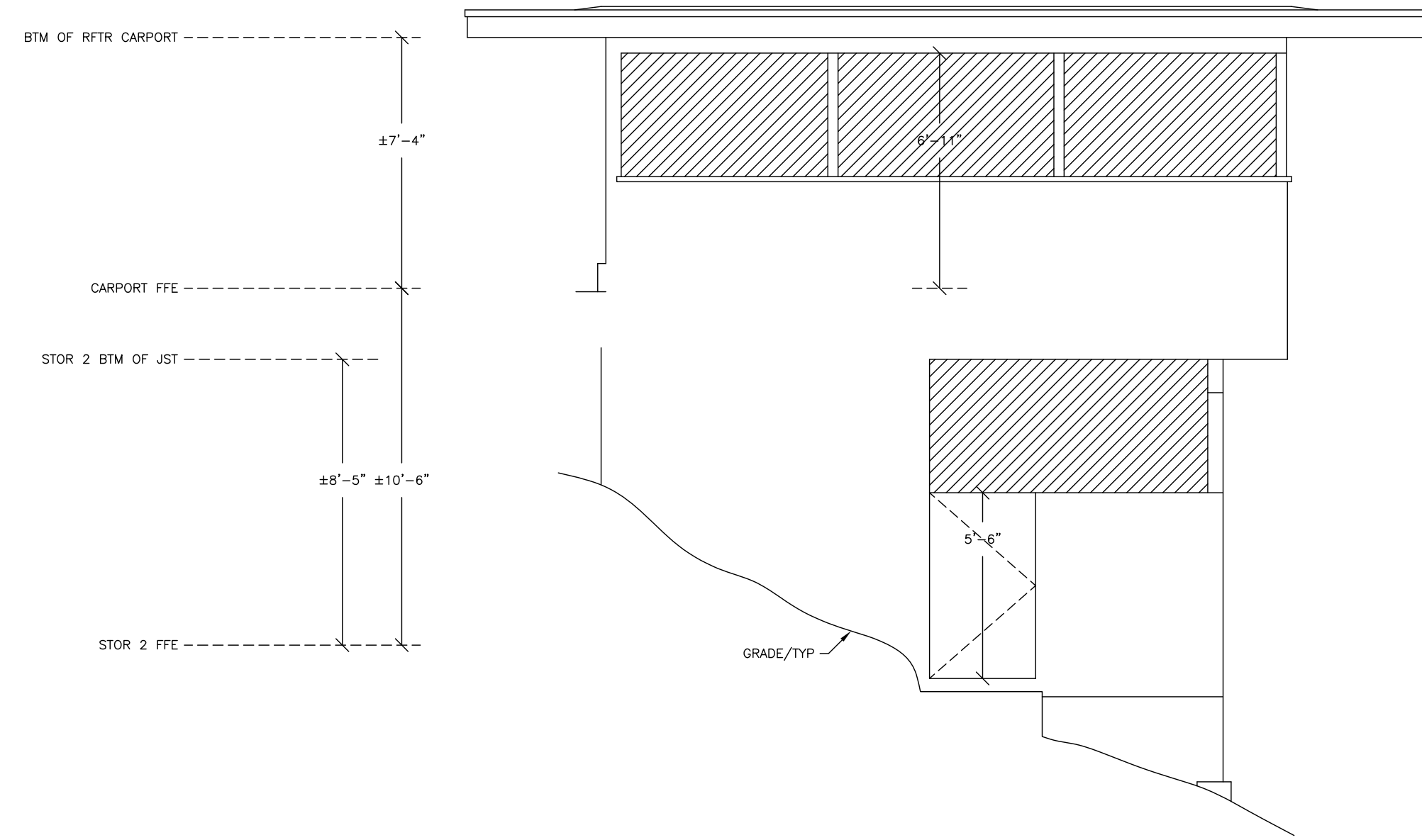
GARAGE & ADU ELEVATIONS

SHEET

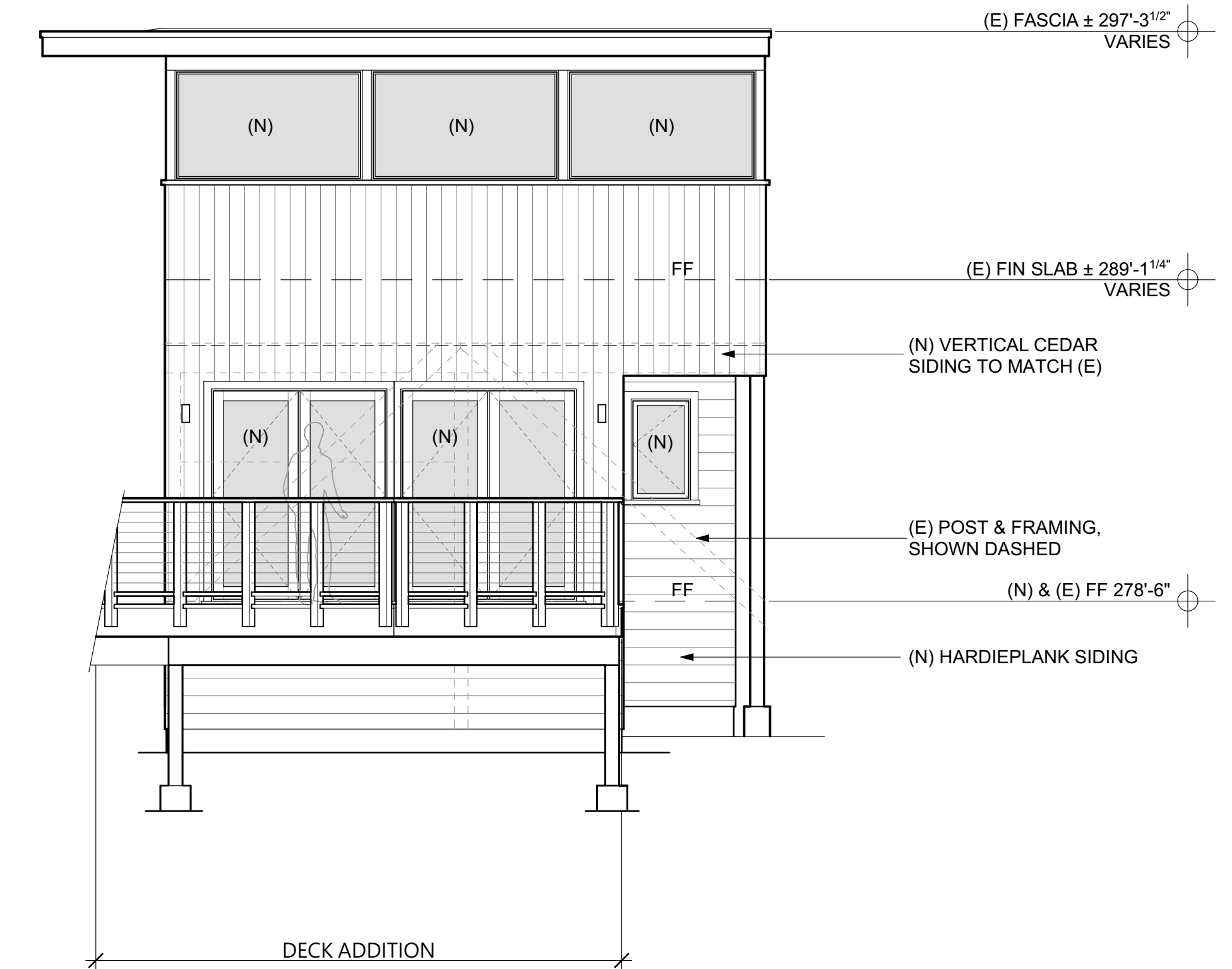
A3.6



EXISTING EAST ELEVATION 2

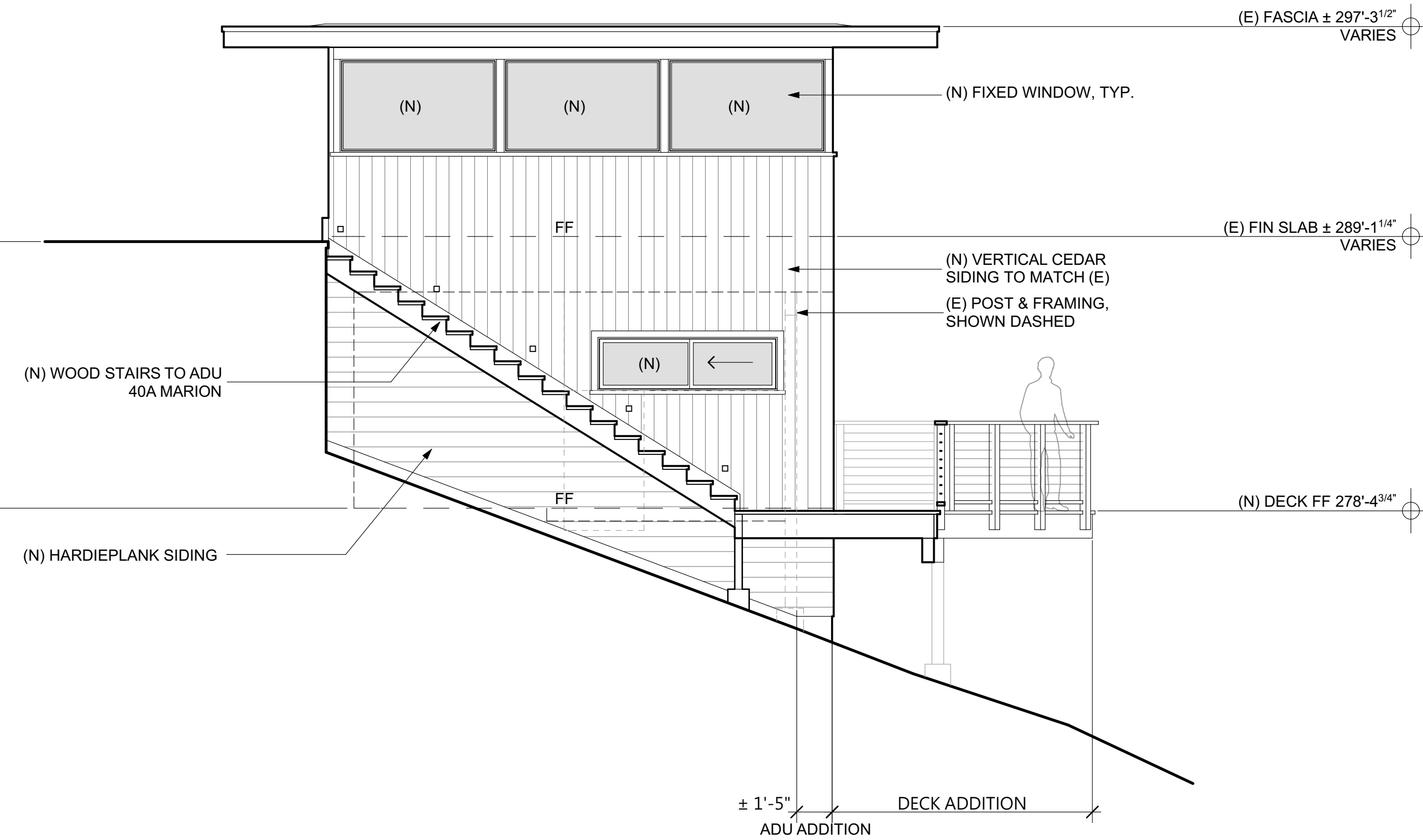


EXISTING SOUTH ELEVATION 4

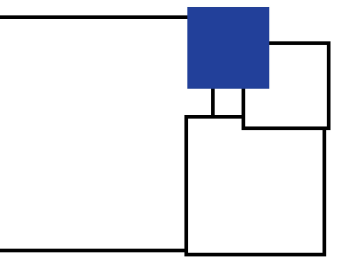


PROPOSED EAST ELEVATION 1

SEE 3/A3.1 FOR EXTERIOR MATERIALS & FINISHES NOT NOTED



PROPOSED SOUTH ELEVATION 3



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APN 065-292-19

DATE AND DESCRIPTION:
PLANNING REVIEW
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FEB 3, 2020

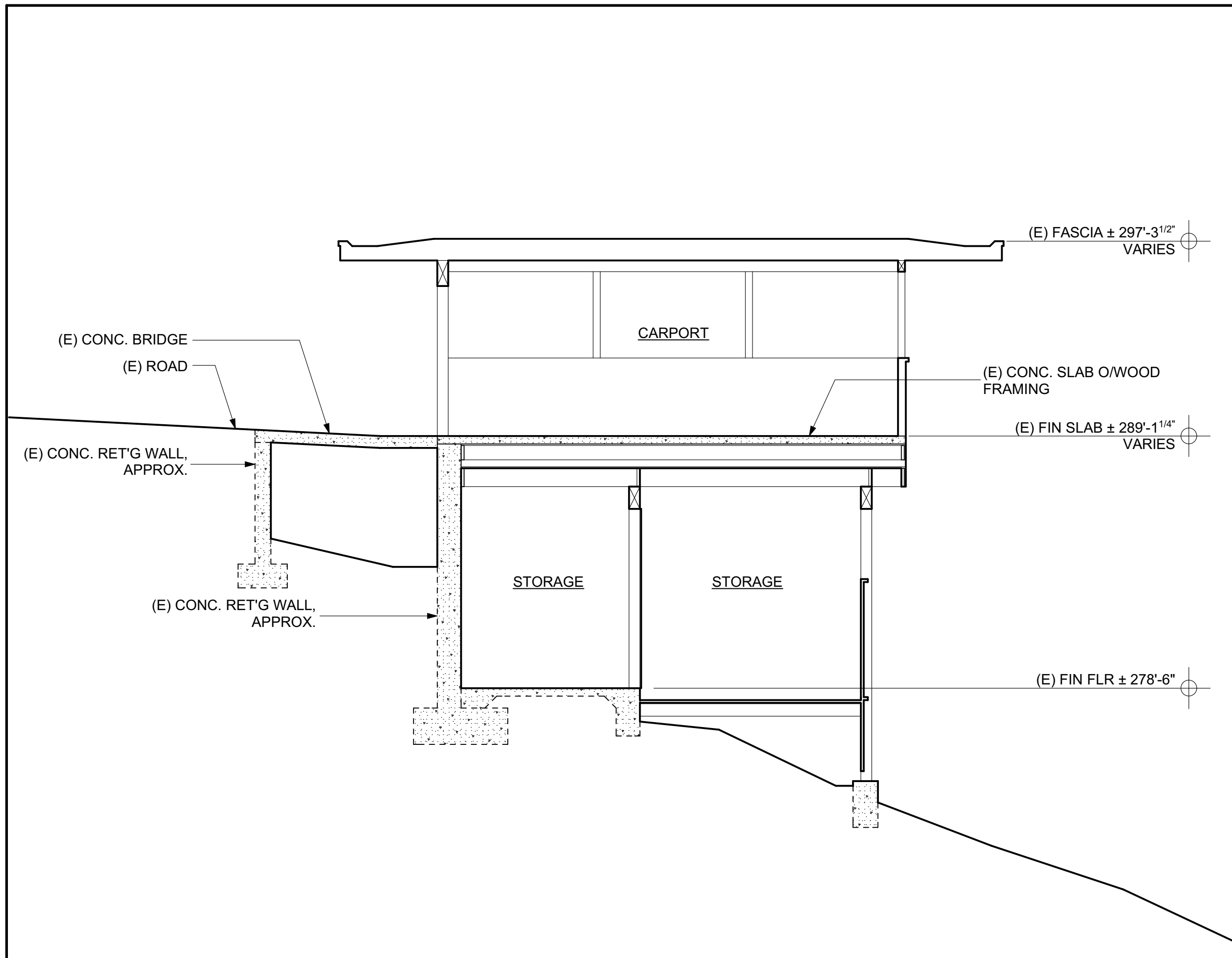
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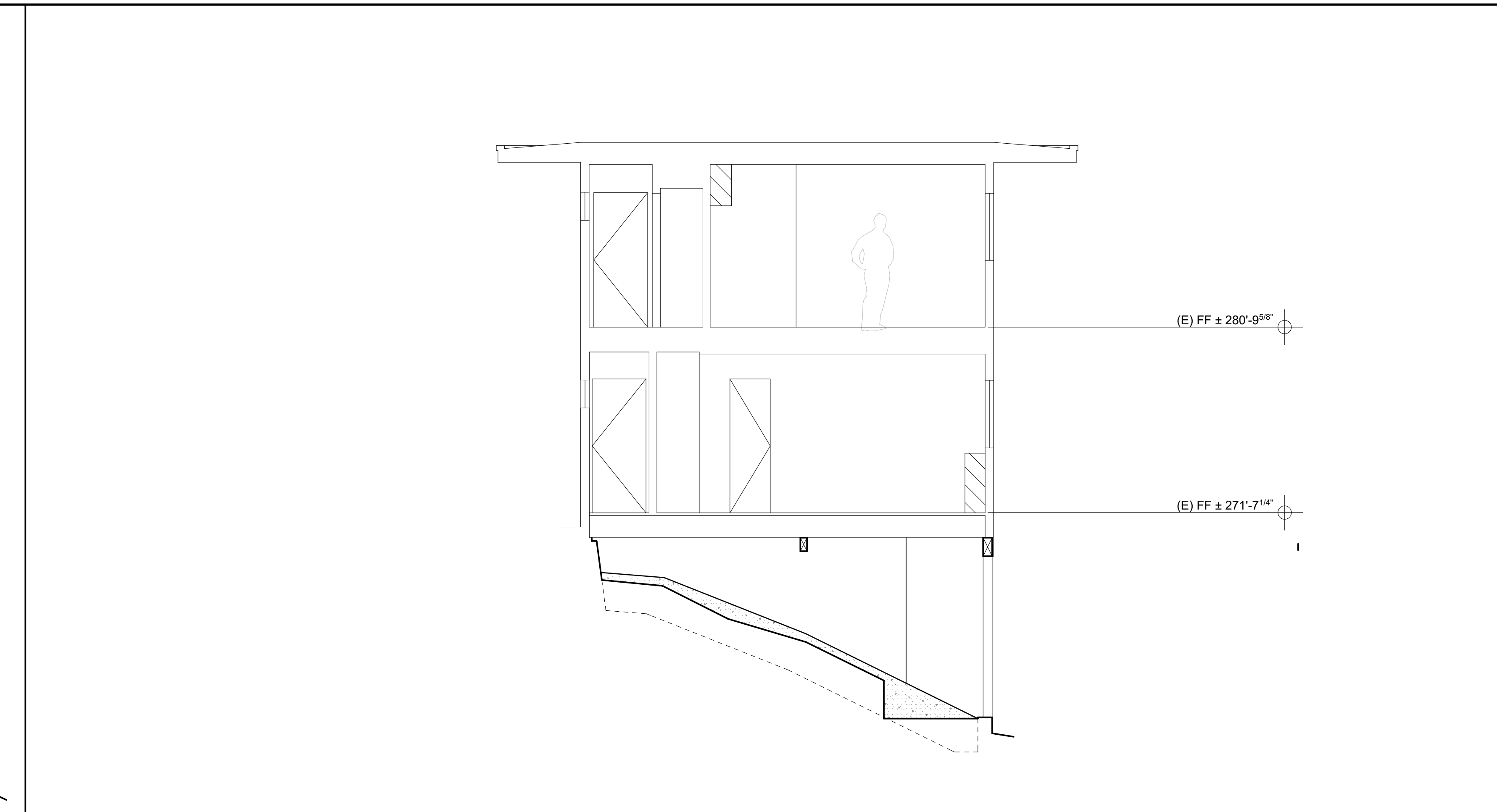
BUILDING SECTIONS

SHEET

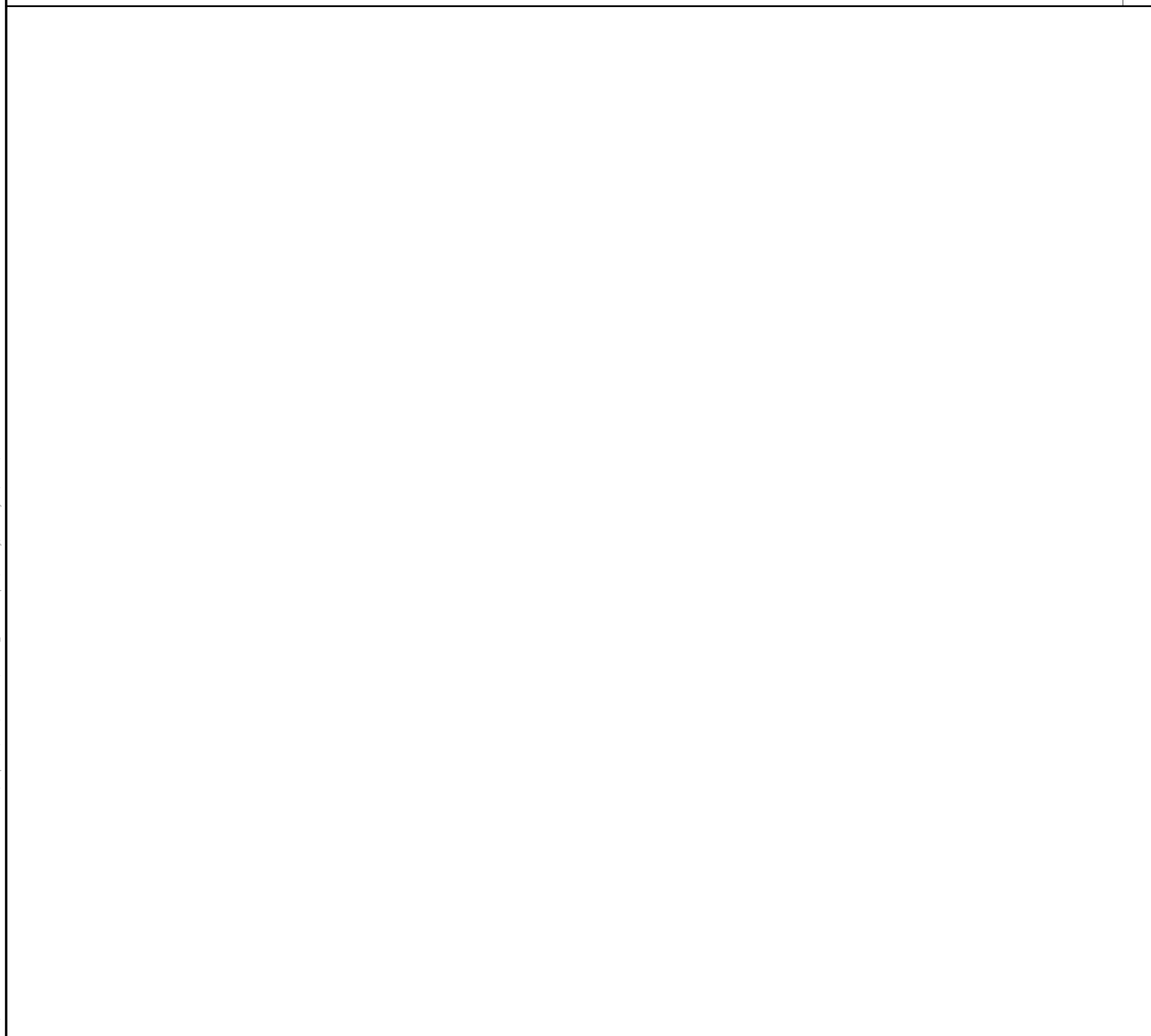
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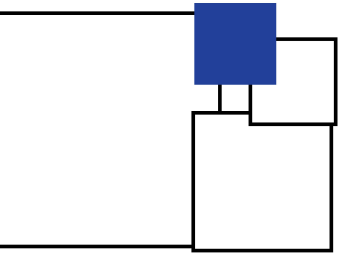
(E) SECTION THRU CARPORT 3



(E) SECTION AA 2



PROPOSED SECTION AA 1



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APN 065-292-19

DATE AND DESCRIPTION:
PLANNING REVIEW
OCT 17, 2019
REV. PLANNING REVIEW
FEB 3, 2020

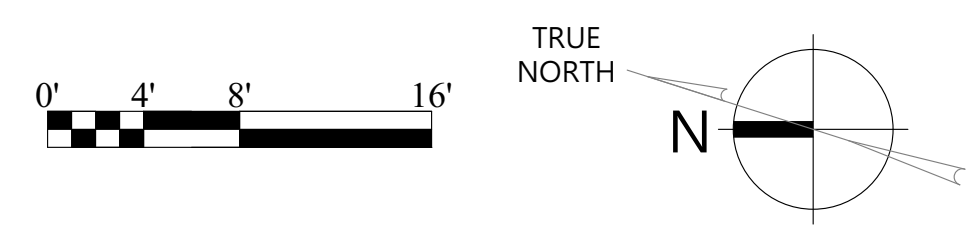
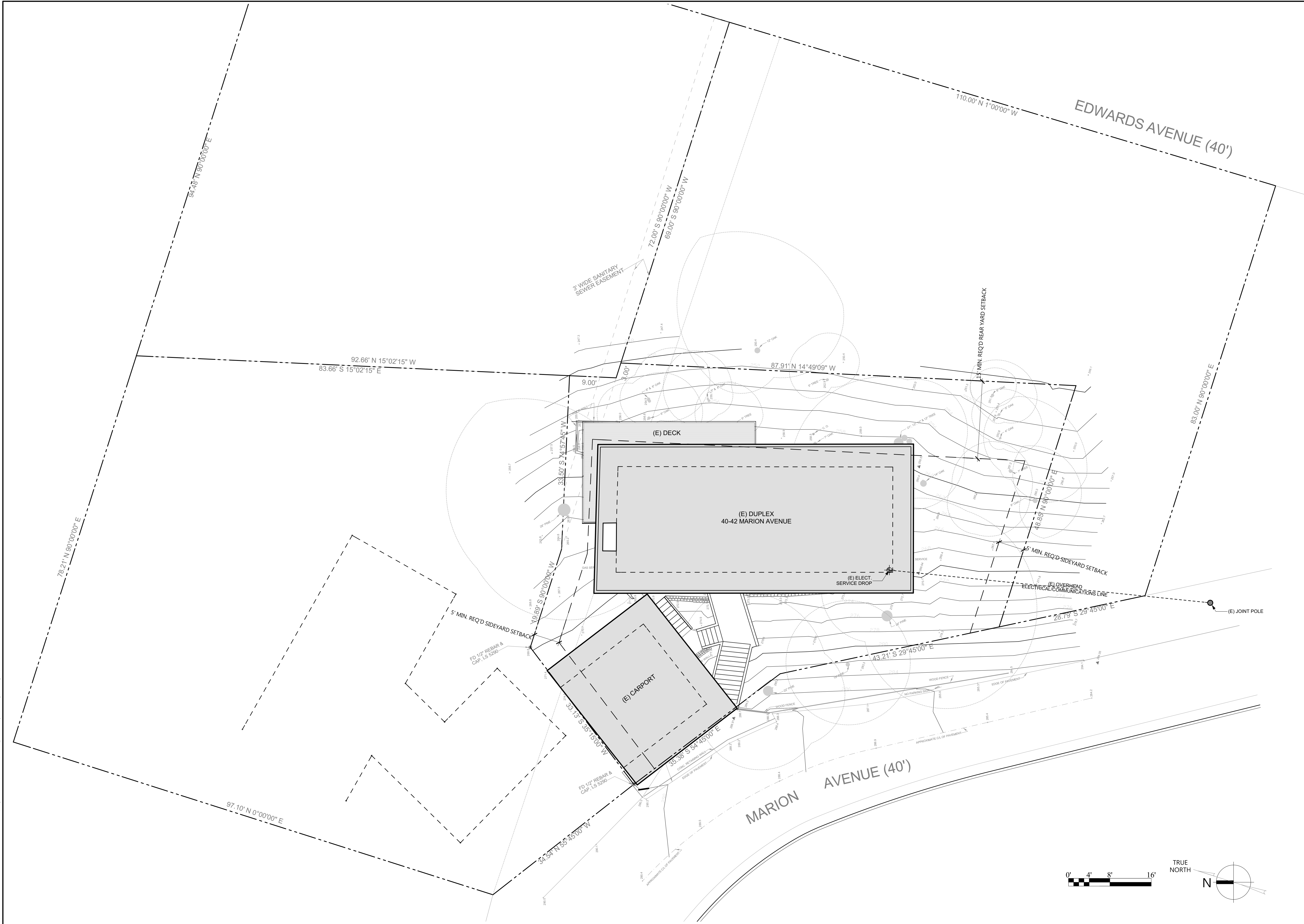
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CHECKED BY: MRA
SCALE: 1/8" = 1'-0"

EXISTING SITE & ROOF PLAN

SHEET

EC1.1



P:\N2\Reynolds, Chris and Victoria\40 and 42 Marion Ave Sausalito\Graphics\CAD\PLN Files\2020\03_40 Marion.pln / Friday, January 31, 2020 7:24 AM

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LA (323) 284-7817

NY (347) 354-1758

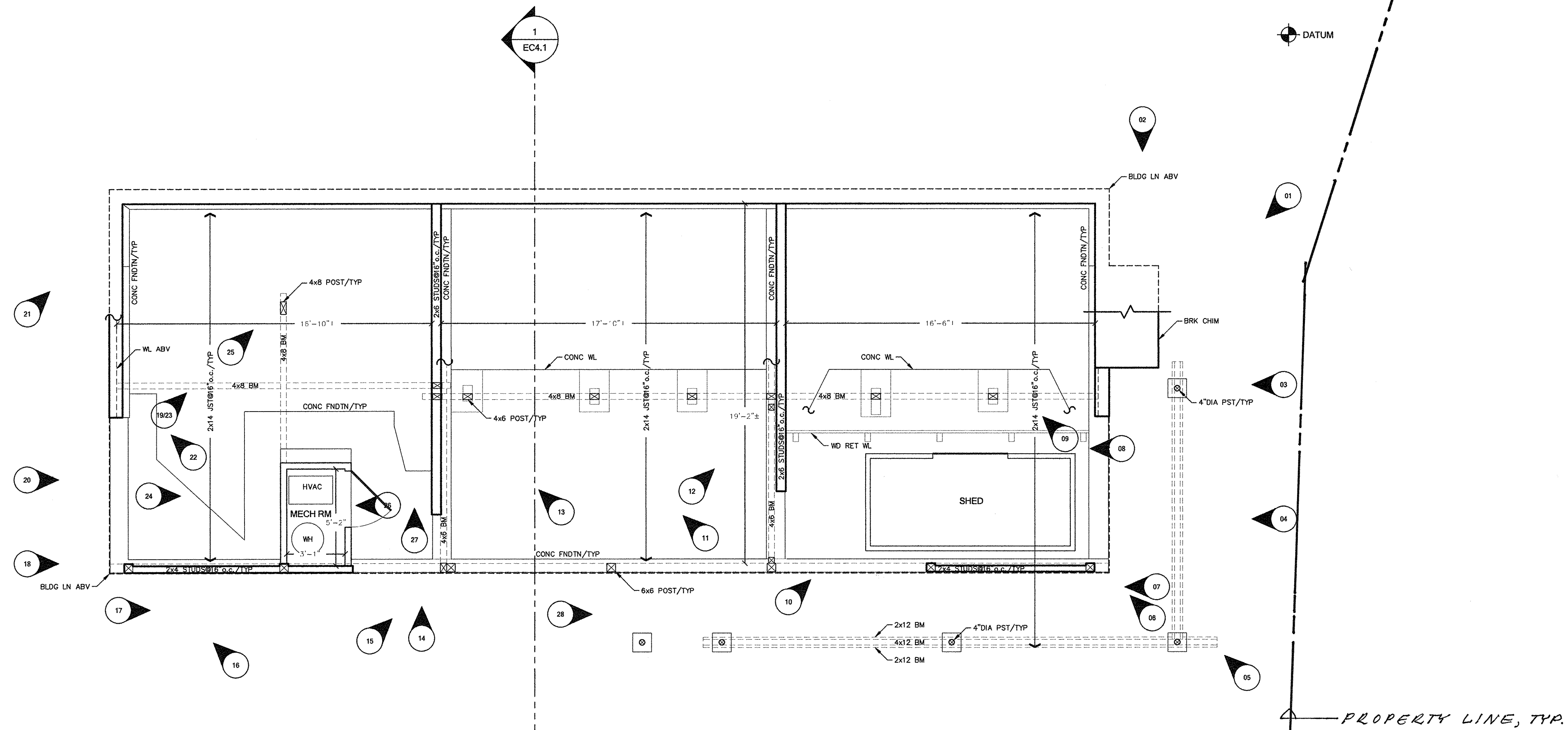
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40-42 MARION AVE
SAUSALITO, CA 94965
FLOOR PLAN

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

EC2.1

SCALE: 1/4"=1'0" 2 OF 9



1 EXISTING FOUNDATION PLAN
1,105 SQFT INTERIOR

PLEASE NOTE:
CLIENT PROVIDED FLOOR PLANS, ELEVATIONS AND SECTION IS ASSUMED TO BE CORRECT. DESIGN CONSILIUM TAKES NO RESPONSIBILITY FOR THE WORK DONE BY OTHERS.
PLEASE BE AWARE THAT THE FOUNDATION PLAN IS BASED ON THE OVERALL DIMENSIONS FROM THE CLIENT PROVIDED DRAWINGS.

NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

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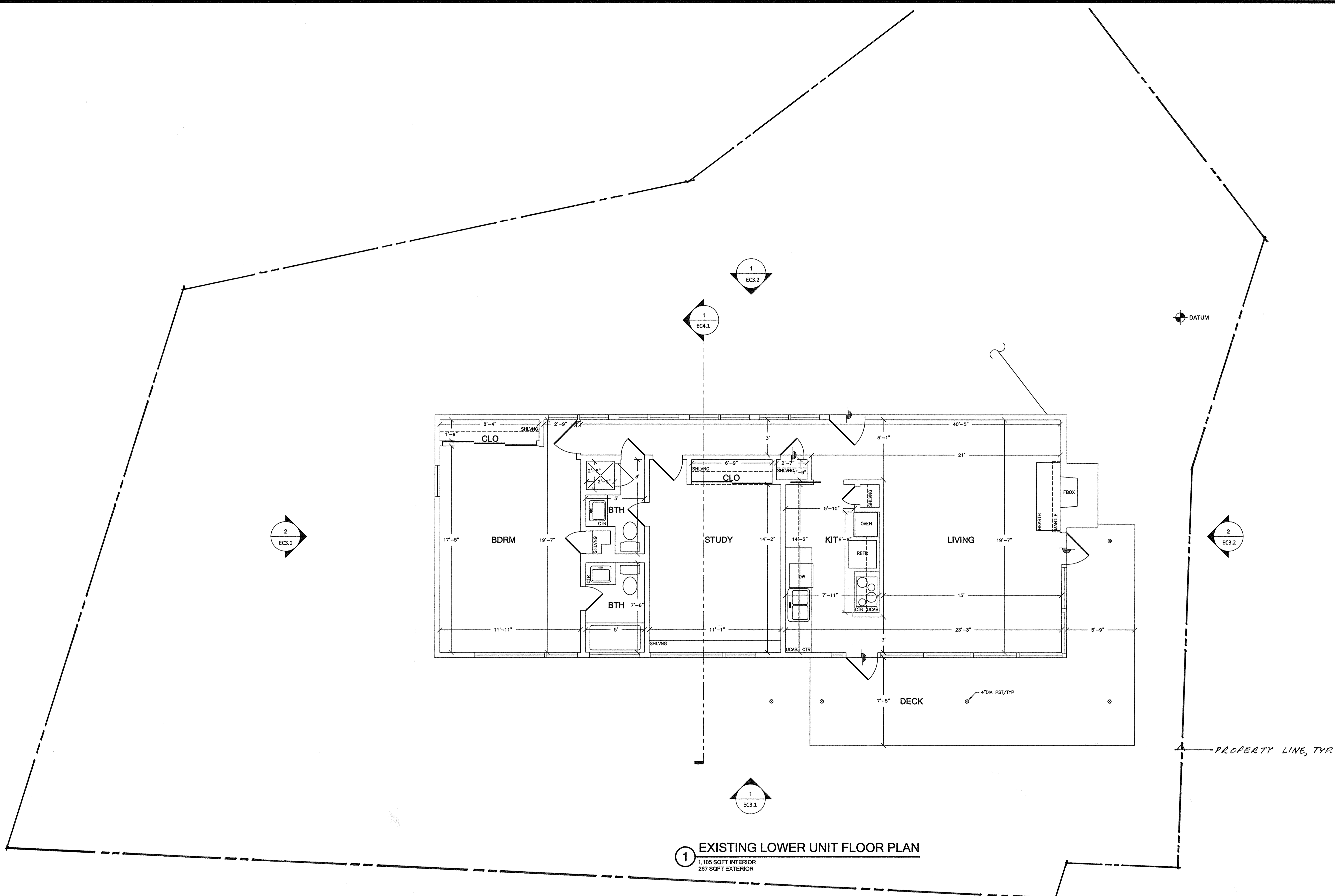
40-42 MARION AVE
SAUSALITO, CA 94965

FLOOR PLAN

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

EC2.2

SCALE: 1/4"=1'-0" 3 OF 9



1 EXISTING LOWER UNIT FLOOR PLAN
1,105 SQFT INTERIOR
267 SQFT EXTERIOR

NOTE C:
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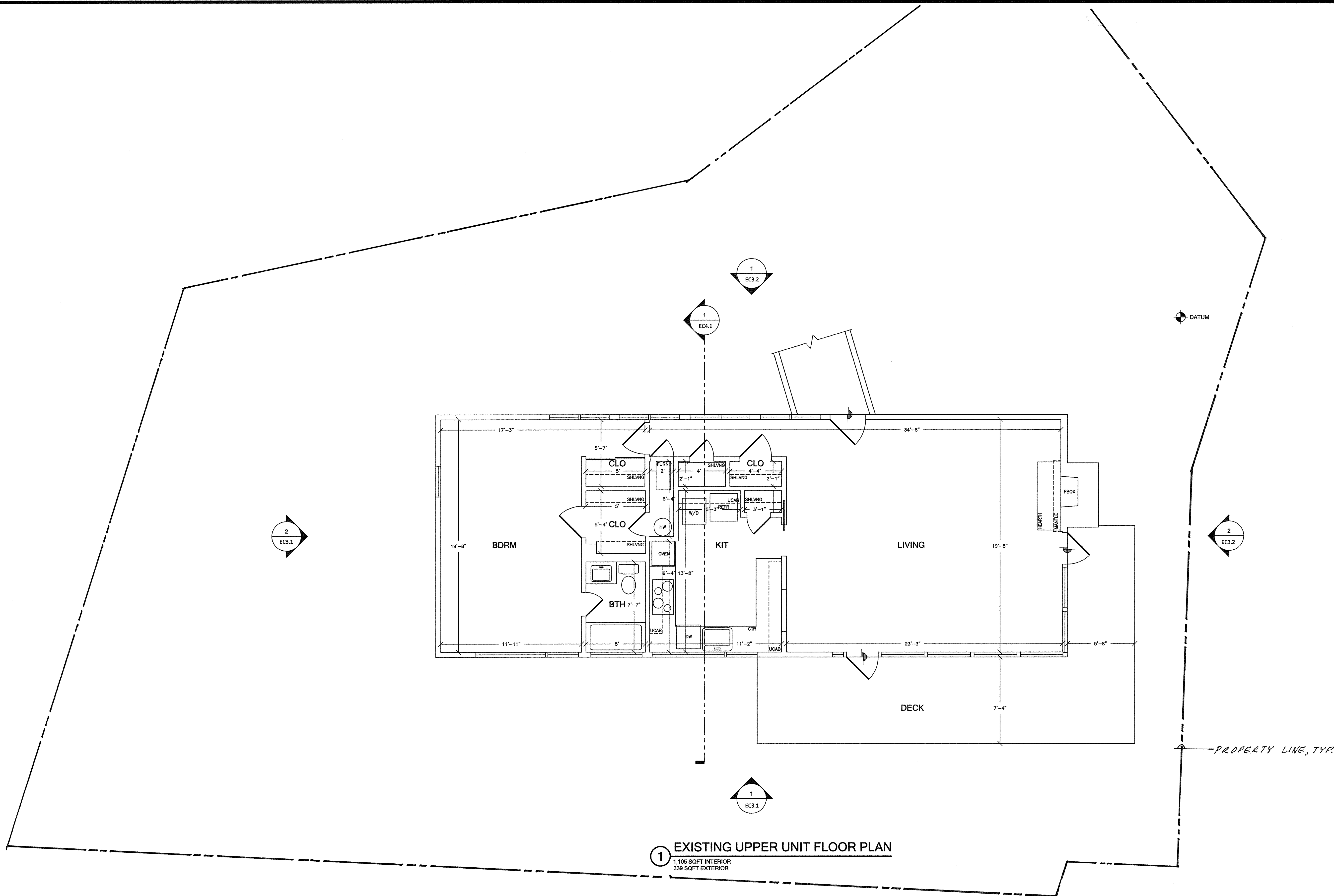
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FOR PURCHASES OF SPECIFIC ITEMS
WITHOUT FIELD VERIFICATION.

40-42 MARION AVE
SAUSALITO, CA 94965
FLOOR PLAN

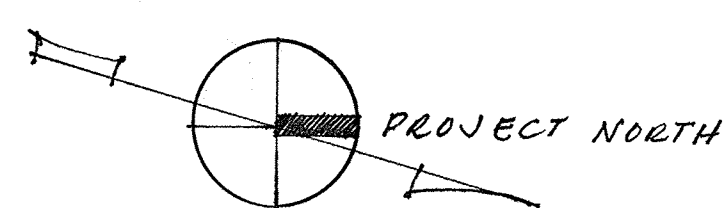
FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT# 40-42_SF
4/17/2016

EC2.3

SCALE: 1/4"=1'0" 2 OF 9



1 EXISTING UPPER UNIT FLOOR PLAN
1,105 SQFT INTERIOR
339 SQFT EXTERIOR



NOTE C:
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WALL LENGTHS ARE REPRESENTED AS TYPICAL.

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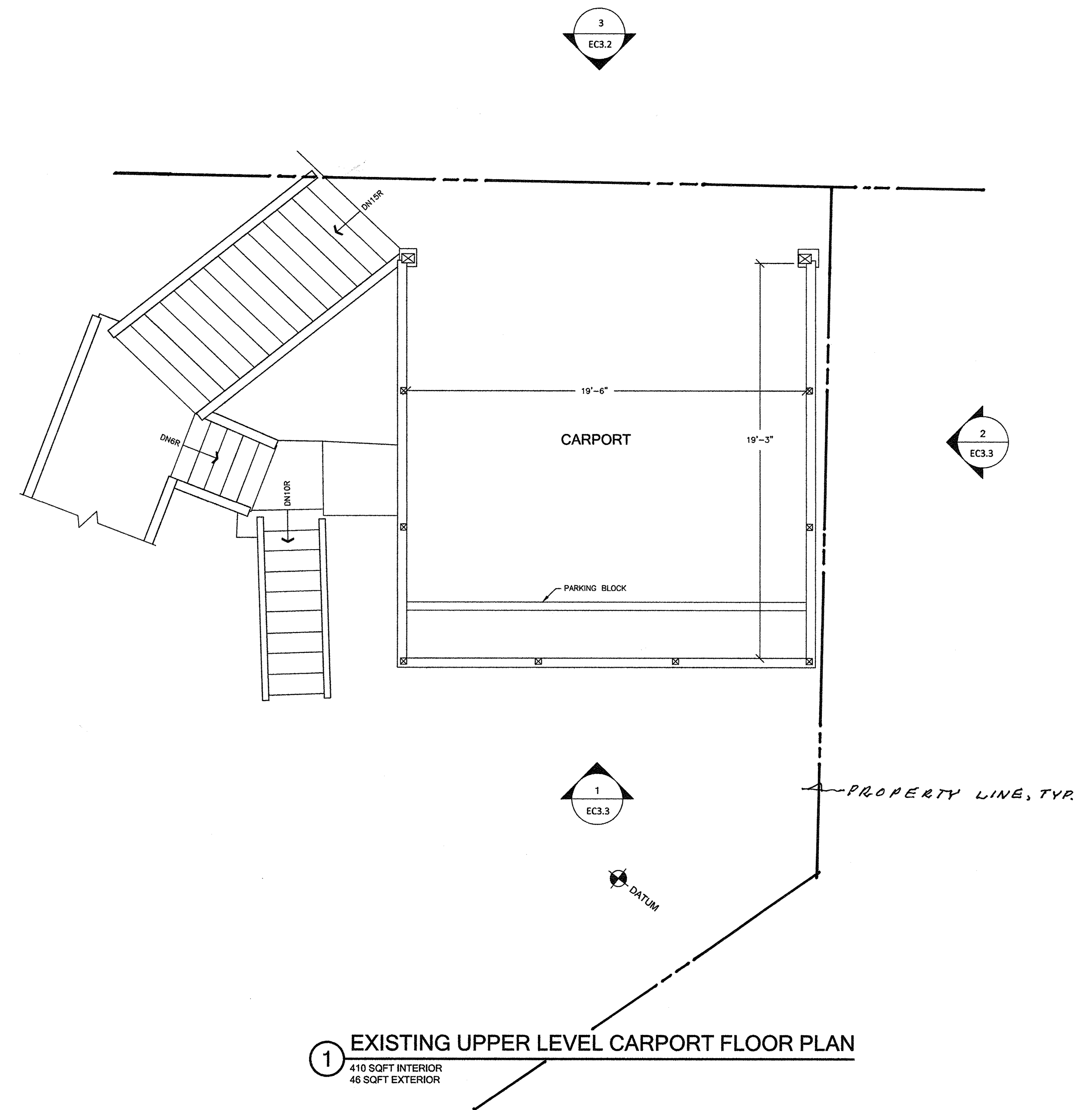
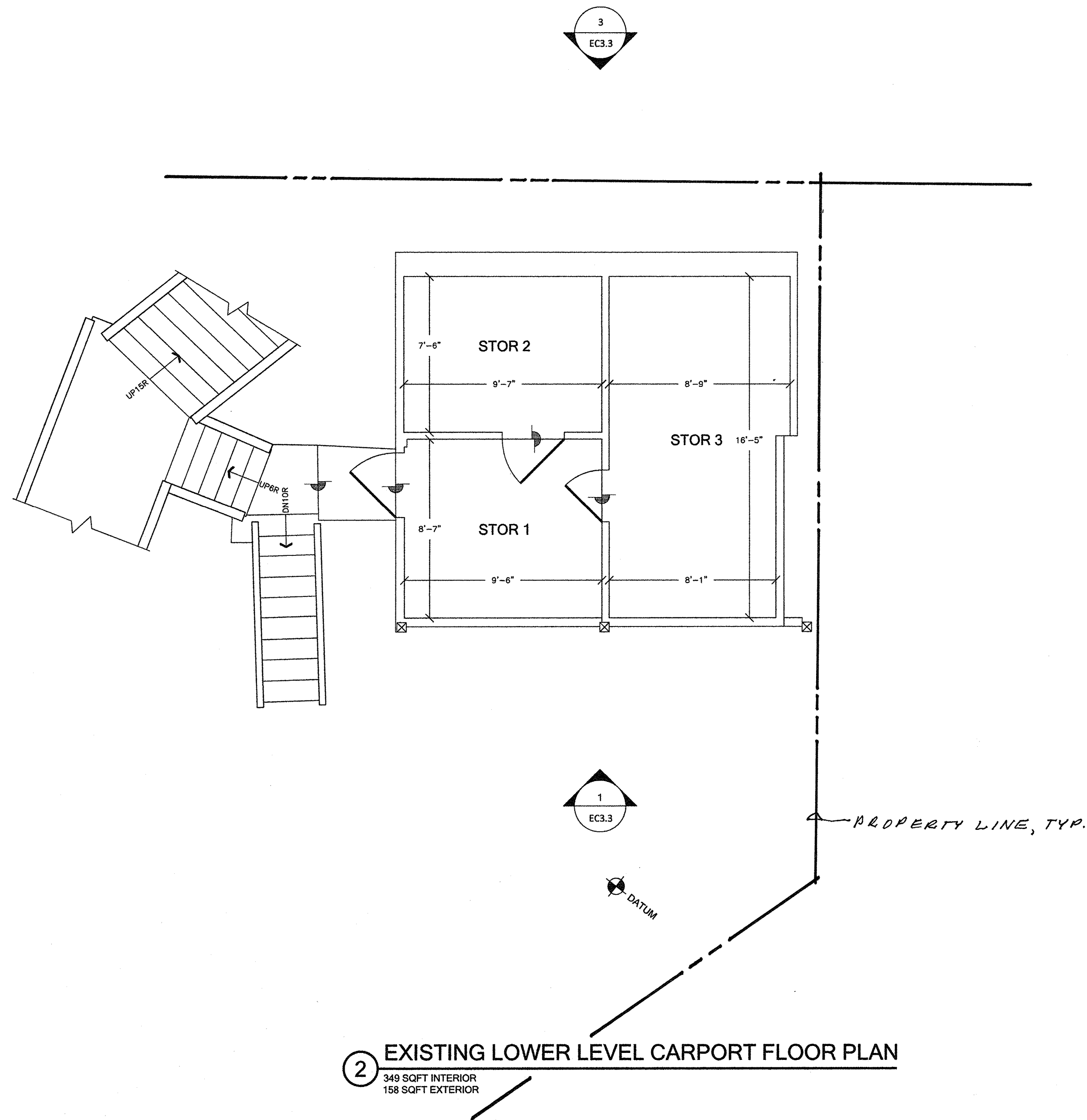
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40-42 MARION AVE
SAUSALITO, CA 94965
FLOOR PLAN

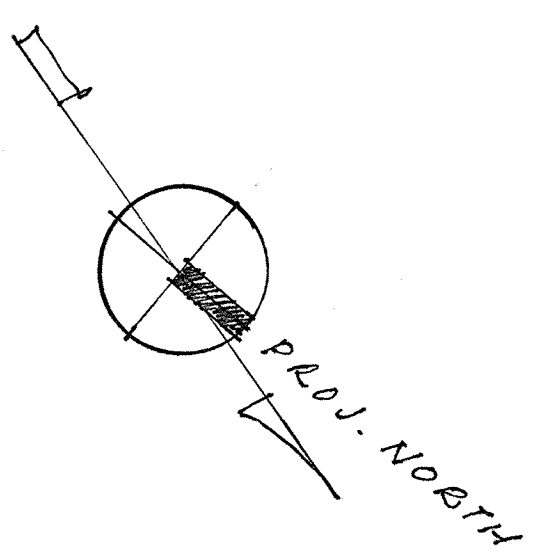
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DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

EC2.4

SCALE: 1/4"=1'0" 5 OF 9



THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS OTHERWISE NOTED.
NOTE C:
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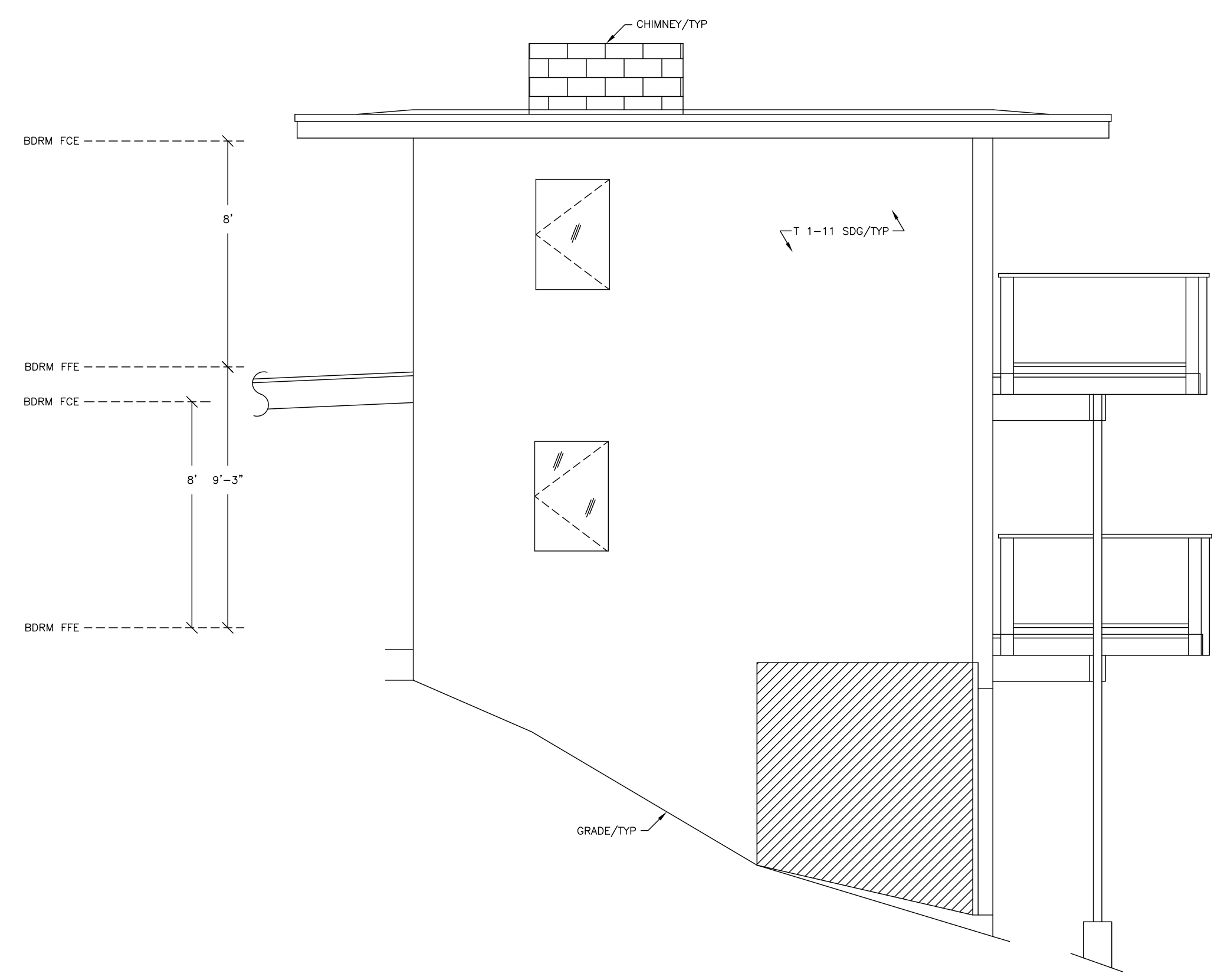
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40-42 MARION AVE
SAUSALITO, CA 94965
ELEVATIONS

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

EC3.1

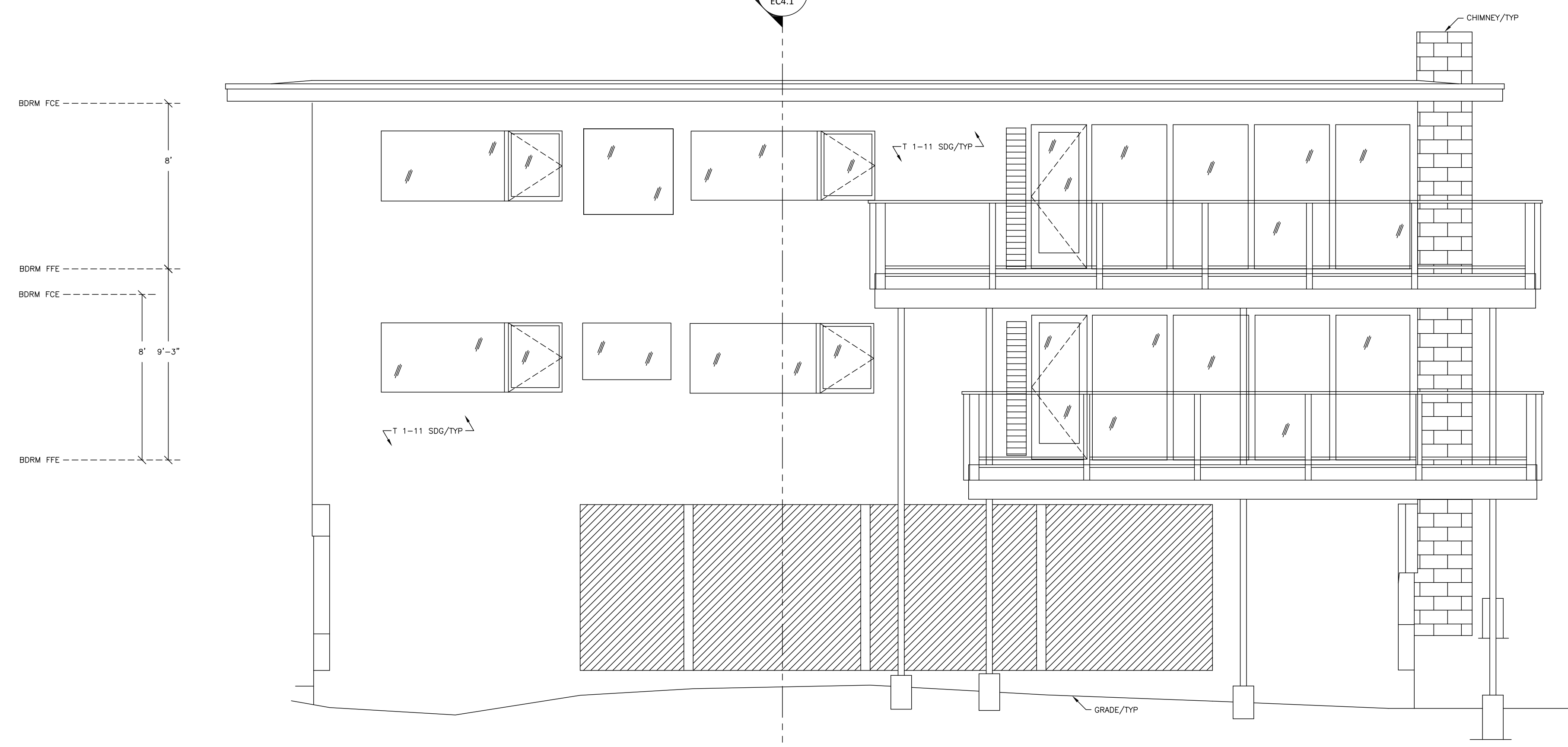
SCALE: 1/4"=1' 6 OF 9



2 EXISTING SOUTH ELEVATION

DATUM

1
EC4.1



1 EXISTING EAST ELEVATION

DATUM

THESE ARE BASIC ELEVATIONS.
NO BUILDING ORNAMENTATION SHOWN.

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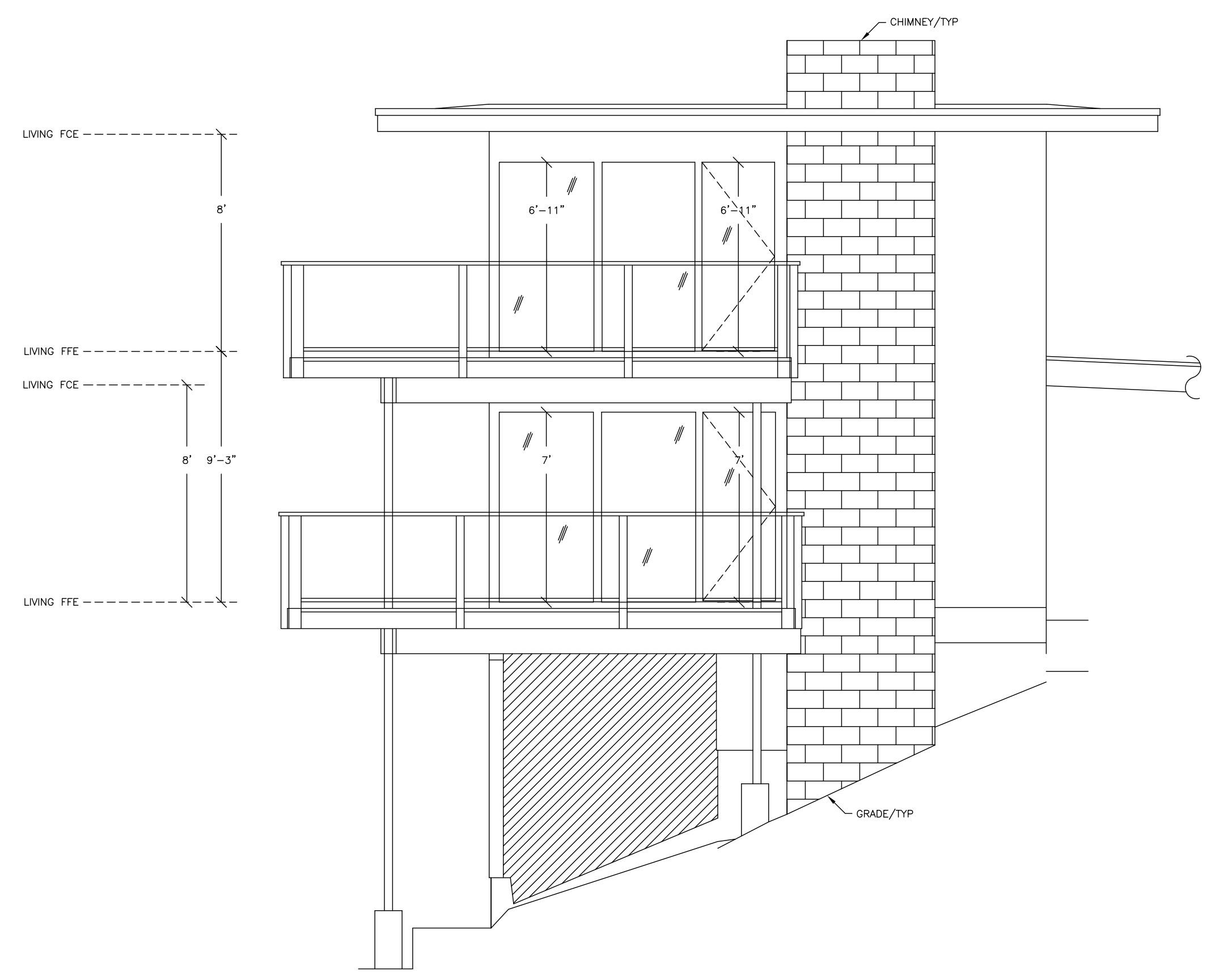
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40-42 MARION AVE
SAUSALITO, CA 94965
ELEVATIONS

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

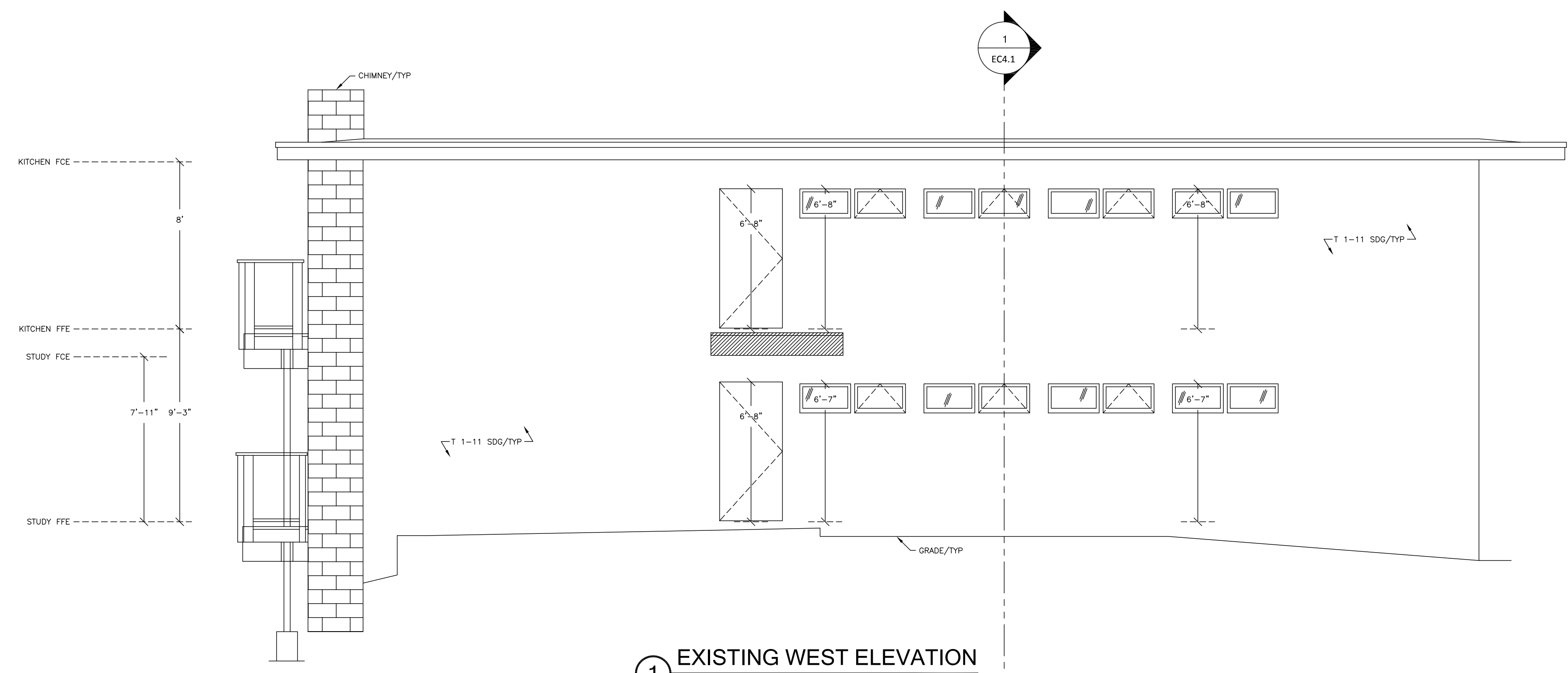
EC3.2

SCALE: 1/4"=1' 7 OF 9



2 EXISTING NORTH ELEVATION

DATUM



1 EXISTING WEST ELEVATION

DATUM

THESE ARE BASIC ELEVATIONS.
NO BUILDING ORNAMENTATION SHOWN.

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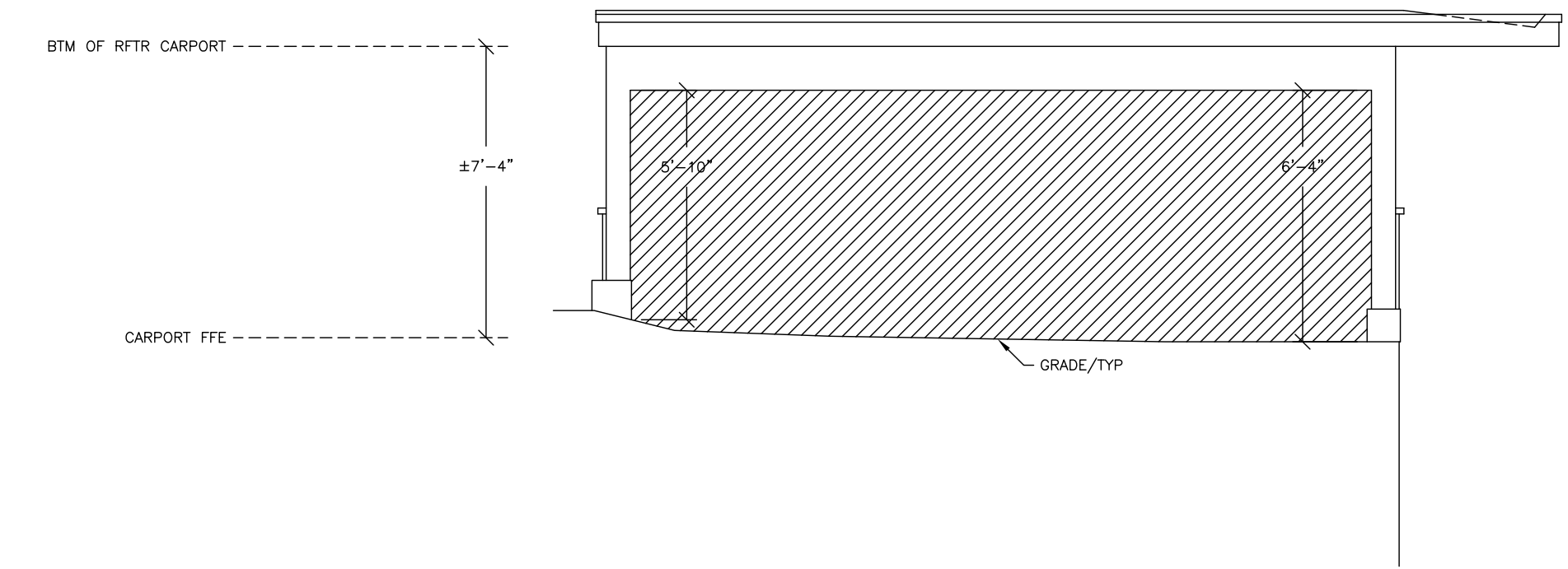
40-42 MARION AVE
SAUSALITO, CA 94965

ELEVATIONS

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

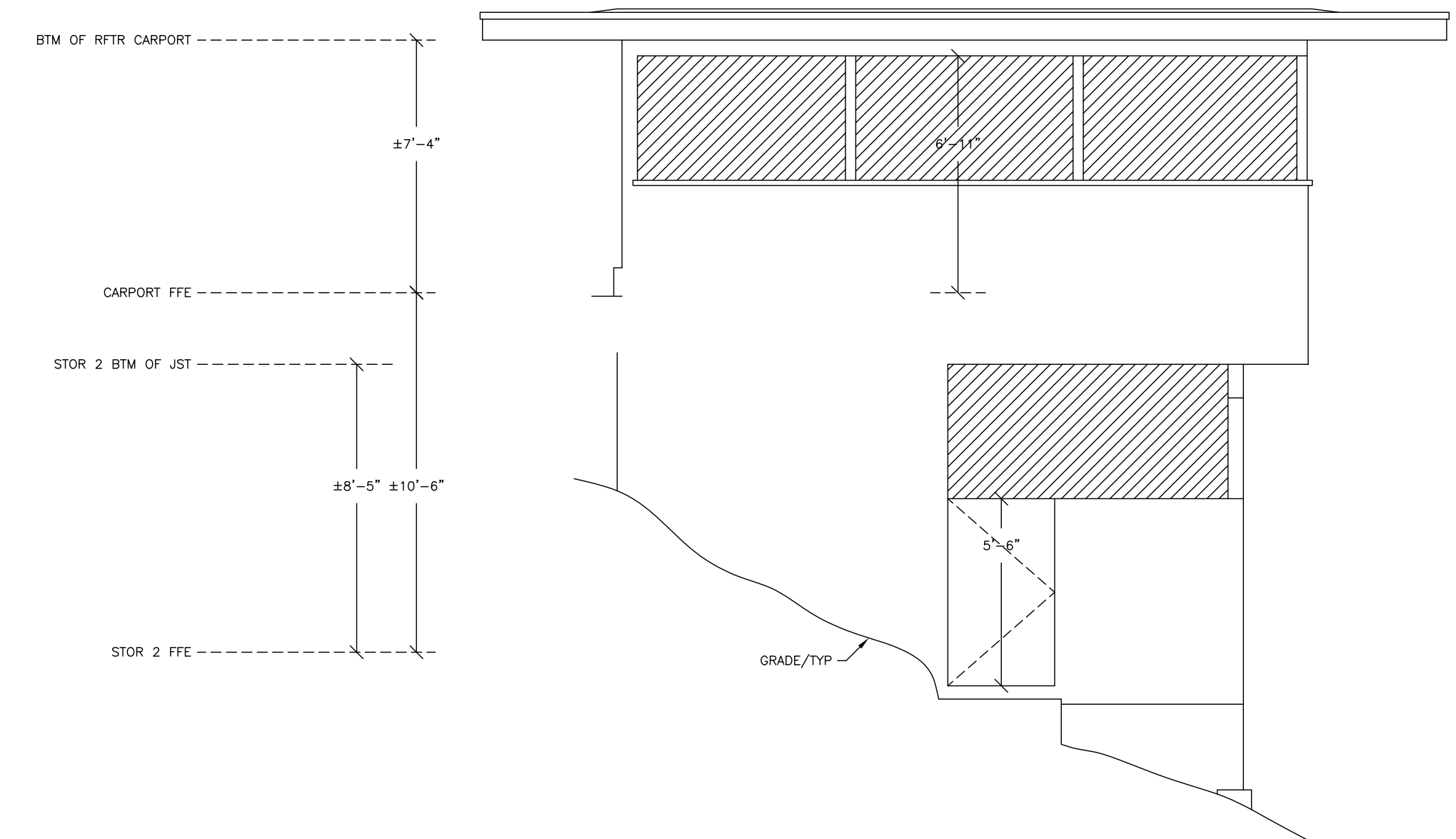
EC3.3

SCALE: 1/4"=1' 8 OF 9



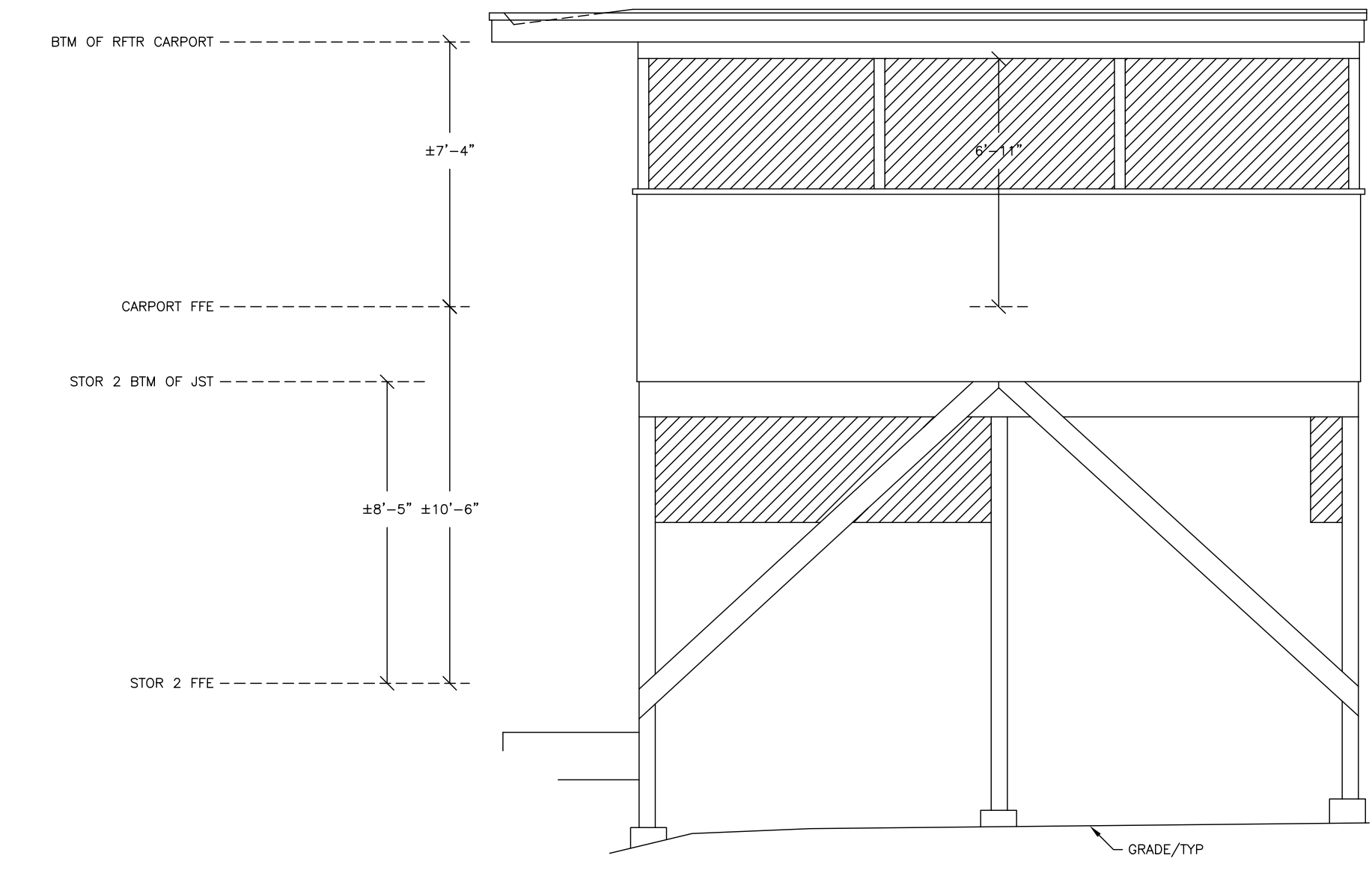
3 EXISTING SOUTHWEST ELEVATION

DATUM



2 EXISTING SOUTHEAST ELEVATION

DATUM



1 EXISTING NORTHEAST ELEVATION

DATUM

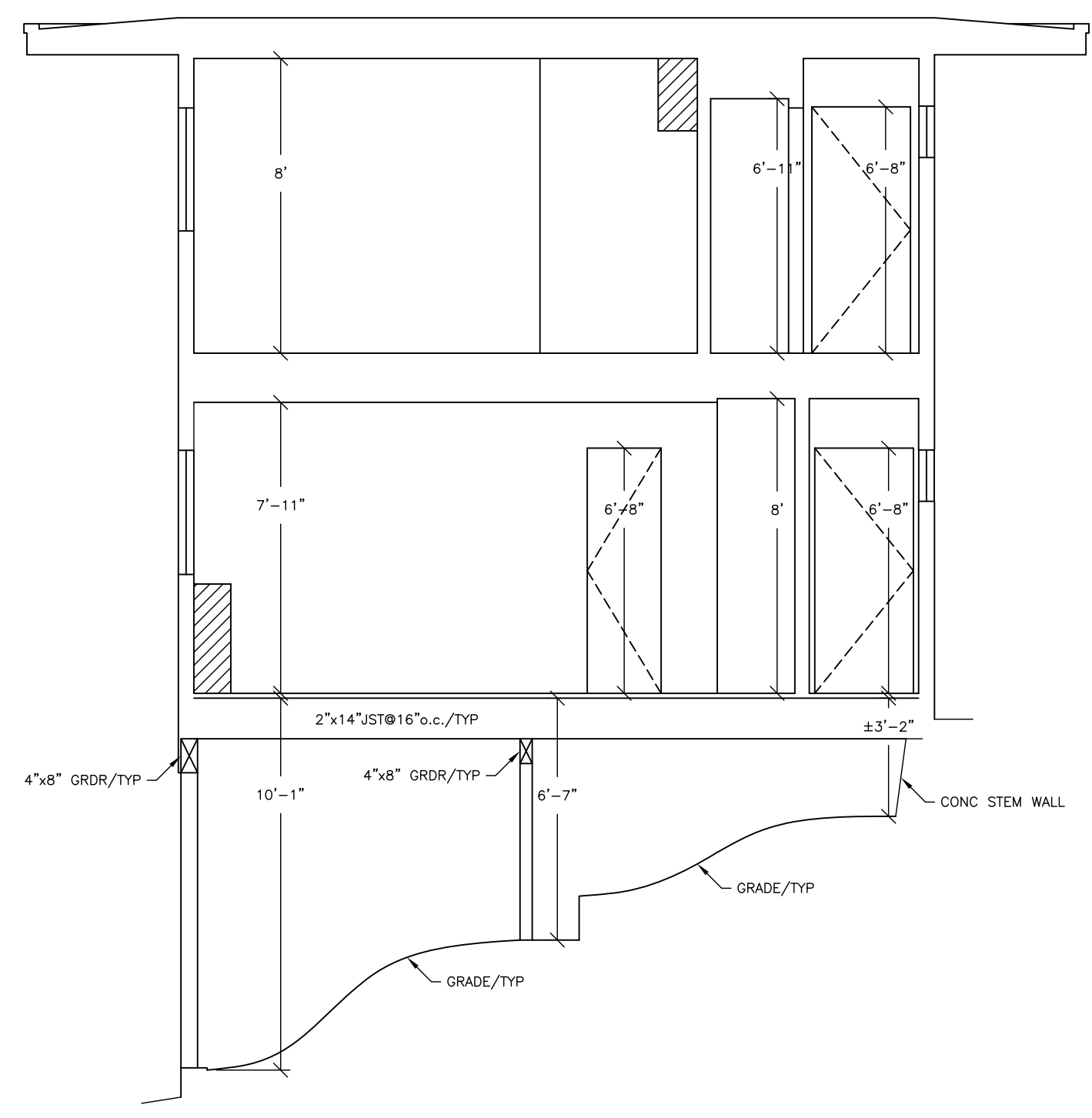
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1 EXISTING SECTION

DATUM

40-42 MARION AVE
SAUSALITO, CA 94965
SECTION

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_40-42_SF
4/17/2016

EC4.1

REYNOLDS RESIDENCE & ADU

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A.P.N. NO: 065-292-19

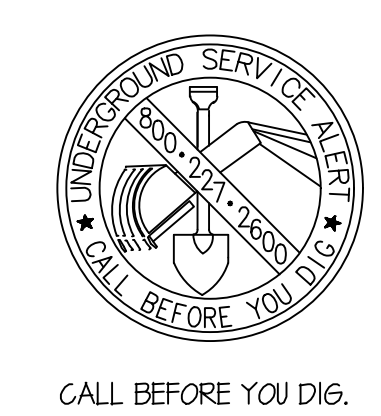
By:	v.l.
Date:	2.3.20
Revisions:	
△	REV. IN RESP. TO PLAN REVIEW COMMENTS DATED 1.6.20

ABBREVIATIONS:

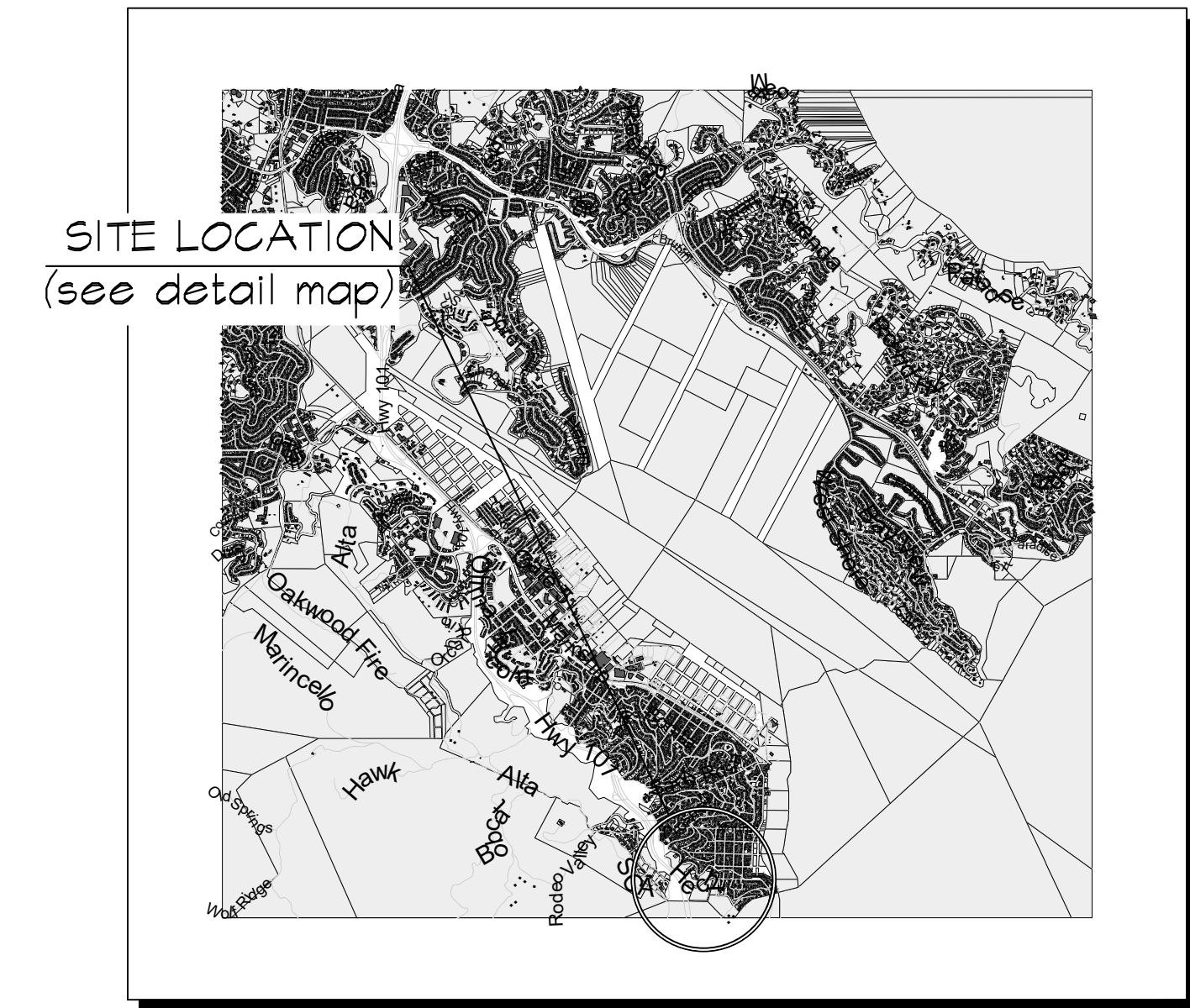
AC	ACRE OR ASPHALTIC
AGG.	AGGREGATE
AV	ACCESSIBLE VAN STALL
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIRS
BW	BACK OF WALK OR BOTTOM OF WALL
CLR.	CLEARANCE
C	CENTER LINE
CL	GLASS
CO	CLEAN OUT
DCV	DETECTOR CHECK VALVE
DIA.	DIAMETER
(E)	EXISTING
(E)XXX	INTERPOLATED ELEVATIONS
EJ	EXPANSION JOINT
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FN	FENCE
F.O.B.	FACE OF BUILDING
GM	GAS METER
GN	GROUND
GR	GRATE
GV	GATE VALVE
HB	HEADER BOARD
HGL	HYDRAULIC GRADE LINE
I.E. OR INV.	INVERT ELEVATION OR FLOWLINE OF PIPES
ICV	IRRIGATION CONTROL VALVE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LRP	LEGALLY RESPONSIBLE PERSON
MON	MONUMENT
O.C.	ON CENTER
(P)	PROPOSED
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
(R)	RECORD
R	RADIUS
RIM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SJ	SCORE JOINT
SV	SHUT-OFF VALVE
SSMH	SANITARY SEWER MANHOLE
SWPPP PLAN	STORMWATER POLLUTION PREVENTION PLAN
T	TRANSFORMER
TB	THRUST BLOCK
T.B.D.I.F.	TO BE DETERMINED IN FIELD
(TBR)	TO BE REMOVED
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
UNO.	UNLESS NOTED OTHERWISE

LEGEND:

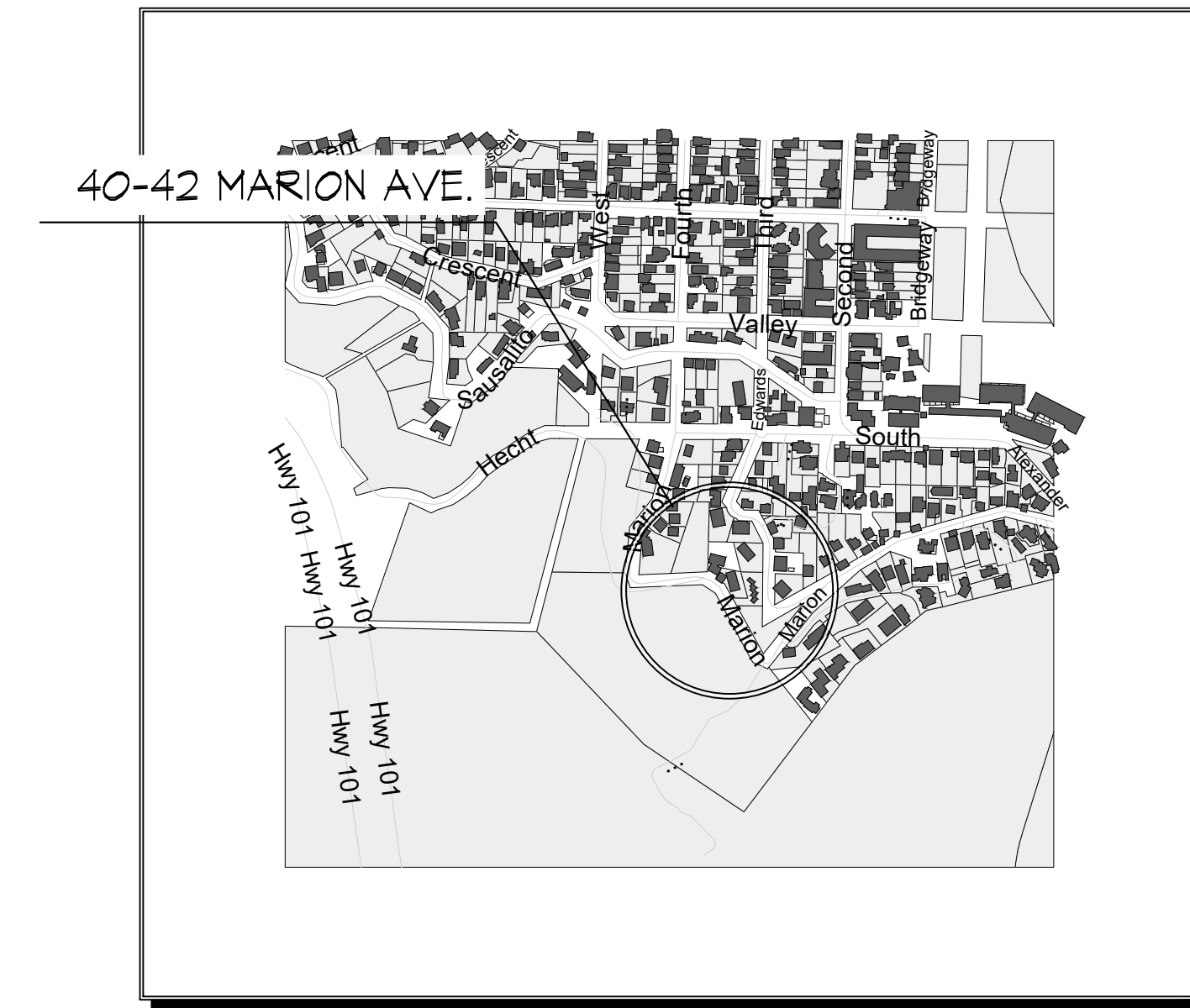
EXISTING	PROPOSED	
○	○	CLEAN OUT TO GRADE
—6" SS—	—6" SS—	SANITARY SEWER
—6" SD—	—6" SD—	STORM DRAIN
—E—	—P—	ELECTRIC
—10" FS—	—10" FS—	FIRE SERVICE
—12" W—	—12" W—	DOMESTIC WATER SERVICE
—G—	—G—	NATURAL GAS
—IRR—	—IRR—	IRRIGATION
—X—	—X—	FENCE
—JT—	—JT—	JOINT TRENCH
●	●	FOUND MONUMENT
⊗	⊗	WATER VALVE
⊗	⊗	GAS VALVE
⊗	⊗	WATER METER, VALVE BOX
○	○	AREA DRAIN
□	□	CATCH BASIN
⊗	⊗	FIRE HYDRANT
⊕	⊕	BENCHMARK
⊕	⊕	DETAIL REFERENCE
⊕	⊕	DANDY BAG
⊕	⊕	STORM DRAIN MANHOLE
⊕	⊕	SANITARY SEWER MANHOLE
⊕	⊕	SIGN



CALL BEFORE YOU DIG.



AREA MAP
SCALE: 1" = 2,000'



VICINITY MAP
SCALE: 1" = 500'

DESIGN TEAM:

OWNER:
CHRIS AND VICTORIA REYNOLDS
E: creynoldsnj@yahoo.com

ARCHITECT:
MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, B211
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CIVIL ENGINEER:
VIA ATELIER, INC.
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SAN ANSELMO, CA
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E: office@via-eng.com

LAND SURVEYOR:
ALLCO ENGINEERING, INC.
P.O. BOX 629
MILL VALLEY, CA 94942-0629
T: (415) 888-8202
E: N/A

CIVIL ENGINEERING SHEET INDEX

C1.0	COVER SHEET	1 of 5
C2.0	EROSION CONTROL PLAN	2 of 5
C2.1	EROSION CONTROL DETAILS	3 of 5
C3.0	SITE DRAINAGE PLAN	4 of 5
C4.0	CONSTRUCTION DETAILS	5 of 5

SITE SURVEY

SITE TOPOGRAPHIC SURVEY HAS BEEN PREPARED BY ALLCO ENGINEERING, DATED AUGUST 10, 2017. AS STATED ON THE SURVEY MAP THE ELEVATION DATUM IS ASSUMED ONLY.

GENERAL NOTES

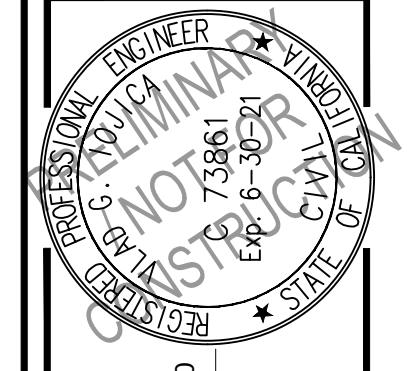
- ALL WORK SHALL CONFORM TO THE CURRENT UNIFORM CONSTRUCTION STANDARDS OF THE CITY OF SAUSALITO AND COUNTY OF MARIN AND DEVELOPMENT STANDARDS OF CITY OF SAUSALITO MUNICIPAL CODE.
- LOCATION OF UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND DEPTHS OF UTILITIES WITH THE APPROPRIATE AGENCIES PRIOR TO STARTING WORK.
- RAINWATER LEADERS SHALL UTILIZE NYE CONNECTIONS.
- CORRUGATED OR FLEXIBLE DRAIN PIPES ARE NOT PERMITTED.
- DROP INLETS SHALL BE AS SHOWN ON PLANS OR APPROVED EQUIVALENT.
- ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND STORM DRAINS.
- NO GRADING SHALL BE COMMENCED PRIOR TO OBTAINING A GRADING PERMIT FROM THE CITY OF SAUSALITO ENGINEERING DIVISION.
- FOR RAISED FOUNDATIONS, AT LEAST TWO INCHES 2-INCH DIAMETER HOLES SHALL BE PLACED IN THE FOUNDATION TO DRAIN THE SUBFLOOR AREA. SIMILAR DRAINS SHALL BE INSTALLED IN ANY INTERIOR FOUNDATIONS SO THAT WATER IS NOT TRAPPED UNDER THE BUILDING.
- TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST "MANUAL OF TRAFFIC CONTROLS" PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- ALL BMPs SHALL CONFORM TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) LATEST STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

PROJECT NOTES

- PAVEMENT OR SURFACING OF SIDEWALKS AND PATIO TO BE SPECIFIED BY THE ARCHITECT. GRADE TO DRAIN TO PREVENT PONDING OR STANDING WATER. CONTRACTOR TO WATER TEST ALL PAVEMENT SURFACES.
- ALL SUBDRAINS, FOUNDATION AND WALL DRAINS TO BE INDEPENDENT FROM PERIMETER RAINWATER LEADERS AND STORM DRAIN PIPING. REFER TO STRUCTURAL PLAN FOR ANY FOUNDATION DRAINS.
- SEE ARCHITECTURAL PLAN FOR HOUSE AND IMPROVEMENT LAYOUT GRADING AND CONTROL.
- THE CONTRACTOR SHALL COORDINATE ALL THE FOUNDATION DRAINAGE AND WALL DRAINAGE. DISCHARGE AT THE DIRECTION OF GEOTECHNICAL ENGINEER IN FIELD. ALL WALL AND BREAKS IN THE FOUNDATION WILL HAVE BACKDRAINS.
- SEE ARCHITECTURAL PLAN FOR DEMOLITION DETAILS AND PLAN.
- PER COMPLIANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE THE MINIMUM SLOPE ON FINISH SURFACES AROUND THE BUILDING PERIMETER IS MIN. 5% ON UNPAVED SURFACES AND MIN. 2% ON PAVED SURFACES.
- CONTRACTORS SHALL PERFORM WATER FLOW TESTS AT ALL GRADES OF DRIVEWAY LESS THAN 1% SLOPES AND AT SAGS TO ENSURE PROPER DRAINAGE.
- STORM DRAINAGE STATION AND OFFSETS ARE TO THE CENTER OF STRUCTURES.
- PIPE SLOPES AND DISTANCES ARE MEASURED FROM THE CENTER OF STRUCTURE TO THE CENTER OF THE STRUCTURE.
- ALL STORM DRAIN PIPE 4"-12" TO BE PVC SDR-26 CONFORMING TO REQUIREMENTS OF ASTM D-3034.
- ALL STORM DRAIN PIPE 15" AND GREATER SHALL BE ADS HDPE DOUBLE WALL PIPE OR EQUAL.
- ALL STORM DRAIN UTILITY TRENCHING SHALL BE PER THE UCS STANDARD PLANS AND SPECIFICATIONS.

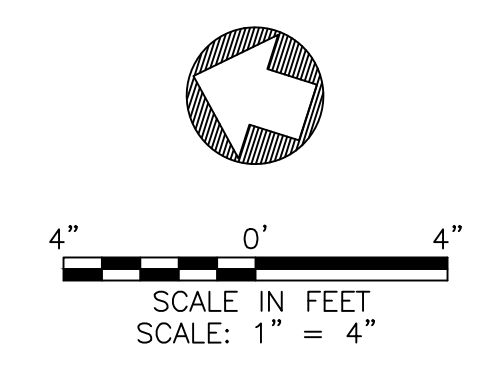
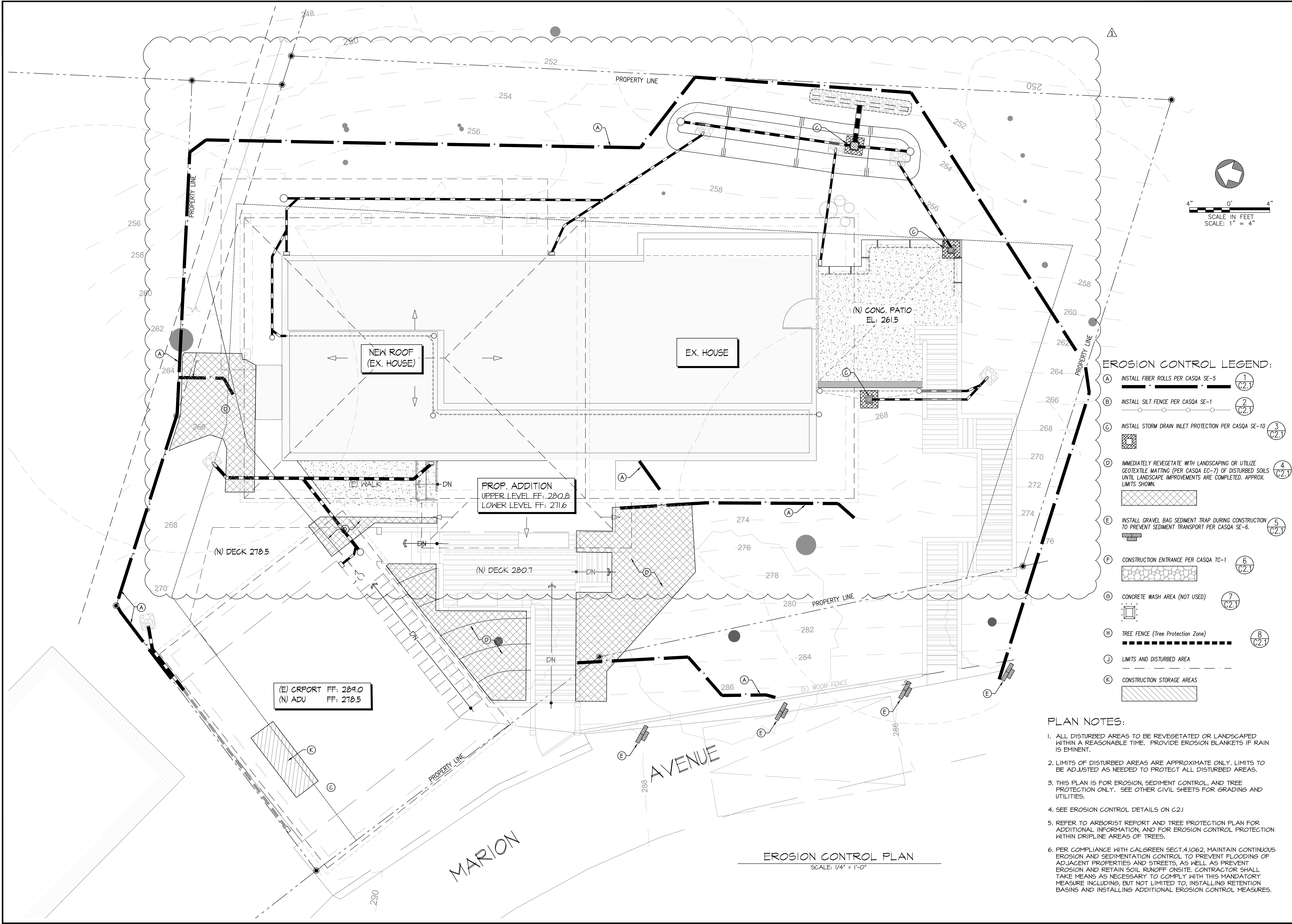
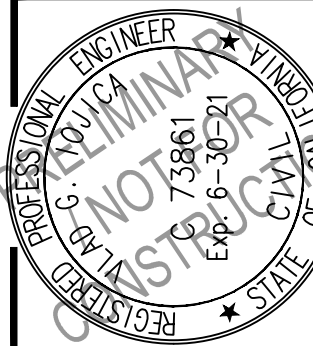
COVER SHEET AND NOTES

Project: **REYNOLDS RESIDENCE & ADU**
Address: 40-42 MARION AVENUE, SAUSALITO, CA 94965 (APN: 065-242-19)



Plans Prepared By: **VIA Atelier, Inc.**
Engineering Consultants
4 Brookside Ct., San Anselmo, CA 94960
Ph: (415) 774-6776, E: office@via-eng.com

JOB NO: 1711B
DATE: 2.3.20
DRAWN BY: N.Caldran
REVIEWED BY: V. Iojica
SHEET:



EROSION CONTROL LEGEND:

- (A) INSTALL FIBER ROLLS PER CASQA SE-5 (1) (C2.1)
- (B) INSTALL SILT FENCE PER CASQA SE-1 (2) (C2.1)
- (C) INSTALL STORM DRAIN INLET PROTECTION PER CASQA SE-10 (3) (C2.1)
- (D) IMMEDIATELY REVEGETATE WITH LANDSCAPING OR UTILIZE GEOTEXTILE MATTING (PER CASQA EC-7) OF DISTURBED SOILS UNTIL LANDSCAPE IMPROVEMENTS ARE COMPLETED. APPROX. LIMITS SHOWN. (4) (C2.1)
- (E) INSTALL GRAVEL BAG SEDIMENT TRAP DURING CONSTRUCTION TO PREVENT SEDIMENT TRANSPORT PER CASQA SE-6. (5) (C2.1)
- (F) CONSTRUCTION ENTRANCE PER CASQA TC-1 (6) (C2.1)
- (G) CONCRETE WASH AREA (NOT USED) (7) (C2.1)
- (H) TREE FENCE (Tree Protection Zone) (8) (C2.1)
- (J) LIMITS AND DISTURBED AREA
- (K) CONSTRUCTION STORAGE AREAS

PLAN NOTES:

1. ALL DISTURBED AREAS TO BE REVEGETATED OR LANDSCAPED WITHIN A REASONABLE TIME. PROVIDE EROSION BLANKETS IF RAIN IS EMINENT.
2. LIMITS OF DISTURBED AREAS ARE APPROXIMATE ONLY. LIMITS TO BE ADJUSTED AS NEEDED TO PROTECT ALL DISTURBED AREAS.
3. THIS PLAN IS FOR EROSION, SEDIMENT CONTROL, AND TREE PROTECTION ONLY. SEE OTHER CIVIL SHEETS FOR GRADING AND UTILITIES.
4. SEE EROSION CONTROL DETAILS ON C2.1
5. REFER TO ARBORIST REPORT AND TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION, AND FOR EROSION CONTROL PROTECTION WITHIN DRIFLINE AREAS OF TREES.
6. PER COMPLIANCE WITH CALGREEN SECT.4.1062, MAINTAIN CONTINUOUS EROSION AND SEDIMENTATION CONTROL TO PREVENT FLOODING OF ADJACENT PROPERTIES AND STREETS, AS WELL AS PREVENT EROSION AND RETAIN SOIL RUNOFF ONSITE. CONTRACTOR SHALL TAKE MEANS AS NECESSARY TO COMPLY WITH THIS MANDATORY MEASURE INCLUDING BUT NOT LIMITED TO, INSTALLING RETENTION BASINS AND INSTALLING ADDITIONAL EROSION CONTROL MEASURES.

EROSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

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ESTIMATED GRADING QUANTITIES:

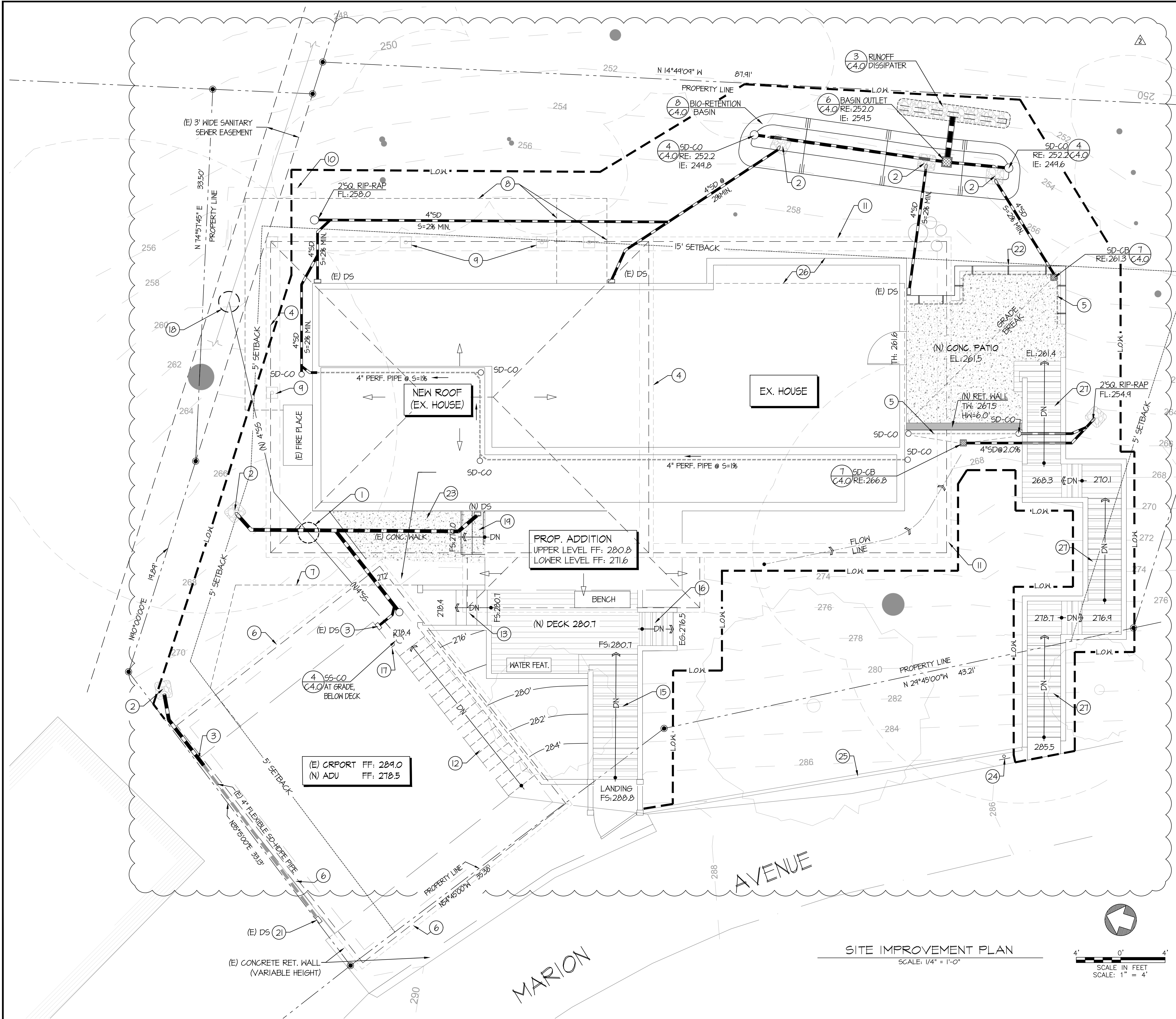
Item	Location on the site	Estimated quantities [cu.yd.]	
		cut	fill
1	Additions	8.6	11.5
2	Detention Basin	14.8	3.2
3	Dissipater for Stormwater	2.5	
4	Pavement Fill		7.3
5	Regrade area between stairs		1.0
Totals:		25.9	23.0
Export Material:		2.9	

PLAN LEGEND:

- AREA OF FILL. SEE GEOTECHNICAL CONSULTANT RECOMMENDATIONS FOR DETAILS.
- NEW CONCRETE PAVEMENT. SEE DETAIL.
- EXISTING CONCRETE PAVEMENT.
- RIP-RAP AT STORM WATER ENERGY DISSIPATER.
- L.O.W. LIMITS OF WORK.

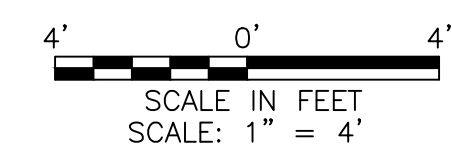
PLAN NOTES:

- 1 AT UTILITY CROSSING MAINTAIN A MINIMUM 12" OF CLEARANCE BETWEEN PIPES WITH SANITARY SEWER BELOW THE STORM DRAIN.
- 2 INSTALL RIP-RAP PROTECTION AT PIPE OUTLET
- 3 CONNECT ROOF/DECK DOWNSPOUT TO THE STORM DRAIN SYSTEM PER C4.0
- 4 NEW ROOF EAVE AND RAIN GUTTER
- 5 INSTALL 4" PERF. BACKDRAIN PIPE EMBEDDED IN DRAINROCK AT RETAINING WALL (TYP)
- 6 (E) ROOF EAVE AND RAIN GUTTER AT EXISTING CARPORT..
- 7 PERIMETER NEW DECK ABOVE GRADE AT PROPOSED SECOND UNIT (ADU).
- 8 OUTLINE OF THE EXISTING DECK ABOVE GRADE.
- 9 EXISTING CONCRETE FOOTINGS FOR ABOVE GRADE DECK TO REMAIN.
- 10 EX. TIMBER RETAINING WALL TO REMAIN.
- 11 EXISTING ROOF EAVE AND RAIN GUTTER.
- 12 NEW STAIRCASE: 11 R. @ 7.34" / 16 T. @ 11"
- 13 NEW STAIRCASE: 4 R. @ 6.9" / 3 T. @ 10.5"
- 14 NOT USED
- 15 NEW STAIRCASE: 13 R. @ 7.2" / 12 T. @ 11.5"
- 16 NEW STAIRCASE: 6 R. @ 7" / 5 T. @ 12"
- 17 SANITARY SEWER LATERAL CONNECTION. CONTRACTOR TO VERIFY LOCATION
- 18 CONNECT NEW 4" SS-SERVICE LATERAL TO EXISTING SS-PIPE PER STD. CONNECTION DETAIL; CONTRACTOR TO LOCATE IN THE FIELD
- 19 NEW STAIRCASE: 3 R. @ 6" / 2 T. @ 12"
- 20 MATCH LINE BETWEEN EXISTING AND NEW CONC. WALKWAY
- 21 (E) 4" FLEXIBLE SD-HIDE PIPE FROM THE CARPORT ROOF'S DOWNSPOUT TO BE CONNECTED TO PROPOSED 4" SD PIPE DOWNSTREAM
- 22 DRAIN PERFORATED PIPE W/ 2" HOLES INSTALLED AT MAX. 6' O.C.
- 23 NEW 4" SD PIPE @ 1.5% MIN. CONNECTING DS TO SD-SYSTEM
- 24 EXISTING STREET SIGN TO REMAIN.
- 25 EXISTING 6' PERIMETER WOOD FENCE TO REMAIN.
- 26 PROPOSED ADDITION TO THE FIRST FLOOR ONLY. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 27 NEW STAIRCASE: R= 7 3/4"; T. @ 12"



SITE IMPROVEMENT PLAN

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



Revisions:

By:	V.L.
Date:	2.3.20
REV. IN RESP. TO PLAN REVIEW COMMENTS DATED 1.6.20	

CONSTRUCTION DETAILS

REYNOLDS RESIDENCE & ADU

40-42 MARION AVENUE, SAJALITO, CA 94965 (APN: 065-242-14)



Plans Prepared By: *V. Lojica*

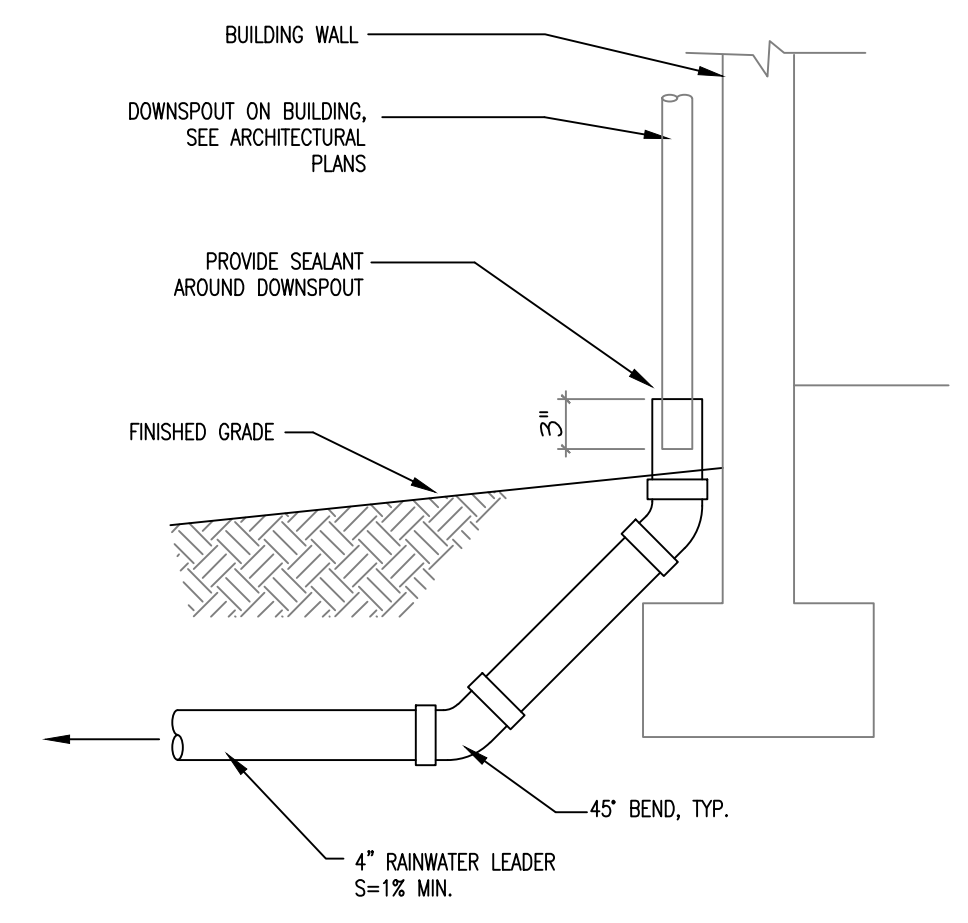
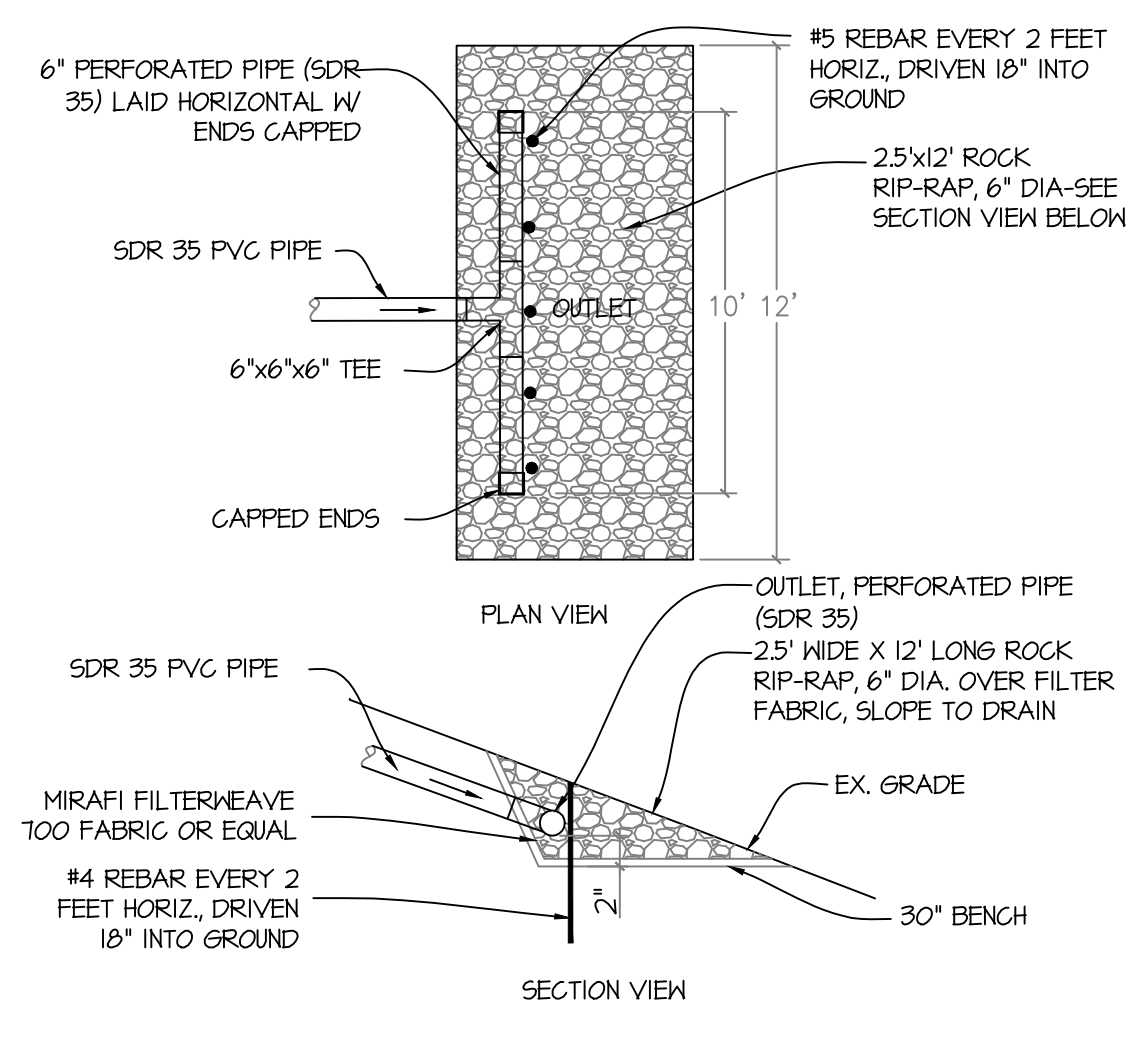
VIA Atelier, Inc.
Engineering Consultants
4 Brookside Ct., San Anselmo, CA 94960
PH: (415) 774-6716 E: office@via-atelier.com

JOB NO: 1711B

DATE: 2.3.20

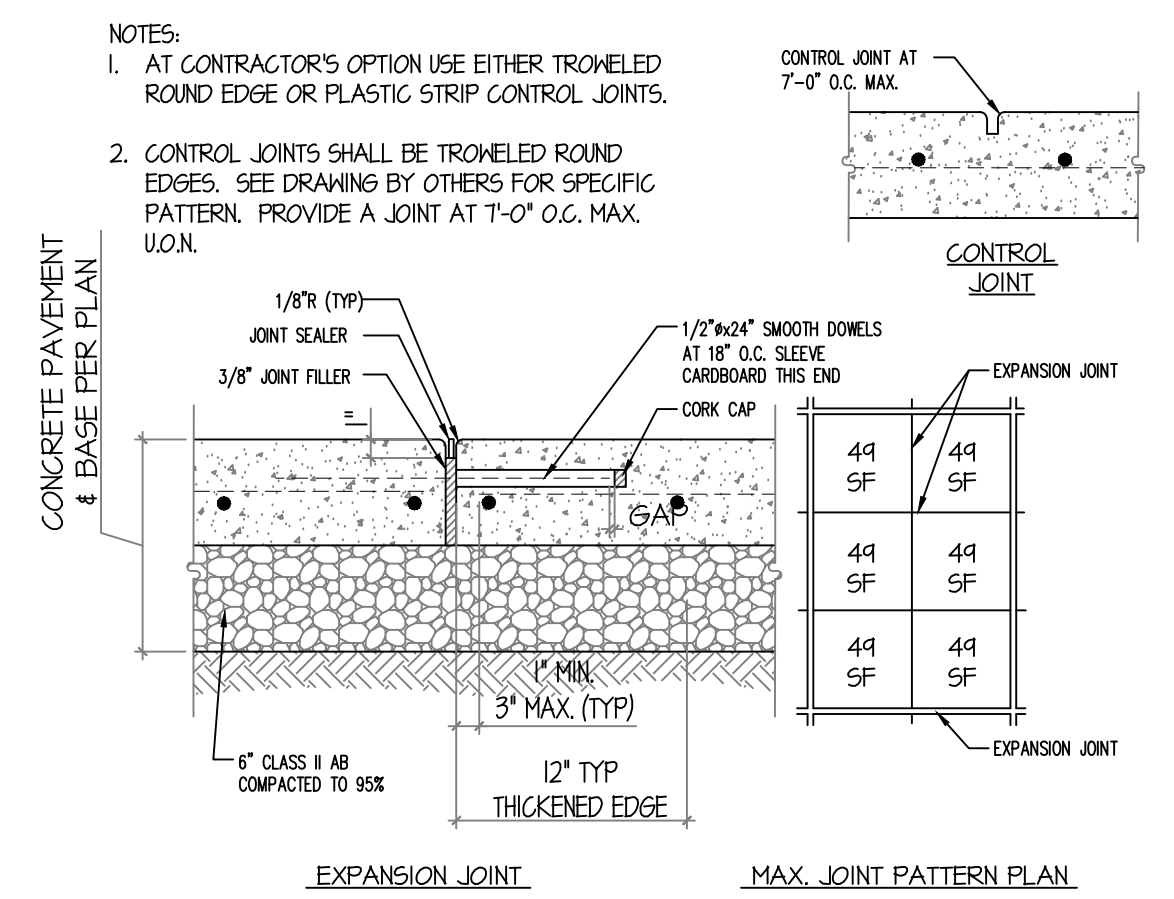
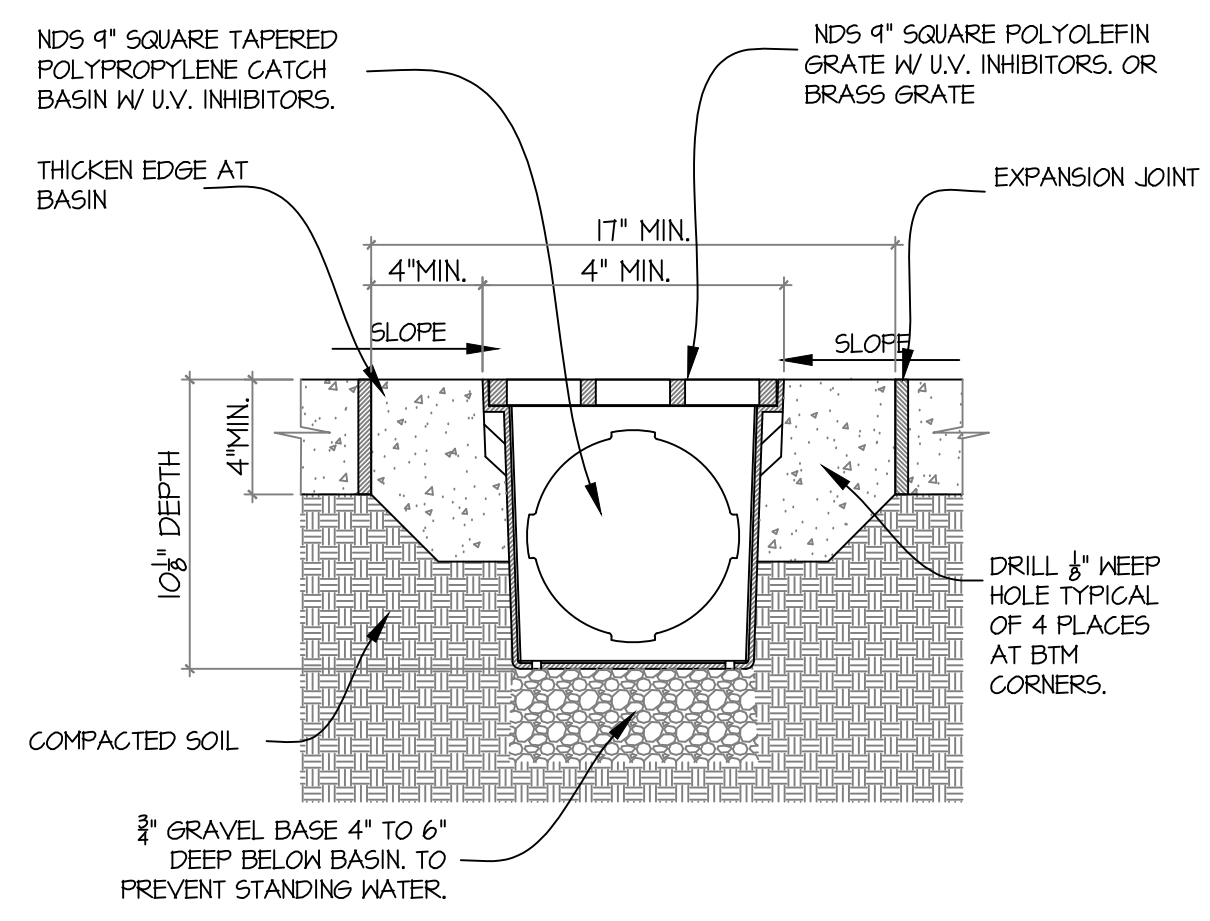
DRAWN BY: N Calderan
REVIEWED BY: V. Lojica

SHEET:



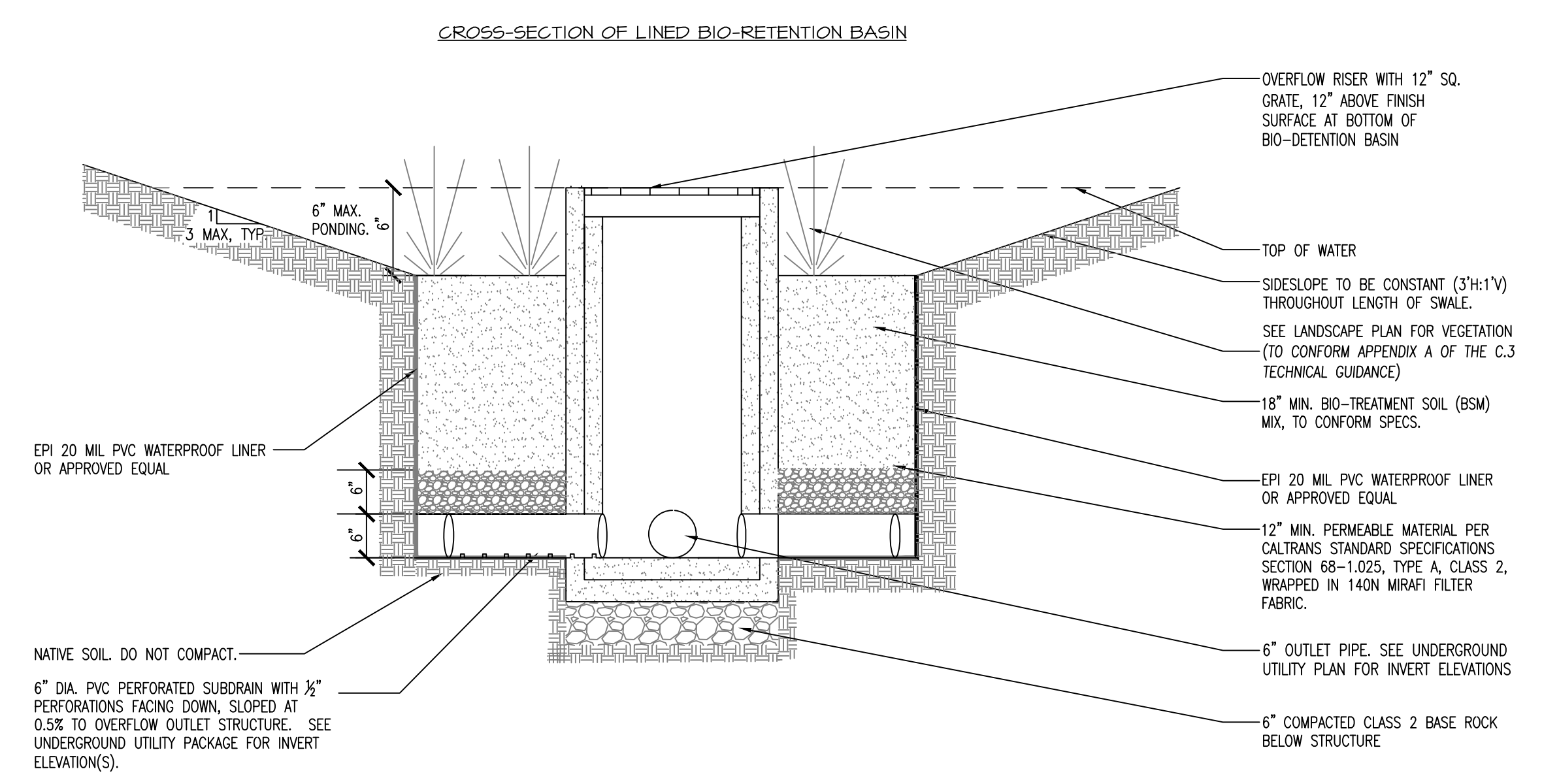
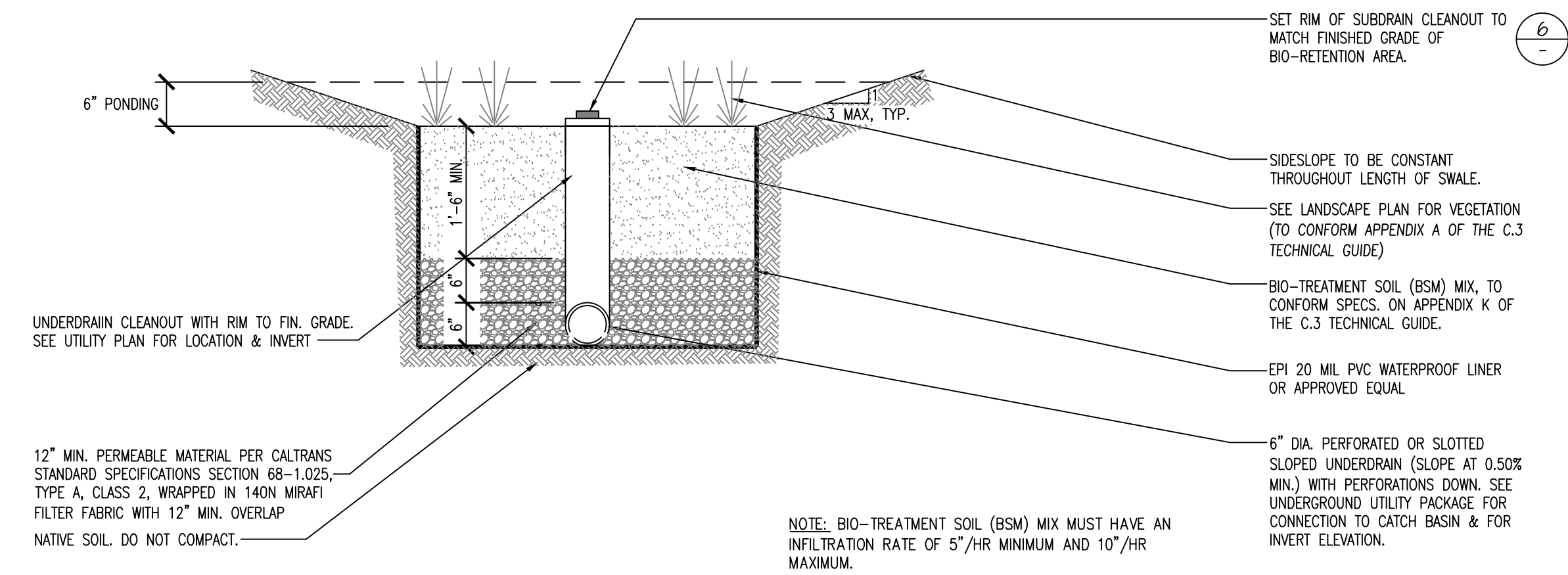
3 STORMWATER DISSIPATOR
Scale: N.T.S.

1 CONNECT DOWNSPOUT TO SD
Scale: N.T.S.

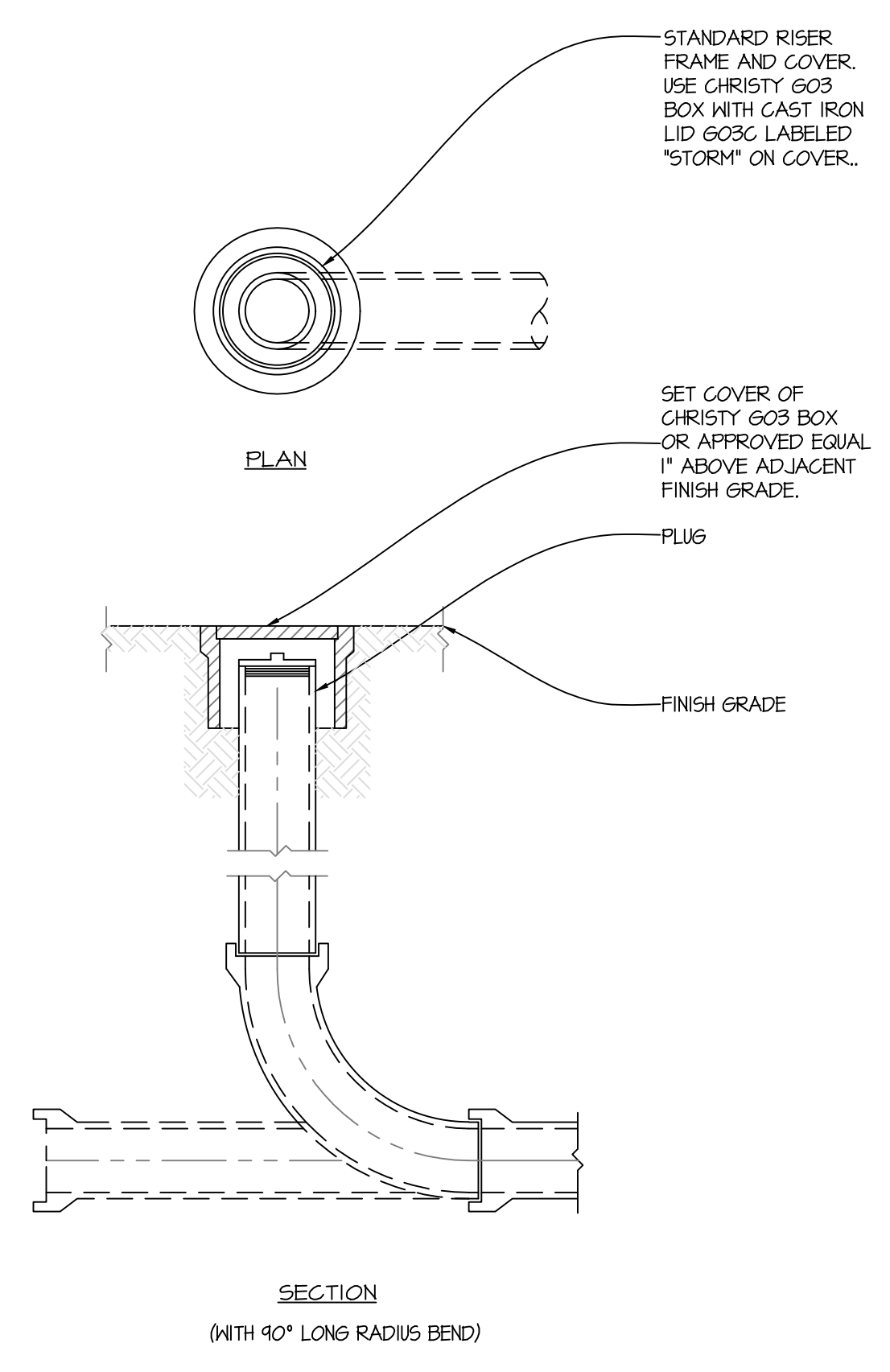


7 STORMWATER INLET BASIN
Scale: N.T.S.

2 CONC. PAVEMENT AT WALKWAY
Scale: N.T.S.



8 BIO-DETENTION BASIN
Scale: N.T.S.



4 CLEAN OUT
Scale: N.T.S.

Drainage Box is H/20 rated

Cast Iron Grate No. V12-71W 34 lbs.

Drain Box No. V12 BOX 177 lbs.

Welded Steel Bar Grate is ADA Approved.

A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177 lbs.	V12 Drain Box (12" x 12") - H/20 Loading, Bolt Down, Interchangeable with Brooks #1212 Box - 12 per pallet
V12-71W	LID	34 lbs.	Welded, Steel Cross Bars, H/20 Loading, Galvanized, ADA Approved
V12X12	EXTENSION	120 lbs.	12" Reinforced Concrete - 12 per pallet

Oldcastle Enclosure Solutions	V12 BOX	V12 DRAIN BOX 12" x 12"
File Name: V12_ISO	Issue Date: January, 2011	CHRISTY
Phone: (800) 486-7070 Fax: (800) 486-6804	www.oldcaste.com	

6 STORM DRAIN OUTLET BASIN
Scale: N.T.S.

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SYMBOLS

ALIGN		
DETAIL REFERENCE		DETAIL CALL-OUT DETAIL # DETAIL SHEET
SECTION / ELEVATION REFERENCE		DETAIL CALL-OUT DETAIL # DETAIL SHEET
LINEAR DIMENSION		
RADIUS DIMENSION		
NEW	(N)	
EXISTING	(E)	
PLANTING AREA	PA	
TYPICAL	TYP	
EQUAL	EQ	
ON CENTER	OC	
STEP RISERS & DIRECTION DOWN	DN	
FLUSH		
LIMIT OF WORK		
PROPERTY LINE		
CENTERLINE		
FINISH SURFACE	FS	
% SLOPE & DIRECTION		
EXISTING CONTOUR		
PROPOSED CONTOUR MAJOR		
PROPOSED CONTOUR MINOR		
EXISTING SPOT ELEVATION		
PROPOSED SPOT ELEVATION		
SETBACK LINE		

PLANTING NOTES

1. PLANT LIST PROVIDED IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
2. UNLESS OTHERWISE NOTED, ALL GROUND COVER AND SHRUBS SHALL BE SPACED TRIANGULARLY.
3. ALL PLANTS SHALL CONFORM TO STANDARDS SET IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS TO BE CONTAINER STOCK, HEALTHY, VIGOROUS, PEST AND DISEASE-FREE, AND WITHOUT FRESH ABRASIONS TO THE BARK OR EXCESSIVE ABRASIONS OR DISFIGUREMENTS. ALL PLANTS SHALL HAVE WELL-DEVELOPED BRANCH SYSTEMS AND FIBROUS ROOT SYSTEMS WHICH ARE NOT POT-BOUND. ALL PLANTS SHALL BE OF THE SPECIES, VARIETY, SIZE AND CONDITION AS SPECIFIED ON THE DRAWINGS.
4. ALL PLANTS BROUGHT ONTO THE SITE SHALL BE WATERED AND PROTECTED FROM EXCESSIVE WIND, SUN, PHYSICAL DAMAGE, OR THEFT UNTIL PLANTING.
5. ALL PLANTS SHALL BE PLACED IN APPROXIMATE LOCATIONS ON PLAN. FINAL ADJUSTMENT SHALL BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE DELETIONS, ADDITIONS, OR SUBSTITUTIONS TO THE PLANTING PLAN IN THE FIELD AS NECESSARY, WITH ADJUSTMENTS IN THE CONTRACT AS APPROPRIATE.
6. AREAS WITH 1 GALLON OR SMALLER POTS SHALL HAVE A SOIL AMENDMENT, SEE SOIL AMENDMENT NOTE BELOW. ROTOTILL THE AMENDMENT TO A DEPTH OF 8". TAKE CARE NOT TO ROTOTILL WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN; INSTEAD, PERFORM THE WORK BY HAND TO PROTECT ROOTS. AMEND WITH 'WALT WHITMAN' OR EQUAL AMENDMENT AT A RATE OF 6 CU YDS PER 1000SQ FT.
7. AREAS WITH 5 GALLON OR LARGER SIZE CONTAINERS SHALL BE PLANTED BY PLANT PIT. WHEN PITS HAVE BEEN BACKFILLED APPROXIMATELY 2/3 THEIR DEPTH, WATER THOROUGHLY WITH A HOSE BEFORE INSTALLING REMAINDER OF PLANTING MIX TO TOP OF PIT. WHEN BACKFILLING IS PARTIALLY COMPLETED, EXTRA CARE SHOULD BE TAKEN TO SEE THAT PLANTING MIX IS WORKED AROUND ROOT BALL. ELIMINATE AIR POCKETS. BACKFILLING SHALL BE COMPLETED BY A TAMPING PROCESS. DO NOT ALLOW ROOT BALLS TO DRY OUT BEFORE PLANTING. DO NOT ALLOW SOIL OR DENSE MULCH TO BUILD UP AROUND STEM OF PLANT.
8. A MOUND OF EARTH SHALL BE FORMED AROUND EACH TREE OR SHRUB TO PRODUCE A SHALLOW BASIN TO RETAIN WATER, LOCATED ON THE BACKFILL SUCH THAT WATER WILL BE FORCED THROUGHOUT THE ROOT BALL. PLANTS SHALL BE WATERED IN PLACE DURING AND AFTER BACKFILLING.
9. SHRUB AND TREE BACKFILL MIX SHALL BE A RATIO OF 70% NATIVE SOIL TO 30% AMENDMENT.
10. ALL TREES SHALL BE STAKED. STAKES SHALL BE LODGEPOLE PINE, COPPER NAPHTHANATE TREATED 10'X2" DIAMETER WITH CHAMFERED TOP. STAKES SHALL BE DRIVEN 2' INTO FIRM GROUND AND FASTENED SECURELY WITH TIES. ALL STAKES TO BE SET PLUMB.
11. ALL 1 GALLON OR LARGER SIZE TREES AND SHRUBS SHALL HAVE BESTPAK OR EQUAL FERTILIZER PACKETS SET AT THE MIDPOINT OF THE BACKFILL, AMOUNT AND SIZE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. ALL SMALLER SIZE CONTAINERS SHALL BE FERTILIZED WITH OSMOCOTE OR EQUAL AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
12. ALL AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE BY A CERTIFIED APPLICATOR. APPLICATIONS SHALL BE TO PRE-DAMPENED SOIL WITHIN THREE DAYS OF PLANTING, AFTER HAVING BEEN THOROUGHLY WATERED IN AND BEFORE MULCH HAS BEEN APPLIED. AFTER THIS INITIAL APPLICATION, WEED SEED GERMINATION MAY BE CONTROLLED BY SUBSEQUENT APPLICATIONS OF PRE-EMERGENT ON MARCH 1ST AND SEPTEMBER 15TH.
13. AFTER INSTALLATION, ALL PLANTS SHALL BE SPRAYED WITH DEER DETERRANT 'LIQUID FENCE' OR APPROVED EQUAL. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE UNTIL FINAL APPROVAL.
15. TREES AND SHRUBS SHALL BE UNDER WARRANTY FOR A PERIOD OF 9 MONTHS. ALL OTHER PLANTING FOR 90 DAYS FROM THE DATE OF FINAL PROJECT APPROVAL BY THE OWNER. UPON DETERMINATION BY LANDSCAPE ARCHITECT, REPLACEMENT SHALL REQUIRE PLANTS OF THE SAME SPECIES, VARIETY, AND SIZE AND WILL BE AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR TO COVER ALL PLANTING AREAS WITH 2" LAYER OF BARK MULCH, PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL.

SHEET INDEX

L0.0	COVER SHEETS & NOTES
L1.0	LANDSCAPE SITE PLAN
L1.1	ENLARGEMENT PLAN
L2.0	SITE DETAILS
L2.1	SITE DETAILS

DESCRIPTION OF WORK:

PROPOSAL TO ADD LANDSCAPE IMPROVEMENTS TO A RESIDENTIAL PROPERTY. THE IMPROVEMENTS TO THE PROPERTY ARE LIMITED TO THE REMOVAL OF POOR AND UNHEALTHY LANDSCAPE ALONG THE ENTRANCE, REMOVAL OF ONE STONE PINE TREE OUTSIDE OF THE PROPERTY LINE, REMOVAL ONE BAY TREE AT THE REAR OF THE PROPERTY, NEW PRIVACY GATE AND FENCE AT THE NEW STAIRS OUTSIDE OF THE PROPERTY LINE, AND NEW STAIRS TO THE MAIN RESIDENCE AND ADU. NEW PLANT MATERIAL WILL BE ADDED TO THE FRONT OF THE RESIDENCE AND AREAS WHERE SCREENING IS DESIRED. TREES REMAINING WILL BE PRUNED FOR HEALTH AND SAFETY.

IRRIGATION NOTES:

ON -SITE IRRIGATION WILL BE COMPOSED OF 3 VALVE BOXES THAT CONTROL BUBBLERS & DRIP IRRIGATION. ALL IRRIGATION LINES SHALL BE PRESSURED TESTED FOR LEAKS.

EXISTING IRRIGATION SYSTEM SHALL BE UTILIZED AND/ OR REPAIRED, AS NEEDED, TO ENSURE ALL COMPONENTS ARE WORKING PROPERLY. ALL DAMAGED OR LEAKING IRRIGATION VALVES, LINES, AND HEADS WILL BE REPAIRED AS NEEDED.

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REYNOLDS RESIDENCE
40-42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN: 065-292-19

Date: Issue:

5/25/2018 Prelim. Design Review
10/23/2019 Design Review

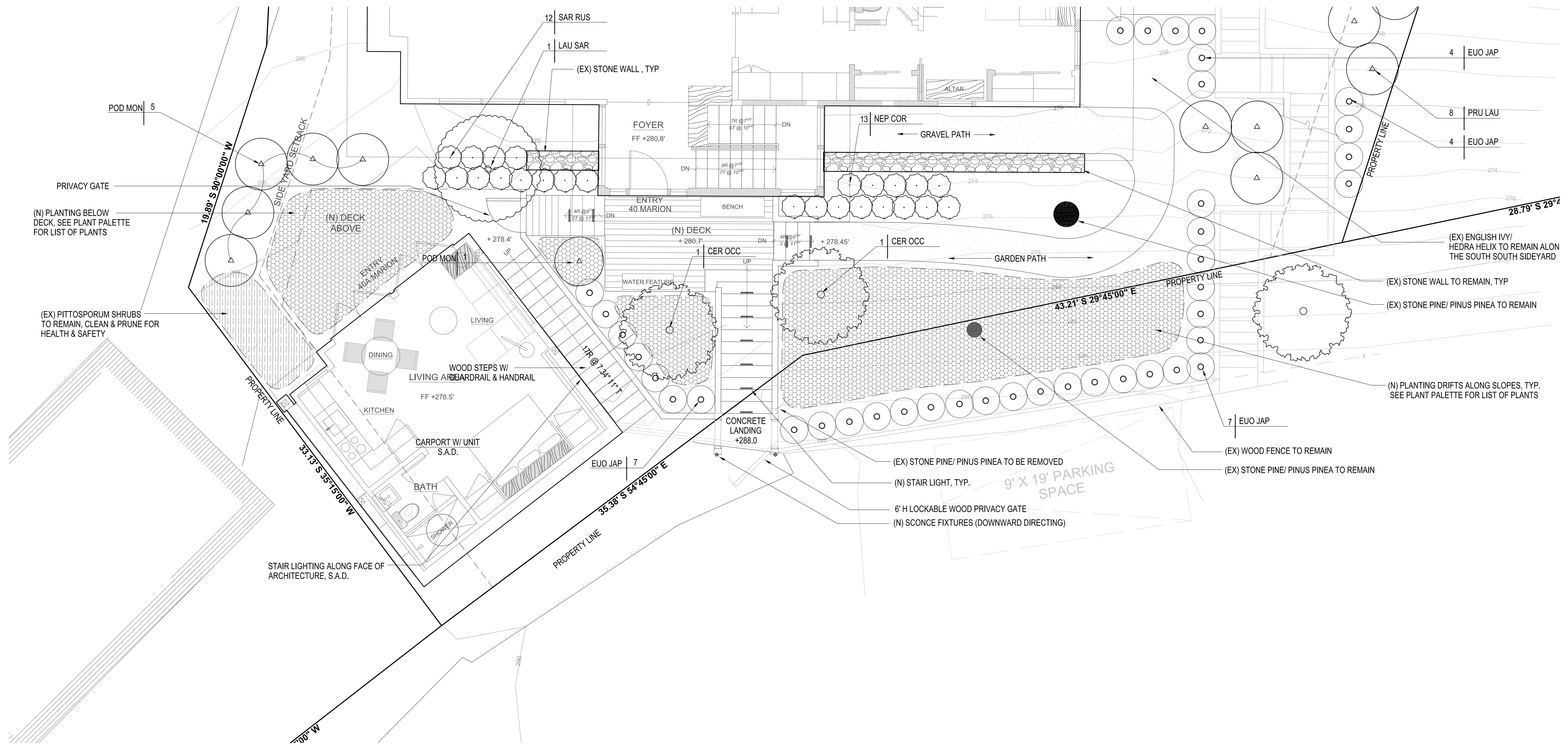
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Checked by: JM

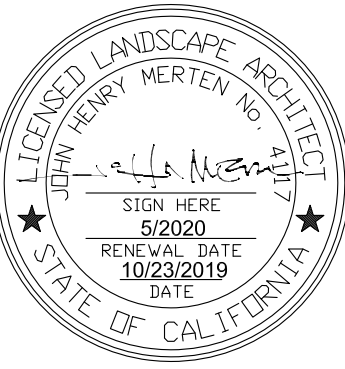
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VICINITY MAP
NOT TO SCALE



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PLANTING PLAN

Drawn by: TC
 Checked by: JM

L1.1

PLANTING PALETTE

ABBREV	BOTANICAL	COMMON NAME	SIZE	WUCOLS (Water Use)
TREES				
CER OCC	CERCIS OCCIDENTALIS	REDBUD	24" BOX	M
LAU SAR	LAURUS 'SARTOGA'	SARATOGA BAY LAUREL (STANDARD)	24" BOX	L
SHURBS				
EUO JAP	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	M
LOR CHI	LOROPETALUM CHINENSE	CHINESE FRINGE	1 GAL	M
POD MON	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW-WOOD	15 GAL	M
PRU LAU	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 GAL	M
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GAL	L
SAR RUS	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	5 GAL	M
SMALL SHRUBS & VINES				
LIR GIG	LIRIOPE GIGANTEA	GIANT LIRIOPE	1 GAL	M
NEP COR	NEPHROLEPIS CORDIFOLIA	SWORD FERN	1 GAL	M
PIT CRE	PITTOSPORUM T. 'CREME DE MINT'	CREAM DE MINT DWARF MOCK ORANGE	5 GAL	L
RUM ADI	RUMOHRA ADIANTIFORMIS	LEATHERLEAF FERN	1 GAL	M
TRA JAS	TRACHELOSPERMUM JASMINOIDES	JASMINE	1 GAL	M

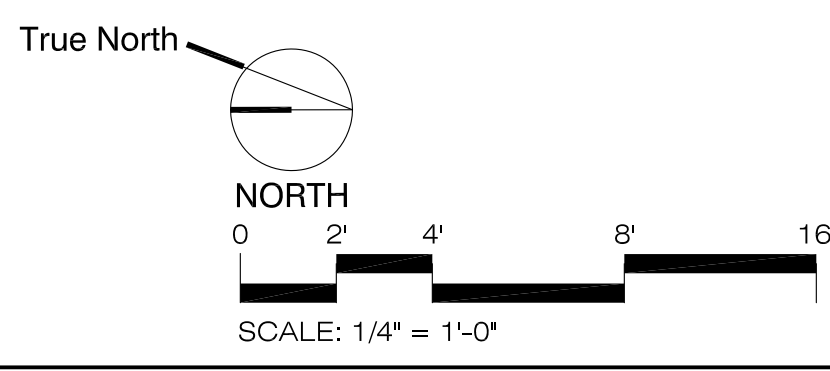
LIGHTING SCHEDULE

STAIR LIGHT-
 FX LUMINAIRE: BP-10-SS

 SCONCE LIGHT-
 HUNZA DOWN LITE; DL/L-S-SS-25-2-

 NOTE: ALL EXTERIOR LOW VOLTAGE LIGHTING SHALL BE DOWNWARD DIRECTED AND WATER RESISTANT. SEE SHEET L2.0 FOR CUT SHEETS

NOTE:
 1. SEE SHEET L2.0 FOR PLANT IMAGERY AND LIGHTING CUT SHEETS
 2. STAIR LIGHTING SHALL BE DOWNWARD DIRECTED.



TREES



CERCIS OCCIDENTALIS
REDBUD



LAURUS 'SARTOGA'
SARATOGA BAY LAUREL

SHRUBS & GROUNDCOVER



EUONYMUS JAPONICUS
'GREEN SPIRE'
GREEN SPIRE EUONYMOUS



LIRIOPE GIGANTEA
GIANT LIRIOPE



LOROPETALUM CHINENSE
CHINESE FRINGE



NEPHROLEPIS CORDIFOLIA
SWORD FERN



PITTIOSPORUM T. 'CREME DE MINT'
CREAM DE MINT DWARF MOCK ORANGE



PODOCARPUS
ICEE BLUE



PRUNUS LAUROCERASUS
ENGLISH LAUREL



RHAMNUS CALIFORNICA
COFFEEBERRY



RUMOHRA ADIANTIFORMIS
LEATHER LEAF FERN



SARCOCOCCA RUSCIFOLIA
FRAGRANT SWEET BOX

VINES



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

FXLuminaire

Incandescent Wall Lights

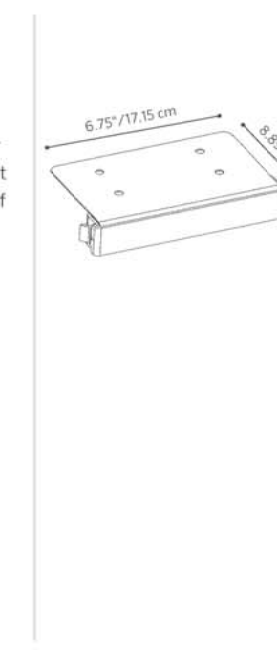


The BP is an under-the-cap masonry wall light available in a 10 Watt xenon or halogen bi-pin lamp and frosted glass lens for a soft and even illumination. The stainless steel undermount flange is easily fitted between the block wall and the top capstone for a neat, clean installation. With its sleek design and color variations, it can seamlessly blend into the wall and provide a pleasing ambience and safe illumination.

BP: Wall Light



Illuminate Wall and Path
The BP can illuminate a path for safe pedestrian passage, while it highlights the intricate details of stacked stone walls or stamped concrete pathways.



FX LUMINAIRE # BP-10W XENON- STAINLESS STEEL FINISH

STAIR SAFETY LIGHT

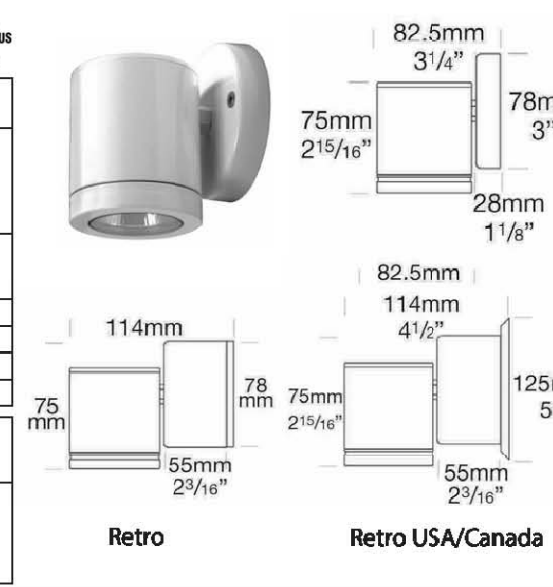
SCALE: NTS

HUNZA
Down Lite

PROJECT: _____
TYPE: _____
SOURCE: _____
NOTES: _____

PURELED SPECIFICATIONS

LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output	100 Lumens @ 1000mA (8 watts), 400 Lumens @ 1000mA (4 watts), 240 Lumens @ 300mA (2 watts), delivered from luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 8 watts, delivered from luminaire with unobstructed beam.
CRI (300K)	80+ Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	15, 25, 35, 60
Ingress Protection	IP69
Warranty	Luminaires = 5 years Body Cast SS = 10 years Body Aluminium = 5 years
Standards	ANSI/IESNA E90-00 UL: 1008, 2108, 1008 CSA 22.2 No. 250.7, No. 250.0-08, No. 250.0 CE



PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. DL.L

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
DL.L					
S	SERIES, REMOTE DRIVER	EMK BLACK	15 15°	2 2700K	HCL HEX CELL LOUVRE
D3	12WAC, 2W INTEGRAL	SEK BRONZE	25 25°	3 3000K	ENK ENK DOT
D7	12WAC, 4W INTEGRAL	ROK OLIVE GREEN	35 35°	4 4000K	GG GLARE GUARD
D10	12WAC, 6W INTEGRAL	EWK WHITE	60 60°	38 3000K, 90+ CRI	LF FROSTED LENS
R	RETRO, 110VAC DRIVER	EWK WHITE BIRCH			WBP WALL BOX ADAPTOR
		SEK DARK GREY			CKC CABLE JOINT KIT
		SKK SILVER STAR			TM TILT/TILT MODULE
		EDK CORTEN			
		COK SOLID COPPER			
		SSK STAINLESS STEEL			

Click here for halogen specification sheet

Click here for Remote Power Supply Guidance Charts

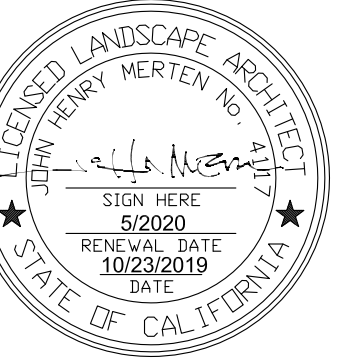
OTHER LAMP OPTIONS:
 DL.S - MR16 Halogen 12V Lamp
 DL.SL - MR16 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)
 DL.G21 - GU10 120V/240V Halogen Lamp (body length increases for all GU10 lamps)
 DL.G25 - GU10 LED Retrofit 120/240V Lamp (lamps vary by market - please refer to supplier for details)

SCONCE LIGHT

SCALE: NTS



Landscape Architecture
232 St Francis Drake Blvd.
San Francisco, CA 94960
Phone: (415) 721-0905
Fax: (415) 721-0910
www.studiogreen.com
Email: info@studiogreen.com



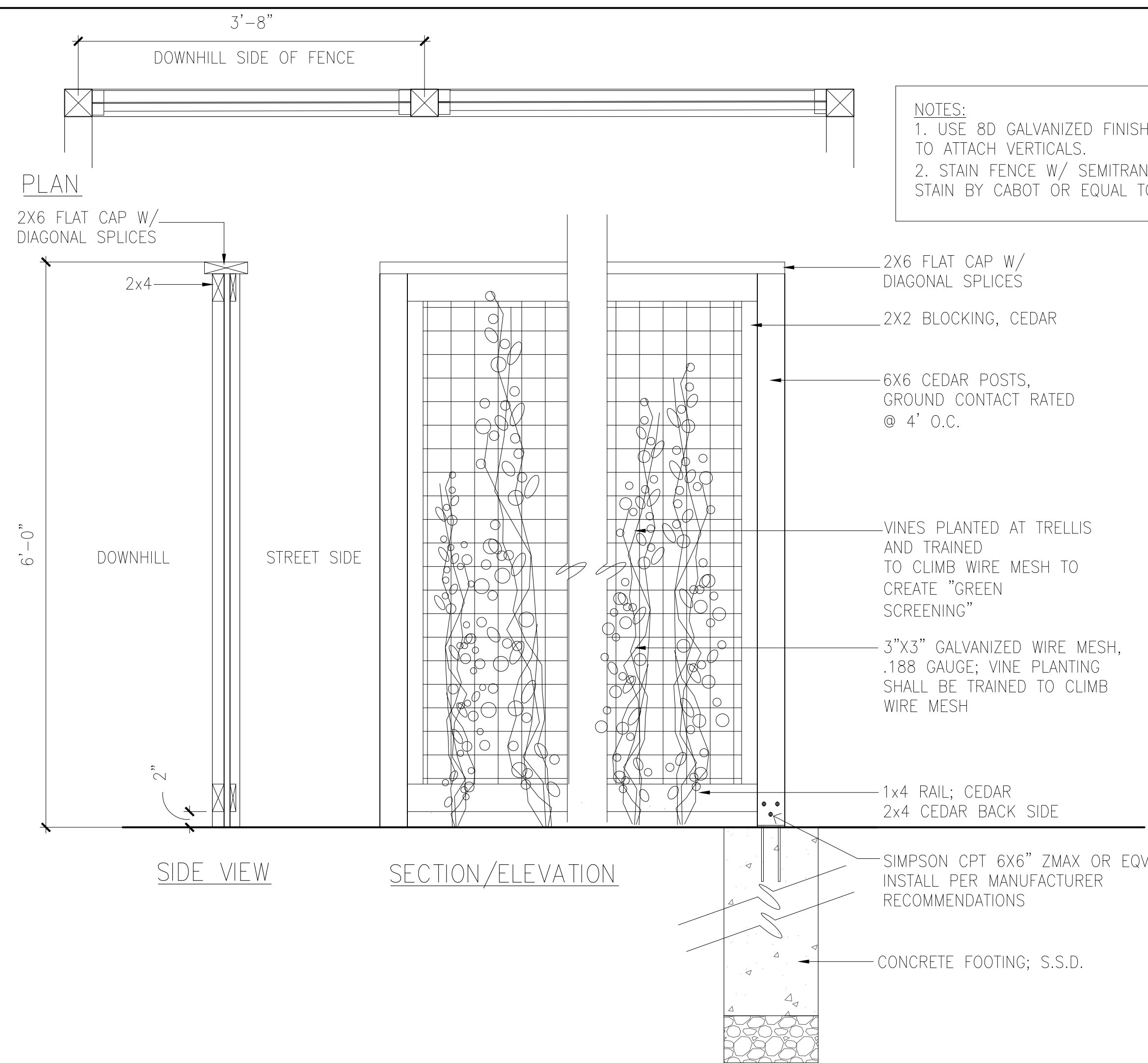
REYNOLDS RESIDENCE
40-42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN: 065-292-19

Date: Issue:
5/25/2018 Prelim. Design Review
10/23/2019 Design Review

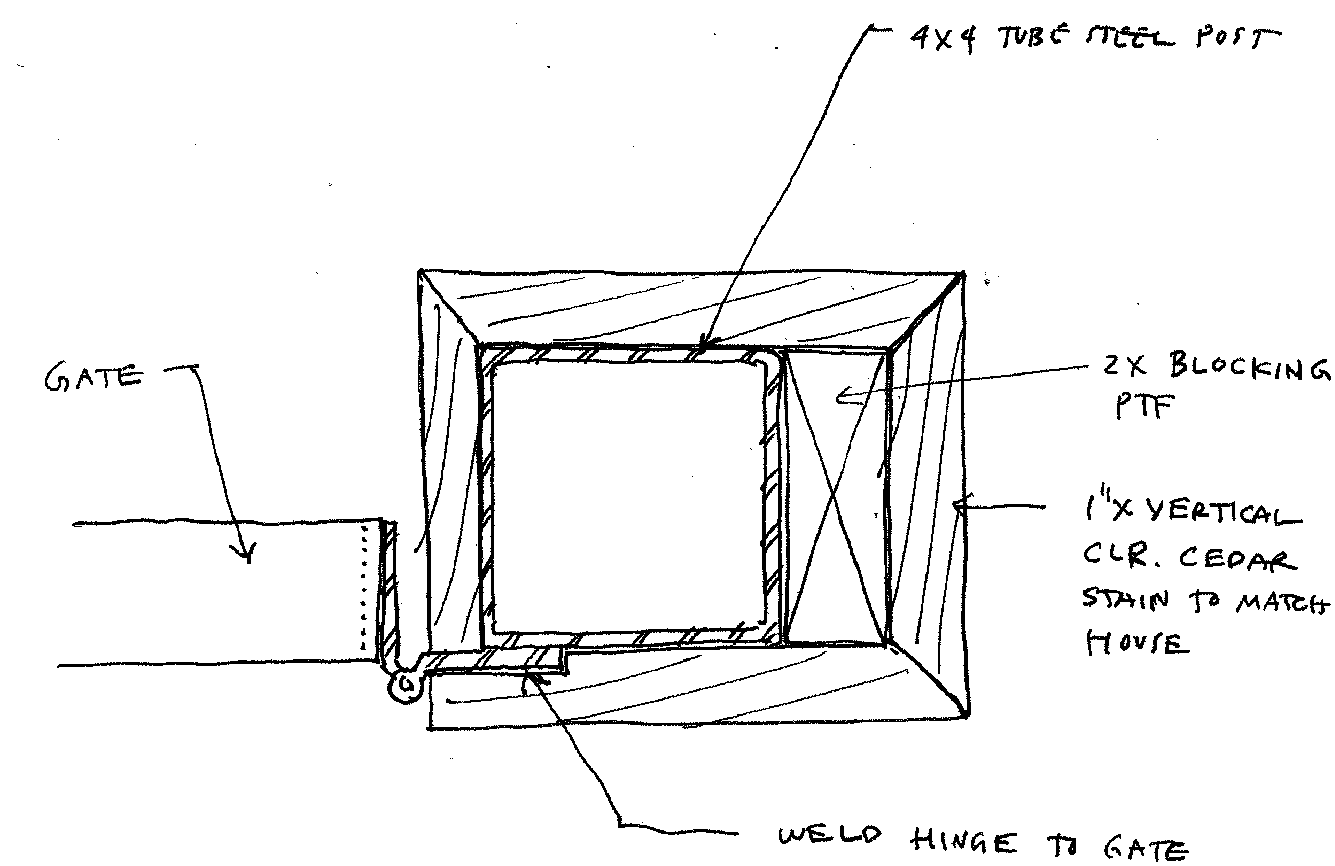
SITE
DETAILS

Drawn by: TC
Checked by: JM

L2.0

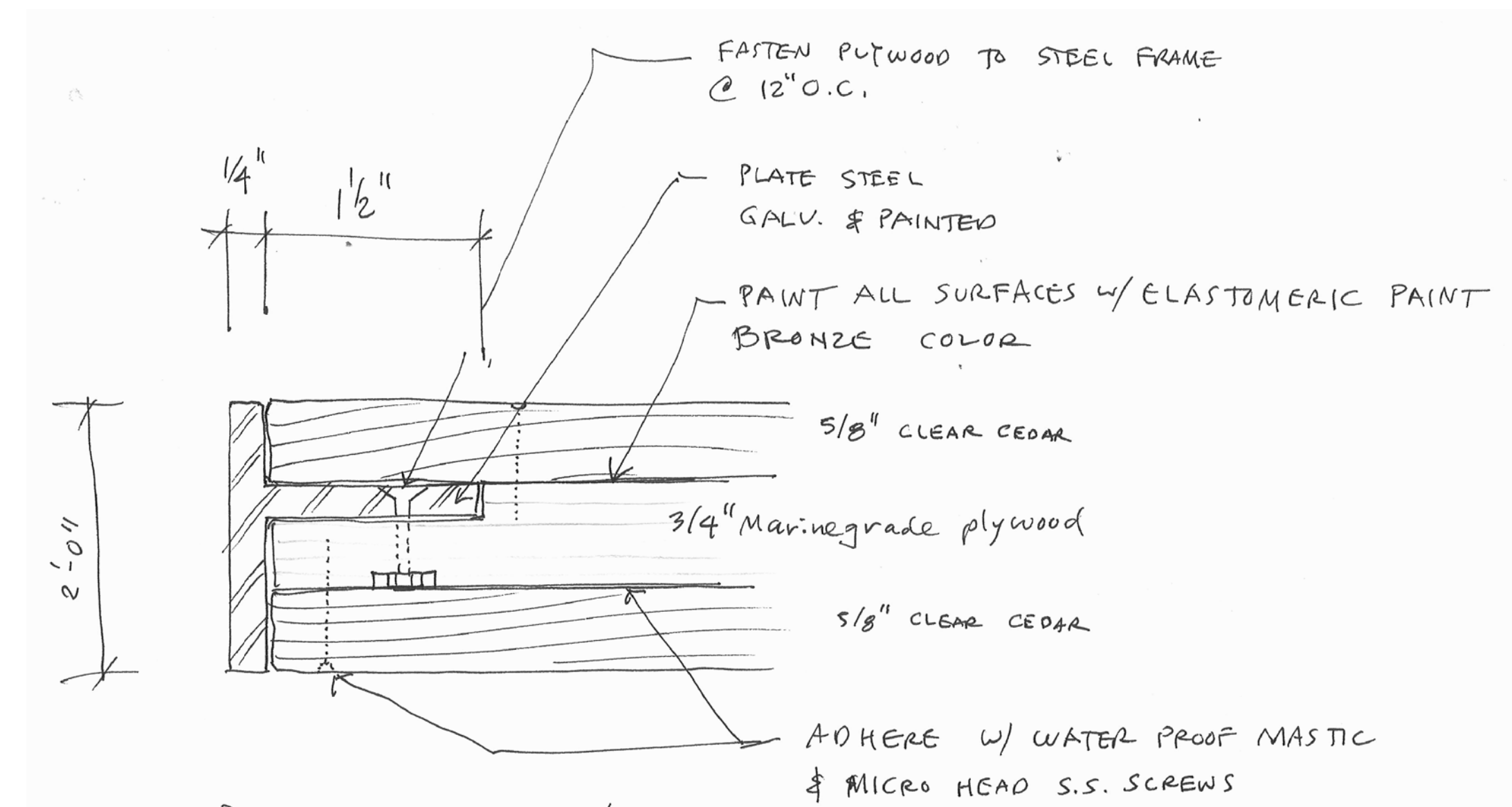


NOTES:
1. USE 8D GALVANIZED FINISHING NAILS
TO ATTACH VERTICALS.
2. STAIN FENCE W/ SEMITRANSSPARENT
STAIN BY CABOT OR EQUAL TO MATCH ARCHITECTURE

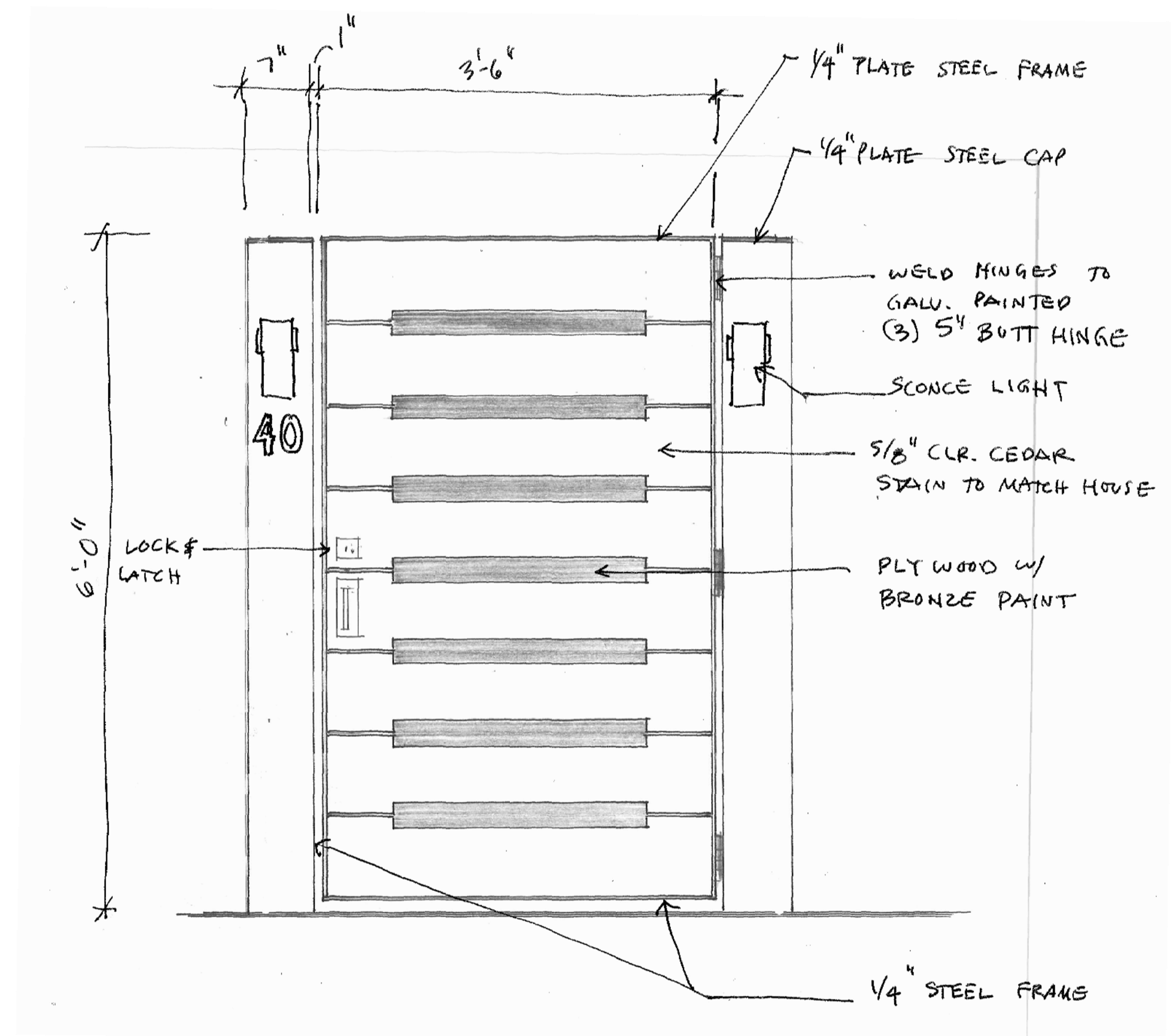


SECTION @ GATE HINGE
SCALE: NTS

WOOD/ METAL MESH FENCE @ ENTRY
SCALE: 1" = 1'-0"

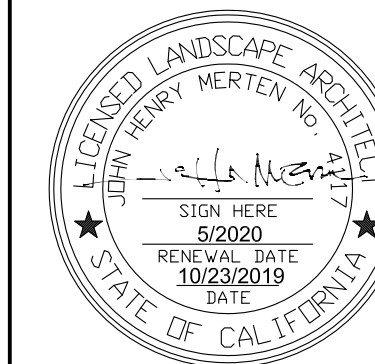


GATE SECTION
SCALE: 1" = 1'-0"



ENTRANCE GATE
SCALE: 1" = 1'-0"

STUDIO GREEN
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Email: info@studiogreen.com



REYNOLDS RESIDENCE
40-42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN: 065-292-19

Date: Issue:
5/25/2018 Prelim. Design Review
10/23/2019 Design Review

**SITE
DETAILS**

Drawn by: TC
Checked by: JM

L2.1

60

LANDS OF KRAUSS, TRUST
109 & 111 EDWARDS AVENUE
SAUSALITO, CA 94965
D.N. 2010-0031674
A.P.N. 065-292-22

EDWARDS HARRISON
TRACT, 1 RM 3

59

EDWARDS AVENUE (40')

LANDS OF TEASDALE
101 & 103 EDWARDS AVENUE
SAUSALITO, CA 94965
D.N. 2007-0070961
A.P.N. 065-292-18

58

EDWARDS AVENUE (40')

LANDS OF SIMONI & DEMAREST
48 & 50 MARION AVENUE
SAUSALITO, CA 94965
D.N. 2004-0099120
D.N. 2013-0017068
A.P.N. 065-292-37 & 38

LANDS OF REYNOLDS
40 & 42 MARION AVENUE
SAUSALITO, CA 94965
D.N. 1988- 47734
A.P.N. 065-292-19

57

MARION AVENUE (40')

MARION AVENUE (40')

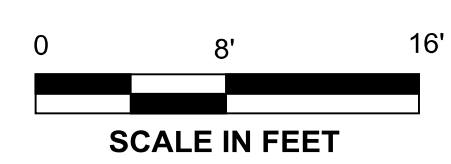
- NOTES:**
1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 277-2600 PRIOR TO ANY CONSTRUCTION.
 2. THE PROPERTY BOUNDARIES FOR THIS TOPOGRAPHIC SURVEY IS BASED ON THE GRANT DEED NUMBER 88-47734, RECORDED AUGUST 26, 1988 AND THE ADJOINING PARCEL MAP, FILED MAY 8, 1996 IN VOLUME 26 OF PARCEL MAPS AT PAGE 09, MARIN COUNTY RECORDS.
 3. THE ELEVATIONS ON THIS MAP COINCIDE WITH THE CONTOURS USED ON MARIN MAP. THE CONTROL POINT SHOWN ON MARION AVENUE ON THE CONCRETE DRIVEWAY, NEAR THE ENTRANCE, IS ESTIMATED TO BE AT ELEVATION = 288.91.
 4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
 5. THE AREA OF THE PARCEL BEING SURVEYED = 5,585.1 SQ.FT.
 6. THE AREA OF THE 3 FOOT WIDE SANITARY SEWER EASEMENT WITHIN THE PARCEL BEING SURVEYED = 86.1 SQ. FT.

- LEGEND**
- PROPERTY BOUNDARY LINE.
 - - - ORIGINAL TRACT LINE.
 - - - CENTER LINE OF ROAD.
 - ▲ CONTROL POINTS.
 - SPOT ELEVATION.
 - SPOT ELEVATIONS UNDER CAR PORT.
 - FOUND 1/2" REBAR WITH CAP, LS 5290.
 - EXISTING CONTOUR (2' INTERVALS).
 - TREE SIZE AND TYPE, IF KNOWN.
 - DRIP LINE.



Charles David Allen

TOPOGRAPHIC SURVEY
 THE LANDS OF CHRISTIAN AND VICTORIA REYNOLDS
 AS DESCRIBED IN THE GRANT DEED D. N. 88-47734,
 RECORDED AUGUST 26, 1988, IN THE OFFICE OF THE
 COUNTY RECORDER OF MARIN COUNTY, CALIFORNIA
 CITY OF SAUSALITO, MARIN COUNTY, CALIFORNIA



ALLCO ENGINEERING, INC.
 P.O. BOX 629
 MILL VALLEY, CA 94942-0629
 PHONE: (415) 888-8202

AUGUST 10, 2017
 SCALE 1" = 8'

September 4, 2018 rev. May 11, 2020

40-42 Marion, Sausalito
Supplemental Historical Information

This supplemental information report addresses the subject residential building in accordance with the Sausalito Planning staff recommendation to complete the San Francisco Planning Department's *Supplemental Information for Historic Resource Determination* form and in order for the city staff and the Historic Landmarks Board to assess potential historical resources.

Descriptions (figs.1-14)

The existing residential duplex located at 40-42 Marion Ave. (APN 65-292-19) in the upper Hurricane Gulch neighborhood, is 2-stories, each floor a residential unit. The subject site is steeply downsloping eastward. The building is set back from and lies below the level of the street and stands at grade along its western front yet above a story-high crawl space at the rear (east). The building is a rectangular volume, long in the north-south direction, relatively narrow east-west, and is topped with a flat, gravel-surfaced roof with deep overhangs all around. The first floor is approximately one-half story below the street level and is accessed via an open set of stairs then across an elevated walkway directly to the upper floor entry. A second set of stairs descends from the walkway to the lower level and its front entry door is directly below the first floor entry. At the northwest corner of the irregular site, the property also houses a carport abutting the street that stands on stilts above the level of the duplex and the plan of which is set on the bias relative to the north-south length of the duplex. A northern neighboring residence and its carport closely abut the subject property.

The extant duplex is a mid-20th century contemporary design, its form strictly rectilinear, its features minimal. It is wood-framed with butt-jointed vertical wood board siding and flat wood trims. At the front, a line of shallow windows tie into each entry door. At the north side, two stacked windows are surrounded by trimwork that form a vertical facade element. A plain concrete block chimney stands at the north side. Projecting decks wrap the northeast corner, one above the other. The gravel-surfaced flat roof, visible from the street, has deep overhangs with butted wood board soffits. Decking at the stairs, elevated walk and decks are wood, and railing assemblies are wood with cable rails. The upper front door is wood multi-panel with a glass light, the lower entry door flush wood. Windows are wood sash, fixed, hoppers and casements. Along with the decks, large fixed picture window units with individual doors wrap the northeast building corner.

The carport, roofed yet open on all four sides, is a post and beam structure with a deeply overhung wood framed roof with exposed roof framing. The sides and rear have windowless framed openings, beneath which the exterior walls are plywood sided to the carport floor level, below which the understructure is also exposed.

Exterior alterations include overall replacement decks, stairs and railings, and including deck extensions in 1976 (fig.14). Windows and doors appear to be original, though the upper front door is a paneled design that does not relate to the simple and minimal character of the remainder of the building.

The building was designed in 1957-58 for Irvin Herscowitz by Stephen M. Heller and Felix Rosenthal, architect and associated architect, respectively, and for which a set of four microfiche images are on file with the City of Sausalito (though the microfiche quality is poor). A contemporaneous site plan for an encroachment permit also depicts the duplex and its carport as

they stand today (fig.4). Whatever extent of repairs were required following a 1962 fire were permitted but not specifically recorded. The overall extent of permit records include:

Date	Work	Owner	Arch./Eng.	Contractor
11-13-1957	Construct a duplex and carport	Herscowitz	Felix Rosenthal	Geo. A. Pollard
3-18-1958	Encroachment	Herscowitz	Stephen Heller	
6-20-1962	Repair fire damaged building	Herscowitz		Pollard
4-7-1976	Windscreen and deck extension	Leonard Davis	Lloyd Gossen	Barry Shapiro
6-10-1991	Replace furnace	D. Reynolds		Western Air
1-9-1997	Change furnace			Owens HVAC
4-3-2010	Repair landing, stairs, deck	C. Reynolds	TDA Structural	Matt Bailey
8-2-2017	Replace furnace	C. Reynolds		

The design and construction of the duplex and carport is of evidently good quality and has been maintained with care. Otherwise, the designed forms and construction methods are basic and unexpressive. The building is obliquely yet minimally visible from the street. In addition to which, upper Marion Avenue is not a public way in any normal sense of that phrase, as few people directly experience the locale. So this and its neighboring residence have minimal exposure to the public.

The subject building's style is most accurately identified as Midcentury Modern, which label is based on the City of San Francisco's modern historical and architectural context statement. According to which, the Midcentury Modern style spanned from 1945 to 1965 and is defined as:

"[...A]n expressive, often exuberant style that emerged in the decades following World War II. Influenced by the International Style and the Second Bay Tradition, Midcentury Modern was a casual, more organic and expressive style, and was readily applied to a wide range of property types... The style incorporates an array of design elements including cantilevered overhangs, projecting eaves, canted windows, projecting boxes that enframe the upper stories, stucco siding, the use of bright or contrasting colors, spandrel glass, large expanses of windows, flat or shed roof forms, stacked brick veneer, asymmetrical facades, and occasionally vertical wood siding. Historic references or revival influences are notably absent from the Midcentury Modern style."

(from *San Francisco Modern Architecture and Landscape Design 1935 – 1970, Historic Context Statement*, p181)

S.F.'s context statement additionally identifies Midcentury Modern's character-defining features:

- *Projecting eaves and exposed rafters*
- *Cantilevered overhangs*
- *Flat, shed or low-pitched gable roof forms*
- *Vaulted roofs and overhangs*
- *Articulated primary facades*
- *Stucco, wood (often vertical), or corrugated siding*
- *Stacked Roman brick or stone often used as accent material*
- *Expressed post and beam construction*
- *Strong right angles and simple cubic forms*
- *Projecting vertical elements*
- *Large steel- or wood-framed windows*
- *Canted windows*
- *Painted finish is often stained, earth tone, or brightly colored*
- *Projecting boxes that en-frame the upper stories*

- *Atrium or courtyard entryways*
- *Overhanging trellises, sunshades, and pergolas*

Of these, the 40-42 Marion Ave. duplex includes:

- Projecting eaves/cantilevered overhangs
- Flat roof forms
- Wood (vertical) siding
- Simple cubic forms
- Large wood-framed windows

With a moderate range of the characteristic forms, features and materials that define the Midcentury Modern, the subject duplex is at best – and evidently – a modest example of its late Midcentury design period.

Ownership

1957-c1962 – Irvin Herscowitz

c1962-1987 – Leonard J.R. Davis

1987-present – Christian E. & Victoria L. Reynolds

Associated Persons

Irvin and Mary Herscowitz were the original owners and occupants of the subject building and for whom it was designed and constructed. Based on online genealogical information, Irvin Herscowitz was born in San Francisco in 1907, attended and graduated from UC Berkeley in 1928, and passed away in 2004 in Sacramento. From 1929-1960, Herscowitz was a pharmacist in San Francisco, where he also lived until moving to Sausalito in 1958. At this juncture, no specific historical information for the Herscowitz's has been found with the exception of the news of the fatal 1962 fire in their Marion Ave. home, after which Irvin Herscowitz evidently left the Bay Area.

The second property owner, Leonard Davis, owned and occupied the subject property from c1962 to his death in April 1985. Davis was born in Los Angeles in 1923, the only child of a Greek immigrant father and an Irish immigrant mother. He grew up in California, attended UC Berkeley, graduated in 1944 or 1945, served in the Navy briefly in the Pacific at the tail end of WWII. Having returned to California, Davis attended Hastings Law School in San Francisco and practiced as a lawyer in S.F. thereafter. (Based on information provided by the current owner and Davis' daughter, Victoria Reynolds.)

Other than the Herscowitz and Davis/Reynolds families, no other occupants have been identified.

Architect

Searches for and about the career of the originally identified architect of the subject duplex, Stephen M. Heller, produced few results:

1949 – B.A., U.C. Berkeley

1958 – Garden Hill Apartments (*Mill Valley Record*, 15 May 1958)

 Apartments near Southern Marin Rec. Center (*Mill Valley Record*, 7 August 1958)

1959 – Marin Unitarian Church, San Rafael (*Architect & Engineer*, April 1959,

1960 – Red Hill Lot 14, San Anselmo (*Mill Valley Record*, 7 April 1960)

Otherwise, Heller is not listed in the historical American Institute of Architects directory (<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/What's%20here.aspx>) or the Pacific Coast Architectural Database (<http://pcad.lib.washington.edu>), nor did his name or works arise in a search of the Avery Index of Architectural Periodicals (@ U.C. Berkeley's Environmental Design Library).

Felix Rosenthal (1917-2009) is also identified in the 1957-58 permit records for the subject building, and where he was listed on the title block as the associated architect. A 2009 obituary for Rosenthal noted his architectural practice in San Francisco in the 1950s and 1960s, along with his engagement in the North Beach community in the same period (*San Francisco Chronicle*, Oct. 15, 2009). An unidentified project in collaboration with landscape architect Douglas Baylis at St. Mary's College (in Moraga) is recorded in the Baylis archives at the University of California's Environmental Design Archives, and he was listed in the 1970 AIA directory, yet without biographical information.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a stylized flourish at the end.

Mark Hulbert
Preservation Architect

attached: figs.1-14 (pp.5-10)



Fig.1 – 40-42 Marion Ave. (red arrow), aerial view (google earth 2018, north is up)



Fig.2 – 40-42 Marion Ave. (red arrow), aerial view (google earth 2018, north is up)

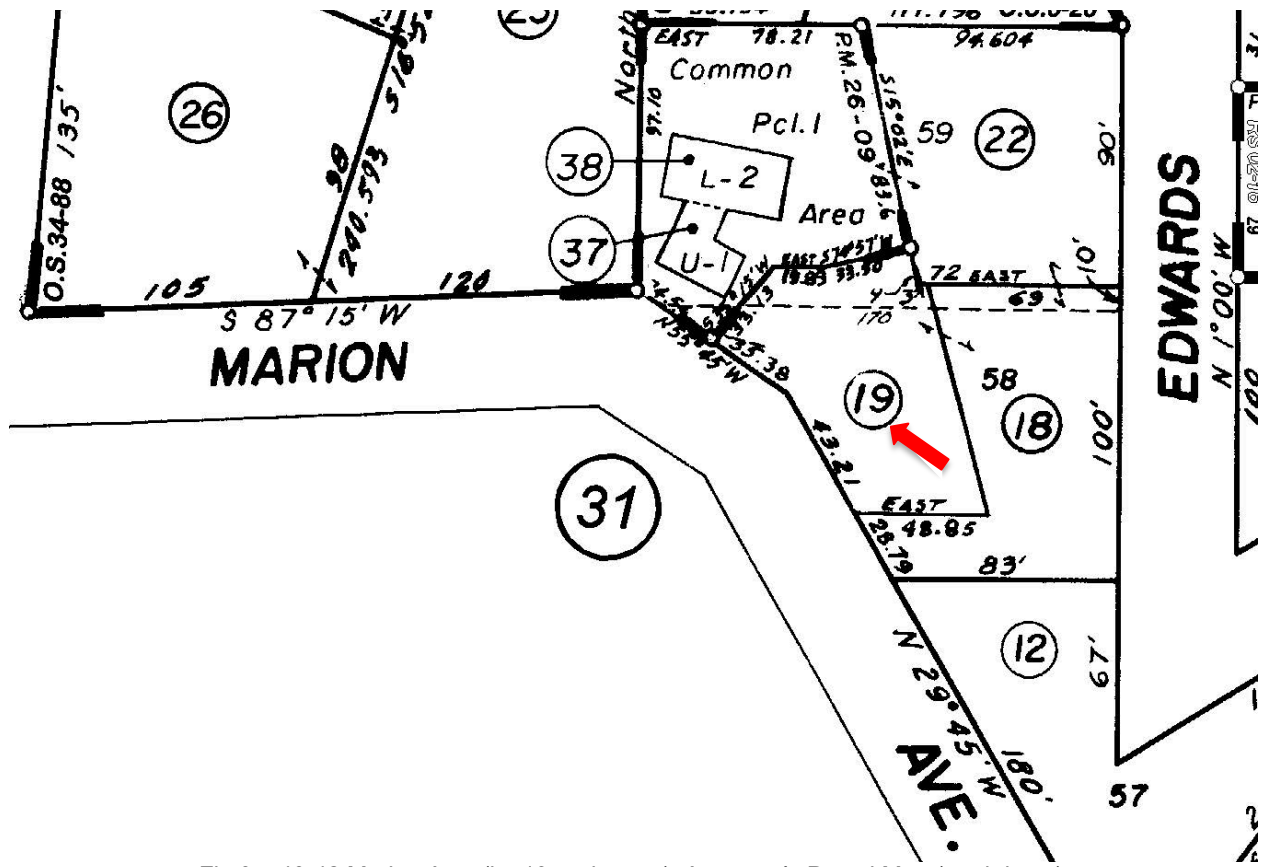


Fig.3 – 40-42 Marion Ave. (lot 19, red arrow), Assessor's Parcel Map (north is up)

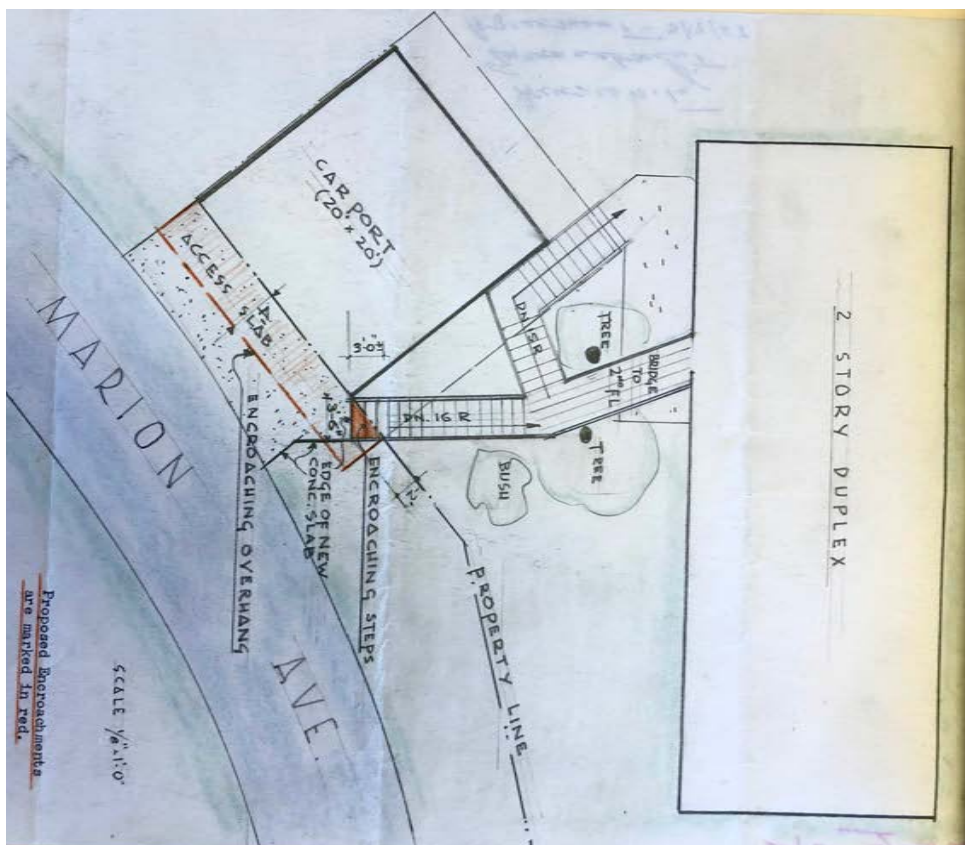


Fig.4 – 40-42 Marion Ave., Site Plan (from 1958 encroachment permit)



Fig.5 – 40-42 Marion Ave., south side and front fence from street (2018, looking north)



Fig.6 – 40-42 Marion Ave., carport and front fence from street (looking east)



Fig.7 – 40-42 Marion Ave., front (west) from top of entry stairs (looking east)



Fig.8 – 40-42 Marion Ave., front (west) and front yard from carport (looking south)



Fig.9 – 40-42 Marion Ave., front (west), looking south



Fig.10 – 40-42 Marion Ave., north side



Fig.11 – 40-42 Marion Ave., carport from below



Fig.12 – 40-42 Marion Ave., north part rear (east)



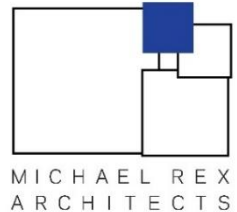
Fig.13 – 40-42 Marion Ave., south part rear (east)



Fig.14 – 40-42 Marion Ave., part rear view (from 1976 permit application)

April 26, 2020

Members of the Planning Commission
C/O Bradley Evanson, Contract Senior Planning Advisor
Department of Community Development - Planning Division
City of Sausalito
420 Litho Street
Sausalito, CA 94965



**RE: RENOVATIONS TO THE REYNOLDS DUPLEX AND NEW ADU 40-42 MARION AVENUE, SAUSALITO, CA
APN 065-292-19 HISTORICAL REVIEW, DESIGN REVIEW PERMIT, NEW ADU PERMIT APPLICATION, TREE
REMOVAL PERMIT APPLICATION AND ENCROACHMENT AGREEMENT APPLICATION**

Dear Members of the Planning Commission,

As the Project Architect, representing Victoria and Chris Reynolds, owners of 40-42 Marion Avenue, I am writing to provide a response to questions and issues raised by the Commission during your April 15, 2020 study session.

1. Story Poles:

The story poles have been installed within the required time frame and have been certified by the Project's Surveyor, Allco Engineering, Inc. The certificate is dated April 22, 2020 and attached as Exhibit 1A. All 8 poles are reasonably accurate. 3 of the 4 poles showing the portion of the raised roof are within an inch of what we planned. The 2 poles marking the proposed entry/stairway addition are 1 to 2 inches higher than planned. One of two poles marking the proposed deck off the ADU is 1½" higher, and the other one just under an inch shorter.

2. Building Mass:

To help you visualize the proposed change in the building mass, we have prepared a 3-D CAD model of the existing and the proposed structures. Attached as Exhibit 2A & 2B are two still images of these two models looking up from below. Stepping the roof at the northern end, breaks up the long horizontal line of the roof eave, reduces the building's box-like appearance and adds interest. The 27" deep bump out for the new lower unit in the converted crawl space breaks up the three-story high vertical line of the building's southeast corner. Filling in the open understory also improves the building's appearance.

After the story poles were installed, we took a picture of the Reynolds duplex from one of the few locations where it is visible along Edwards Avenue below, above and behind the adjacent property directly below the Reynolds parcel at 101 Edwards Avenue owned by Dr. Robert Teasdale and Lynda Niemeier. See this attached photo, Exhibit 2C. One must zoom into the photo to even see the poles on the roof and the yellow tape strung between them. To help point them out, I have attached another copy of the same photograph (Exhibit 2D) on which I added an arrow pointing to the poles and tape line, plus I traced the tape with a brighter yellow line.

To help you visualize what is proposed in the context of the neighborhood, and to further compare the building's existing and proposed mass viewed by the public when looking up the hill from below, we inserted our existing and proposed CAD model into the same photo. See the two attached photos, Exhibits 2E & 2F. These photo illustrations demonstrate the minor change to the building's mass when the roof height is increase by just 3'-6" on this three-level residential building.

Sometimes, increasing the height of a building can have a negative impact on the downhill neighbors. But, not in this case. There are two homes below the Reynolds duplex, one slightly to the north at 109 Edwards owned by Fred Krauss, and one slightly to the south at 101 Edwards owned by Dr. Teasdale and Ms. Niemeier. As shown in the attached photo (Exhibit 2G) taken from the Reynolds deck, the Krauss home is screened by a dense canopy of trees, such that no windows are visible, only the roof. The Teasdale/Niemeier home is so dug into the hillside at the back, that there are no windows on the uphill side, nor any outdoor living spaces in the rear yard. See this attached photo, Exhibit 2H, which was taken from inside the Reynolds home.

Tall houses are common in this neighborhood, due to the steep topography. Many are taller than the Reynolds duplex. Take another look at the photo identified as Exhibit 2H. The boxy shingled and white house in the background, left of center is at least 4 stories, being a 2-story home on 2-story tall stilts. Look at the photo identified as Exhibit 2i, which shows the houses just two and three doors away up Marion to the north of the Reynolds duplex. The residence on the left houses the two units owned by David and Dianne Demarest and Erin Bryne, next door to the Reynolds. Its mass is identical to the Reynolds duplex. The two single-family homes in the foreground, at 60 and 62 Marion, are the spec houses Peter McGuire got approved just a few years ago, for which construction was recently completed. These two houses are four stories in height. We are seeking approval for considerably less mass than what the City recently approved for a neighbor on the same street just a few doors away.

Comparing the square footage of surface area of walls and all window & door openings on the downhill east elevation between the existing and proposed duplex, is another indicator that the increase in size when viewed looking up at the Reynolds duplex is negligible. Existing square footage is 1,528 sq.ft. Proposed is 1,607 sq.ft. The increase in building surface area facing downhill is only 79 sq.ft., or just a 5% increase over the existing area.

3. Amount of Glass:

Two thirds of additional glass being proposed on the downhill, east elevation is for the new unit at grade where currently there is only a crawl space. When viewed from many offsite locations, much of the new ground floor windows will be screened by the existing tree canopy. On the two existing upper floor levels, we propose only 60 square feet of new glass area on the east facing façade, more than half of which is for the new clerestory windows at the area of the raised roof. That is only a 15% increase in glass area on the east side of the two existing floor levels. Many, if not most homes in Sausalito, have a lot of windows facing east, looking out towards the views of the Bay, Angel Island, Belvedere and Tiburon.

4. Impact on Sunlight:

Before we submitted for a Design Review Permit, we put up temporary story poles on the roof and at the proposed ADU deck and then met in May 2018 with the two adjacent neighbors, David and Dianne Demarest at 50 Marion Avenue, and Erin Byrne at 48 Marion Avenue. Because their homes are the on north side of the Reynolds duplex and close by, they are only ones who could be impacted by shadowing. See the attached screen shot from Google Earth for a clear picture of the relationship of the immediate homes, Exhibit 4A, which shows afternoon shadows.

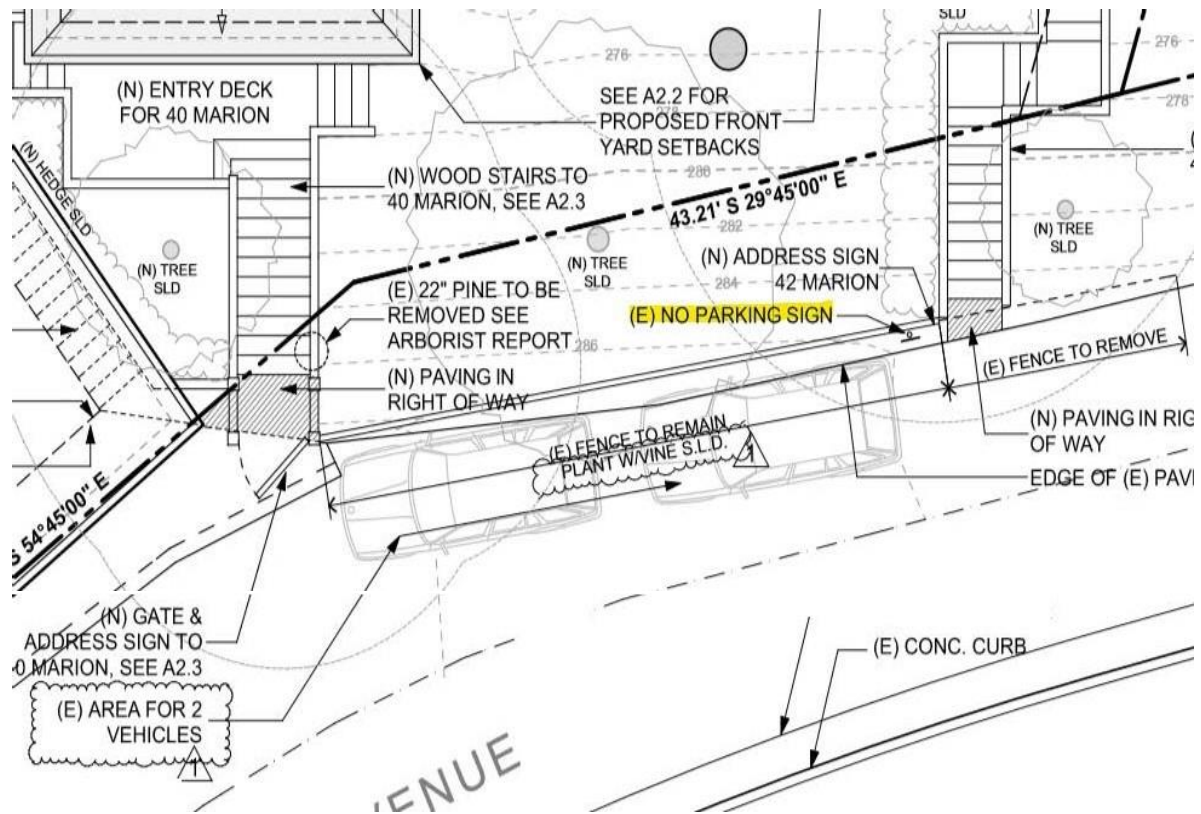
When we met with the neighbors in May, we specifically looked any impacts caused by the story poles, including sunlight reaching their homes, as well as Ms. Bryne's entry deck located between her unit and her carport structure to the west. Neither of the two neighbors objected to what we proposed at that time, as demonstrated in the attached correspondence, Exhibits 4B & 4C. Now that the official story poles are up, both neighbors still support the Project, as noted in item #10 below.

Still, at the Planning Commission's study session, we were asked if we did a Sun Study. In response, we prepared one after the study session and have provided for your public hearing on May 6, 2020, three videos: one in the summer, one for the spring and fall, and one in the winter. All three videos show side-by-side the shadows casted by both the existing and proposed structures. We created the videos by placing our "before" and "after" CAD models onto a digital model of the Project's Topographic Survey, which was then placed on a 3-D Google Earth image of the hillside. A CAD massing model of the Demarest/Bryne units next door was also created and inserted in the same manner. You can see the shadows caused in the morning during the four seasons as they move across the site. See Exhibits 4D, 4E & 4F.

The videos show that the Demarest/Bryne units are far enough and angled away from the Reynolds duplex that when the sun is high in the sky during the summer, the Project as proposed casts little or no additional shadow on the neighbors' units. Even in the spring and fall, when the sun is lower in the sky, there is very little impact on the sunlight reaching the neighbors' units. In the winter, on the shortest day of the year, when the sun is the lowest in the sky, the video shows that the proposed Project will cast some shadow, but only for a very short period in the morning, between 9:00 and 10:30 am, on Ms. Bryne's entry deck. Due to rain and cool temperatures, however, the winter season is not when most people spend time on their deck. Besides, Ms. Bryne's primary outdoor living space is her wrap-around deck on the south & east sides of her home, where no shadows are cast by the Reynolds duplex.

5. Parking:

During the study session, one of the nearby property owners, who lives in Florida most of the year, questioned the request to add an Accessory Dwelling Unit (ADU) to the property due to the increase in need for parking to serve the ADU. He pointed out that there was room to park only three cars – two in the Reynolds' existing carport and one parked parallel in the street fronting their property. However, following the study session, we realized that there is room to park four cars, because there are two parallel parking spaces fronting the Reynolds property, not one. As shown in the attached photos, Exhibits 5A & 5B, there is room to park two cars between the Reynolds' entry gate and the City's "no parking" sign to the south. Since it was City officials who located this sign, they must have concluded that two cars could park safely along this portion of Marion Avenue with adequate street width remaining for vehicles to pass by. So, we have revised our Proposed Site Plan, Sheet A1.0, to show these two parallel parking spaces along the street. Here is an excerpt from this Sheet:



Of course, the two parking spaces in the street must be shared with members of the public. It was pointed out during the study session that visitors frequent the neighborhood to access one of the nearby trailheads and need a place to park. However, hikers rarely park in front of the Reynolds duplex, but usually down below on Edwards Avenue, closer to the trailhead, which is below the Reynolds property. Also, people rarely go hiking at night when the homeowners and tenants generally come home and need to park. Because Marion Avenue is a remote street in Sausalito that leads to a dead end, and because there are few houses along this section of Marion, parking is available in front of the Reynolds property the majority of the time. So, for these reasons, from a practical point of view, there are four parking spaces nearby, when only 2 parking spaces are required for the proposed use; one "grandfathered" parking space for each unit in the existing duplex and none for the new ADU, because it is located within a $\frac{1}{4}$ mile walking distance to a transit stop.

The one person who complained at the study session about the proposed ADU's lack of parking, cautioned that people often do not park in the garages, but use them for storage and other uses instead. That will not be the case here. The Reynolds fully appreciate the benefit of having a dedicated parking space next to their home that remains available to them 24/7. For this reason, they will always park the one car they own in their Garage. Also, due to the amount of clear glass we now propose, the interior of the Garage will not be conducive to filling the space with stuff like one occasionally sees in Garages having interiors fully screened from view.

6. Public Views:

In Section 10.54.050 D. of Sausalito's Zoning Ordinance for Design Review Permits, Finding #4 requires the Commission to find that the proposed design has been "designed to minimize obstruction of public views." Section 10.88.040 Definitions, defines "public view" as a "view from a public right-of-way, including from a public road." Given this required Finding, enclosing the existing carport with translucent glass windows and doors was questioned because when walking along the street, members of the public can currently look through the carport and out to the Bay, Angel Island, Raccoon straights and Belvedere, as shown on the attached photo, Exhibit 6A.

To preserve this "public view," so Finding #4 can be made, we have revised Sheet A3.5 of the Project plans (see Exhibit 6B) to now show the Garage with clear glazing at all the windows and for the two upper rows of panels in the new roll-up garage door. Only the two bottom rows of panels in the garage door will remain translucent glass. With this revision, the public can continue to enjoy the view when looking through the enclosed carport, but not at the back end of cars parked in the Garage, nor at trash/recycling cans. Note that two of the existing openings in the carport's northwest corner will become solid walls, which add structural stability and against which the Reynolds can install shallow cabinets for some limited storage space. These cabinets will have solid doors to screen the stored items from view when looking through the two upper rows of clear glass in the garage door.

I should point out that following the study session, Chris Reynolds did a tour of his immediate neighborhood and took pictures of covered parking structures, all on the downhill side of the street with nice views of the Bay beyond. He sent me snapshots of 11 carports that had walls blocking most, or all, of the public view, and 11 fully enclosed Garages that offered no public view at all. What we propose to protect the cars is better than what is found throughout the surrounding neighborhood.

7. Streetscape Appearance:

A question was raised about the fence fronting the Reynolds property compromising the "soft" and natural green surroundings. The fence is not part of this Design Review Permit application. The existing fence was constructed about three years ago to replace one that was rotted and falling over. The Reynolds checked with City Officials before replacing the fence, and were told that they did not need a permit of any kind to replace a fence, if it was rebuilt in the same length, location and height as the existing fence. They conformed to this requirement. The fence is necessary to provide privacy for the occupants of 40 & 42 Marion from cars and pedestrians passing by on the street. Shortly after the new fence went in, Chris and Victoria Reynolds began to get compliments from the neighbors about how handsome it is; one as recently as last week from a neighbor who lives further up Marion and frequently walks by.

8. Slope Stability:

At the study session, a question was raised about the steepness of the subject property in terms of percentage, and if it was stable, apparently out of concern of the site's proximity to the disastrous slide that occurred in the area in February 2019. When asked what the slope's percentage is, I did not have an answer. So, following the study session, we asked the Project's Civil Engineer, Vlad Iojica or VIA Atelier, Inc., to calculate the percentage of the existing slope. Mr. Iojica prepare a new Sheet, EX-1 dated 4/22/20, which is attached as Exhibit 8A. He calculated the average slope of the Reynolds parcel at 56.01%, meaning grade slopes vertically downward 56 ft. in a horizontal run of 100 ft., representing a little over a 2 to 1 slope. Generally, 2 to 1 slopes are an angle of a soil's natural repose where retention is usually unnecessary. There certainly many sites in Sausalito with significantly steeper slopes. Note that on his drawing, Mr. Iojica's shows the contours being closer together at the southern end of the parcel, indicating that the steepest portion of the lot is in an area devoid of structures.

We do not expect the Planning Commission, or City Officials, to make decisions based on generalizations. As required by Sausalito's Zoning Ordinance, Section 10.54.060 Submittal Requirements F., we submitted along with our Design Review Permit application on October 31, 2019, a 7-page Geotechnical Reconnaissance report dated September 26, 2017 prepared by respected Geotechnical Engineer, David Olnes, CEGE of Dave Olnes P.E. Inc. Here are some excerpts from his report:

- The house is located on a broad spur ridge, which indicates inherent stability.
- The site is located well away from any known fault traces, thus there is little risk of ground rupture during a seismic event. Given the shallow bedrock and steep slopes, liquefaction is not a concern at this site.
- Three probes were dug revealing about 2 to 4 feet of soil over Chert bedrock.
- The existing main structure has performed reasonably adequately to date, despite being founded on conventional spread footings. This is because the house is situated on a resistant promontory, and its uphill foundations appear to be bearing on competent bedrock. No obvious indications of foundation movement or distress were observed.

Following the study session, we returned to Dave Olnes and asked him to address your specific questions about the slope's steepness and stability at the subject property. Please find attached as Exhibit 8B, a copy of his email dated 4/23/2020 wherein, Dave responds to 7 questions. His reply supports and augments his earlier geotechnical report and should assuage your concerns about the slope's integrity.

9. Sustainable Design:

When asked at the study session to what extent will we incorporate sustainable construction techniques in the renovation of the Reynolds duplex, I mentioned that we would conform to local "Build-it Green" standards. After the study session, the Project's Architect on my Staff, Michael Stankus, explained that new State standards called "CAL Green" have replaced the local "Build-it Green" standard. In the interest of conserving energy, the State California now requires the following construction components, which must be incorporated in the construction documents we file for a Building Permit:

A. Site Development

- 1) Storm water retention on site
- 2) Direct rainwater away from structures

B. Energy Efficiency

- 1) Replace single-glazed aluminum windows with dual-glazed fiberglass windows
- 2) Replace exterior single-glazed wood doors with dual-glazed fiberglass doors
- 3) Add insulation to uninsulated walls, roof, and floors
- 4) Use high-efficiency and energy rated appliances
- 5) Comply with California Energy Standards (Title 24)

C. Water Conservation

- 1) Use low-flow plumbing fixtures and water closets
- 2) Plan drought-resistant landscaping and minimize irrigation

D. Indoor Air Quality

- 1) Install low-VOC finishes and low-VOC construction materials
- 2) Provide bathroom and whole-house exhaust ventilation

In addition to these State mandated sustainable components, Chris and Victoria plan on adding the purchase and installation of sustainably sourced materials, such as lumber certified by the International Forest Stewardship Council (FSC), and similar products that are certified as being sustainably produced.

They also intend to consult with a representative of a local solar panel dealer/installer to investigate if their roof is a good candidate for an effective photovoltaic panel array to produce electricity. There may be too many trees shadowing their roof for such a system to be practical and cost effective, but they will find out.

10. Neighborhood Outreach:

When we contacted the neighbors in May of 2018 after putting up the test story poles, the two neighbors who own the homes directly below the Reynolds duplex, Dr. Robert Teasdale, who owns the residence with Lynda Niemeier at 101 Edwards Avenue, and Fred Krauss at 109 Edwards Avenue, both told us on the phone that they did not object to what we proposed. Both declined to meet with us, saying the Project would not impact them.

Topic #4 above, describes our positive interaction when in May 2018, we met with the two adjacent neighbors to the north, David Demarest, who lives at 50 Marion Avenue and Erin Bryne, who lives at 48 Marion Avenue.

After the official story poles when up for your May 6, 2020 public hearing, we heard again from these two neighbors. On the morning of your April 15 study session, Lilly Whalen received an email from David and Dianne Demarest, wherein they wrote, "We fully support what they are intending to do. None of their plans will impact us-our view-scape, light, air, etc." Following the study session, Erin Bryne sent Lilly Whalen an email on April 18, 2020, wherein she states she has, "no objection to any of the construction." I have attached copies of these two communications as Exhibits 10 A & B.

Other than the one complaint from the individual who lives in Florida with concerns I have addressed above, we are not aware of any objections from others to what we propose.

11. Affordable Housing:

Since your study session, Chris and Victoria Reynolds have decided to deed restrict the proposed ADU, to guarantee for a prescribed period that should they rent the unit, it can only be rented at an affordable rate. Because it seems that this ADU will be Sausalito's first deed restricted Accessory Dwelling Unit, the term and income level established in the deed are still being worked out with City Staff as I write this letter. Whatever the details are, this decision by the Reynolds offers a community benefit, and is another reason to support approval of the proposed ADU.

Conclusion:

After reading the five preceding pages, I trust that you conclude that following your April 15, 2020 study session, we have done all we can to respond in a significant and meaningful manner to all the questions and concerns you raised about the proposed Project during the session.

We started working on this Project on April 7, 2017, to assist Chris and Victoria in their goal to improve their home so they can retire and live there for as long as they are able. That was three years ago! It should not take this long and be this difficult. We have "gone the extra mile" here because they cannot wait any longer. We must get under construction this summer. For this reason, we ask for a vote on May 6. We ask for your approval, because we propose a good and reasonable design that has the support of Staff and the neighbors. Now we need your support.

Thank you for considering what we propose and my earnest request.

Sincerely,



Michael Rex, Architect

Copy: Chris and Victoria Reynolds
Michael Stankus

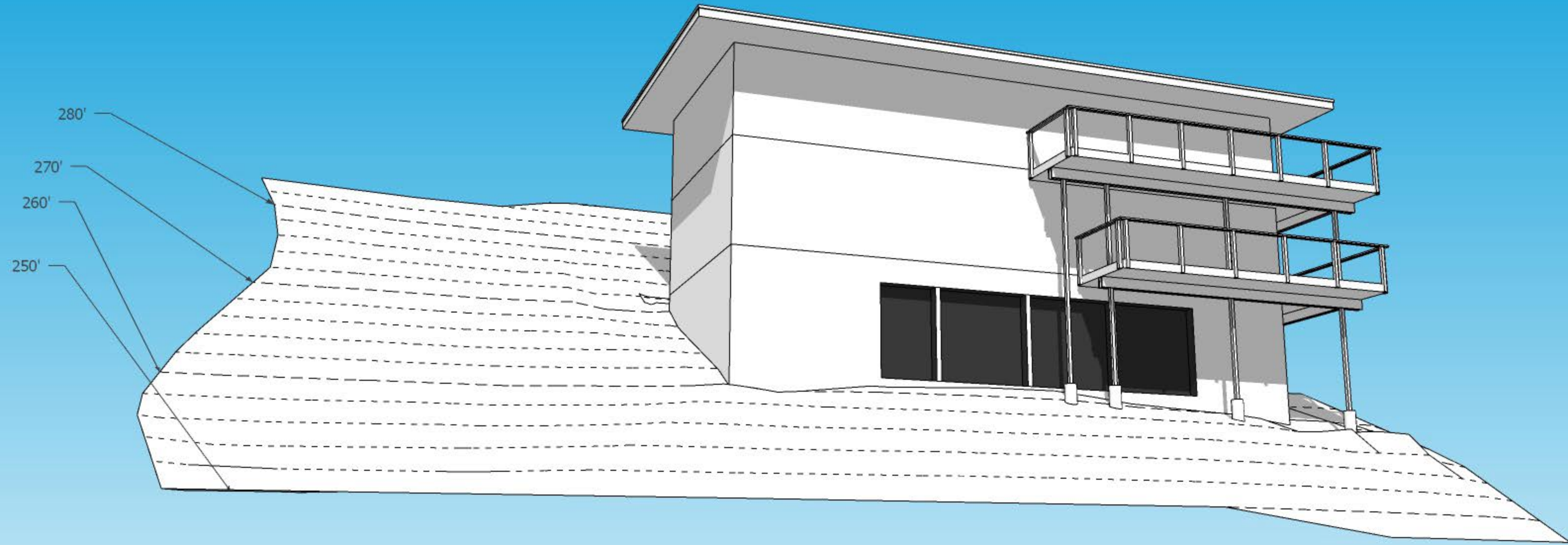


EXHIBIT 2A

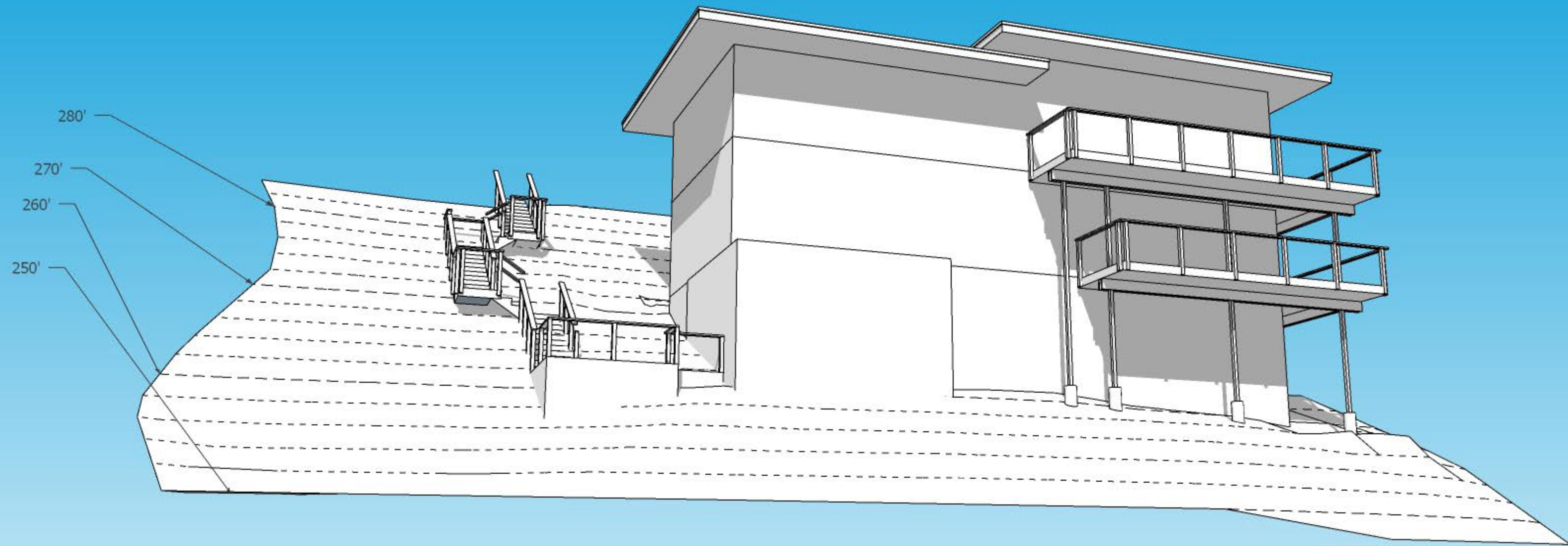


EXHIBIT 2B





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EXHIBIT 2D













40 Marion Ave

ADJACENT PROPERTY OWNER REVIEW

EXHIBIT 4B

40-42 Marion Avenue, Sausalito, CA 94965

Project Site Address

I have reviewed the plans for the residential addition at the above address.

I have no objections

I have the following concerns (attach additional sheets if necessary):

Name: Erin Byrne

Address: 48 Marion Avenue

253-951-4379

Signature



Date

5/10/18

I have reviewed the plans for the residential addition at the above address.

I have no objections

I have the following concerns (attach additional sheets if necessary):

Name: David Demarest

Address: 50 Marion Avenue

Signature

Date

I have reviewed the plans for the residential addition at the above address.

I have no objections

I have the following concerns (attach additional sheets if necessary):

Name: Robert Teasdale & Lynda Niemeier

Address: 101 Edwards Avenue

Signature

Date

I have reviewed the plans for the residential addition at the above address.

I have no objections

I have the following concerns (attach additional sheets if necessary):

Name: Fred H. Krauss & Elizabeth Vreede Krauss

Address: 109 Edwards Avenue

Signature

Date

Michael Rex

From: Michael Rex
Sent: Wednesday, May 2, 2018 10:36 AM
To: Rea Ashley
Subject: Re: Story poles

I didn't take any photos.

Here's a written status report re: my discussion with David:

David doesn't object to what is proposed, but is deferring final judgement until he and I can meet with his neighbor who owns and lives in the condo unit below his.

David asked if we save the pittosporum tree between his entry steps and the proposed ADU deck, plus add additional plants adjacent to and wrapping around the downhill side of the ADU deck. I have already told you this information.

Please ask Rebecca to try and arrange this meeting with Dave and his neighbor.

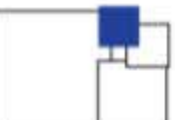
Thanks,
Michael

Sent from my iPhone









MICHAEL REX ARCHITECTS

1750 BRIDGEWAY, SUITE 10211
SAUSALITO, CA 94965
MICHAEL REX ARCHITECTS C/O COM
TEL (415) 333-1400
FAX (415) 333-5463

REYNOLDS DUPLEX & ADU
40, 40A, & 42 MARION AVENUE
SAUSALITO, CALIFORNIA
APN 065-292-19

DATE AND DESCRIPTION:
PLANNING REVIEW
OCT 17, 2019
REV. PLANNING REVIEW
FEB 3, 2020
REV. PLANNING REVIEW
APR 24, 2020

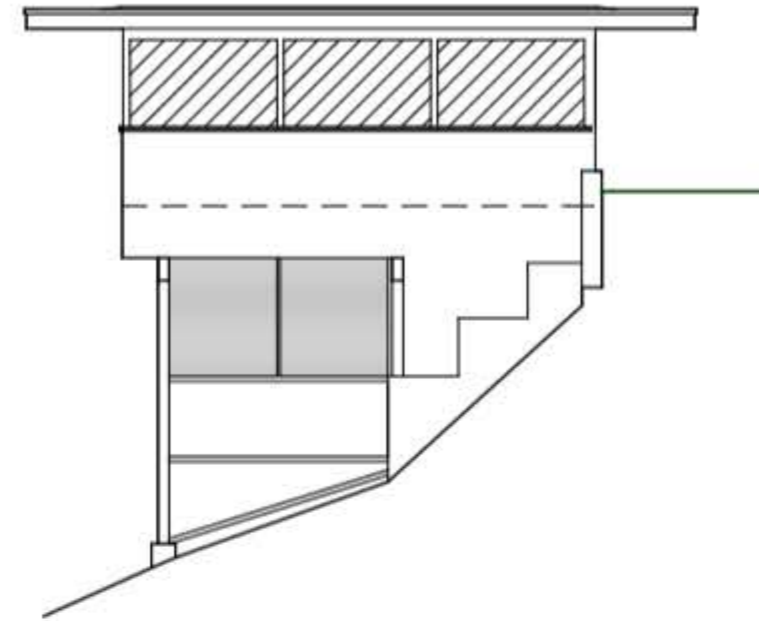
THIS DRAWING CONSTITUTES THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT © 2020 MICHAEL REX ARCHITECTS

DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/4" = 1'-0"

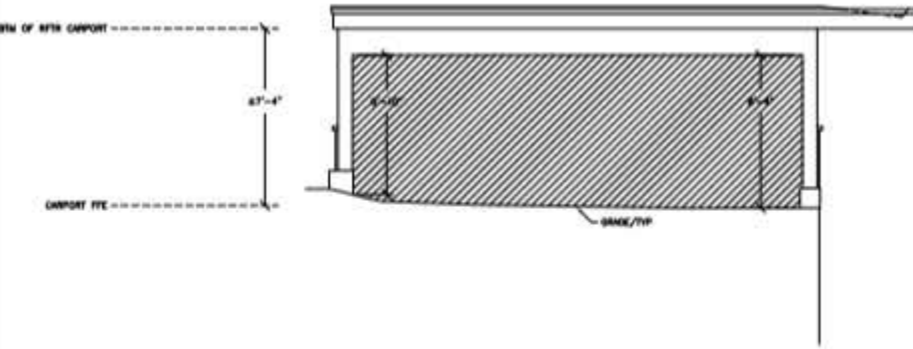
GARAGE & ADU ELEVATIONS

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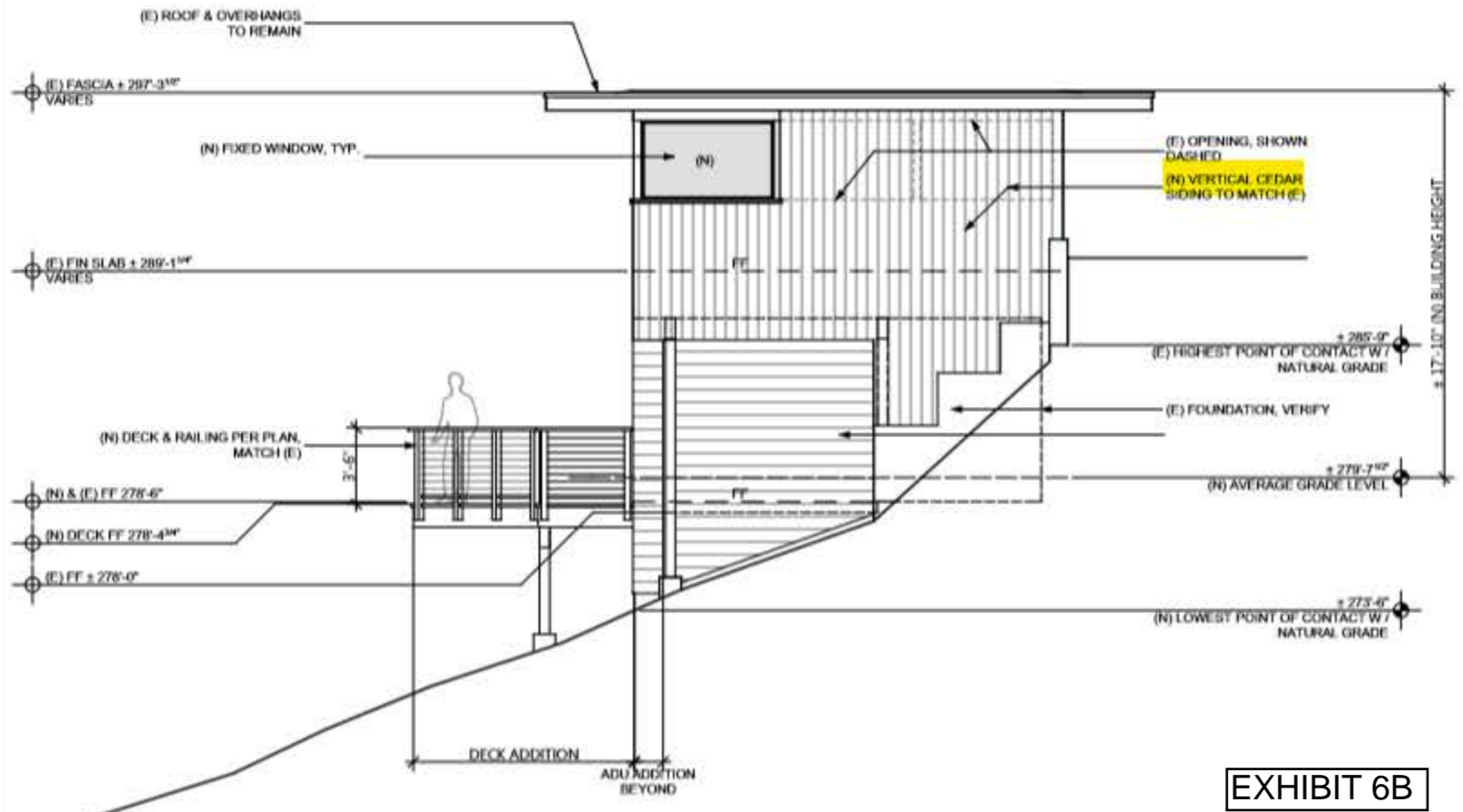
A3.5



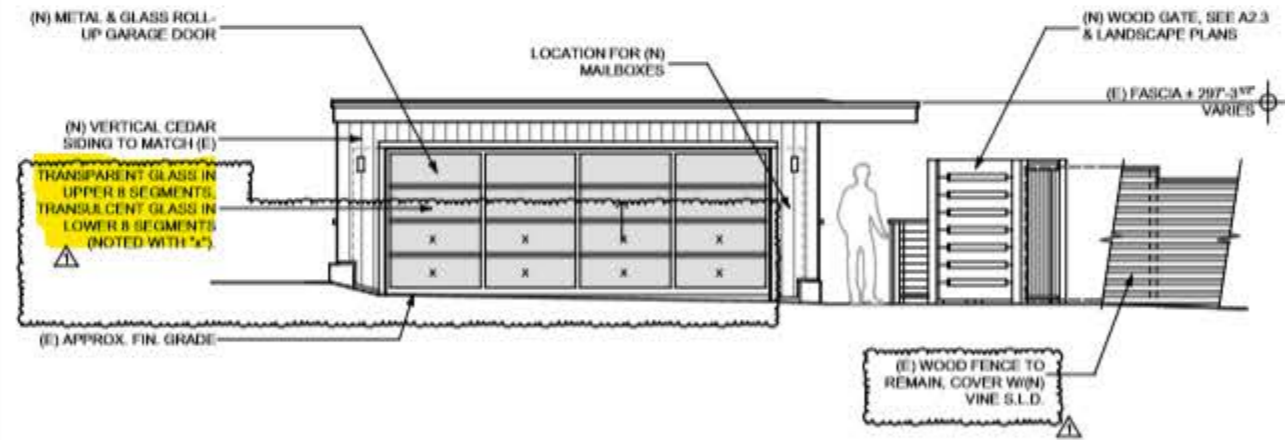
EXISTING NORTH ELEVATION 2



EXISTING WEST ELEVATION 4



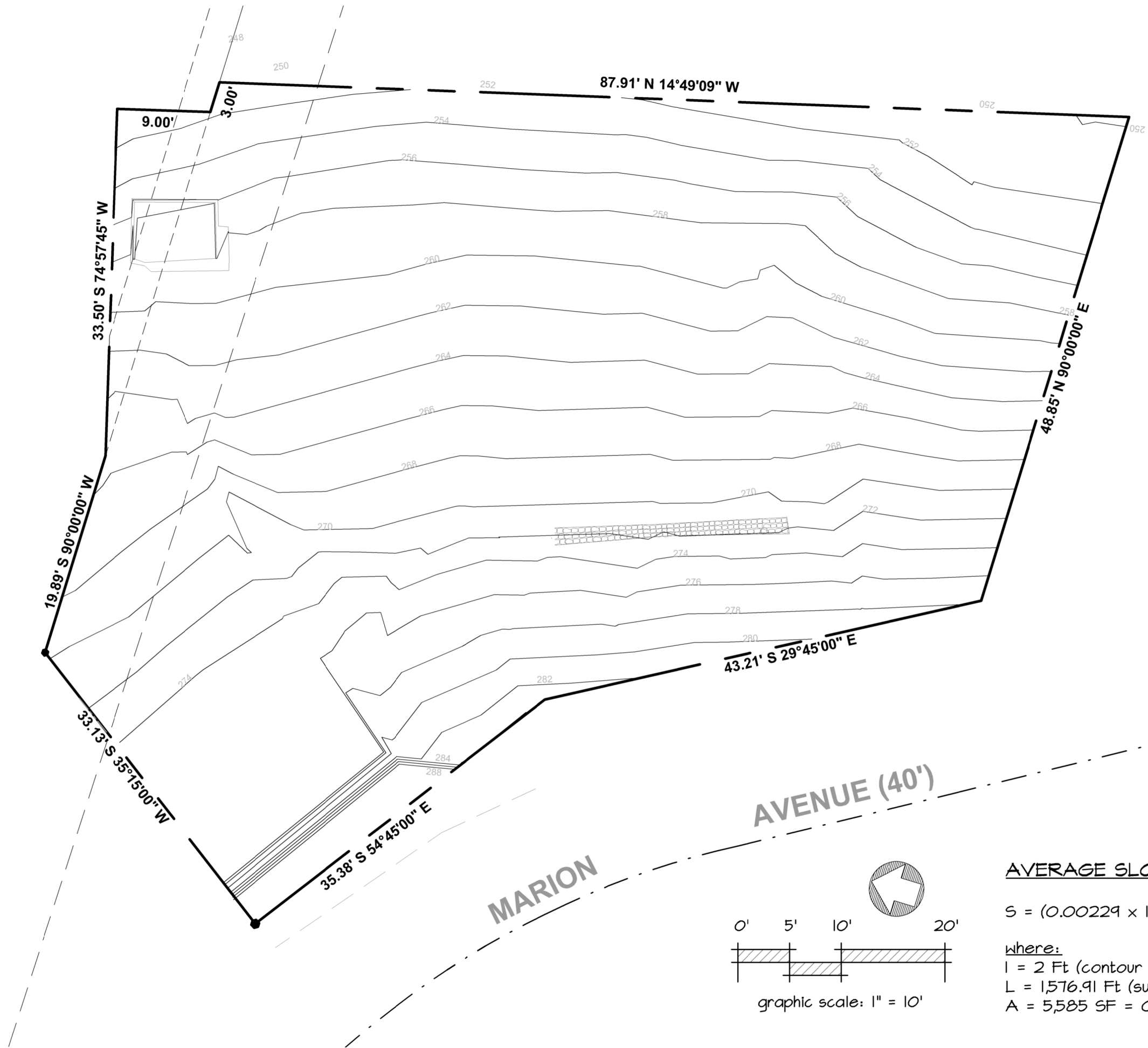
PROPOSED NORTH ELEVATION 1



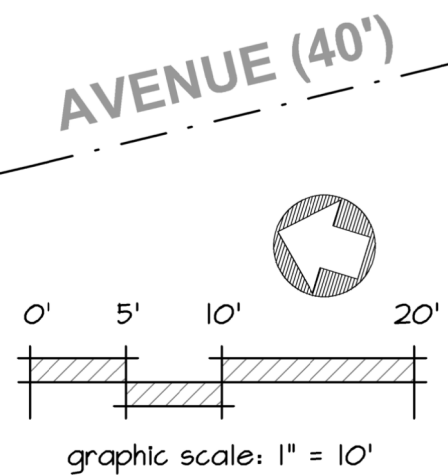
PROPOSED WEST ELEVATION 3

EXHIBIT 6B

SEE 3A3.1 FOR EXTERIOR MATERIALS & FINISHES NOT NOTED



Contour	
Elevation	Length [Ft.]
250	5.42
252	77.63
254	96.96
256	97.6
258	111.93
260	95.29
262	93.43
264	94.16
266	94.21
268	99.28
270	108.85
272	95.69
274	92.35
276	100.36
278	89.19
280	66.74
282	46.96
284	34.2
286	41.6
288	26.06
Total:	1567.91



AVERAGE SLOPE CALCULATION:

$$S = (0.00229 \times l \times L) / A = 56.01\%$$

where:

l = 2 Ft (contour interval)

L = 1,576.91 Ft (sum of all contours length)

A = 5,585 SF = 0.1282 Ac. (Lot Area)

EXHIBIT 8A

ISSUE DATE: 4/22/20	REFERENCE:
DRAWN BY:	SHEET NO.: EX-1
REVIEWED BY: V.I.	PROJECT NO.: 1711B
PROJECT: REYNOLDS RESIDENCE RE-MODEL AND ADU	
40-42 MARION AVENUE, SAUSALITO, MARIN COUNTY, CA (APN:065-292-19)	
SHEET NAME: AVERAGE SLOPE CALCULATION	
1 Brookside Court San Anselmo CA 94960 T: 415-714-6716 E: office@via-eng.com www.via-eng.com © 2017	

From: daveolnes@sbcglobal.net <daveolnes@sbcglobal.net>

Sent: Thursday, April 23, 2020 8:44 AM

To: Michael Stankus <mstankus@michaelrexarchitects.com>

Cc: Michael Rex <rex@michaelrexarchitects.com>

Subject: Re: Geotechnical aspects of the property and the proposed improvements at 40/42 Marion

As Geotechnical Engineer of Record, I have produced the following informal response to concerns about site stability raised during the Study Session on April 15, 2020. My responses are in black, following the architect's questions in blue:

1. What is meant by the site having a "moderate potential for instability"? Is this something the city should be concerned about, and do the proposed improvements, especially those recommended in your report, decrease this potential for instability?

I believe this question relates to the "stability study" from the referenced Geology maps. In the 1970's a team of Geologists surveyed most of the hillsides in western Marin County (including the Town of Sausalito) and assigned "Stability Numbers" ranging from 1 to 4. Areas which showed evidence of historic landsliding were mapped as #4, meaning a highest risk of future landsliding. Areas mapped as #1 are flat areas which have no risk for sliding. The site at 40 Marion is mapped as Stability #3, which indicates a *moderate* risk of instability. This essentially means that the slopes are fairly steep, so sliding could potentially occur, but there is not an acute risk. In general, all of the hillside areas in Sausalito are either mapped as #4 (high risk) or #3 (moderate risk). Thus it could be said that since 40 Marion is mapped as #3, that is as good as it gets for hillside stability in the Sausalito hills.

2. How stable is this site compared to the one on Sausalito Blvd. that experienced a major slide in February 2019?

I am very familiar with the slide area on Sausalito Boulevard, which has various compounding issues. 100 years ago that area was the site of a Manganese mine. Deep tunnels were excavated into the hill, and these tunnels collect groundwater, contributing perennial seepage flow through the area. In addition, tailings from the mines appear to have been strewn over the steep slope, creating a mantle of unstable surface soil. There are also apparently issues with the storm drains along the Highway 101 corridor above. On at least two occasions, heavy rains have overwhelmed existing drainage systems along the highway corridor, causing torrents to flow down the slope, and washing away the surface mantle, along with structures within the flow paths. Although there is some potential for sliding on *any* steep slope in Marin County, the conditions that exist along the affected portion of Sausalito Boulevard are much more extreme than those at 40 Marion.

3. The reconnaissance refers to the site as having a "steep slope". What is meant by that?

I would consider any slope steeper than 2:1 to be "steep". The slopes at the subject property are in this range, as are most of the slopes in Sausalito.

4. Why is liquefaction not a concern on a steep slope?

Liquefaction only occurs in loose, sandy alluvial soils which were deposited within the past 10,000 years or so. These soils only occur on flat land, typically beside creeks or along the edge of the Bay.

5. In general, how close is bedrock to the surface?

Our borings found Chert bedrock within 2 to 4 feet of the surface. This would be considered shallow bedrock, which is generally a sign of good site stability.

6. How will the site drainage improvements we're proposing impact the site's stability?

As with any hillside site, care must be taken to avoid concentrating runoff. Drain lines should discharge over rubble dispersal fields, in locations to be approved by the undersigned Geotechnical Engineers. Given the relatively narrow width of the rear yard, care should be taken to site the dispersal fields in locations which will not inundate the residence below. Other than standard prudence, there are no unusual drainage challenges at this site.

7. Does benching under the house for the new crawl space unit help strengthen the site?

Yes, any time that you can cut a bench into bedrock on a hillside site you are lending stability to the proposed structure, and therefor to the site in general. The spoils from this excavation should be hauled off site.

Let me know if there are any further questions.

-Dave Olnes, CEQE



From: Erin Byrne <ebyrnewriter2@gmail.com>
Date: April 18, 2020 at 8:07:44 AM PDT
To: LWhalen@sausalito.gov
Subject: Construction Chris and Victoria Reynolds

Dear Ms Whalen,

I have spoken with Chris and Victoria and also their architect about their renovation and have no objection to any of the construction. I live next door at 48 Marion.

Feel free to email if you have further questions.

Erin Byrne

--

[Erin Byrne](#)

From: "David F. Demarest" <demarest@stanford.edu>
Date: April 15, 2020 at 9:16:23 AM PDT
To: "LWhalen@sausalito.gov" <LWhalen@sausalito.gov>
Subject: Marion Avenue property proposal support

Hi Lilly,

David and Dianne Demarest here — we live at 50 Marion Avenue, Sausalito. We are next door neighbors to Chris and Victoria Reynolds who are scheduled to share plans with the Planning Commission today about their renovation. We fully support what they are intending to do. None of their plans will impact us - our view-scape, light, air, etc., and we are the only property that would even be potentially affected as there is no other neighbor above them or adjacent to the other side of their property.

Currently we are not able to attend the session, as we are in Houston with family during the pandemic issue. Nevertheless, please put us down as supporting their plans. If you have any questions, you can call us at 415-608-8517.

All best,

David and Dianne Demarest



STAFF REPORT

SAUSALITO PLANNING COMMISSION

MEETING DATE: May 20, 2020

AGENDA TITLE: Sausalito-Marín City Sanitary District Coloma Pump Station Improvements Project (Emergency Backup Generator Location)
DR-EA-CUP-TRP 2019-00084

STAFF: Brad Evanson, Contract Senior Planner

SUMMARY

The Sausalito-Marín City Sanitary District (SMCSD) Coloma Pump Station Improvements Project would demolish the existing Scotties pump station and Whiskey Springs pump station and replace both with the new Coloma pump station located in the City of Sausalito public right-of-way at the southwest corner of the intersection of Bridgeway and Coloma Street (adjacent to Whiskey Springs condominiums). The goal of the project is to increase the reliability of the wastewater conveyance system and provide sufficient capacity to convey peak wet weather flows. New landscaping is proposed to enhance utility screening and provide an attractive environment for the enjoyment of the public. An Initial Study/Mitigated Negative Declaration (IS-MND) was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The proposed project has been found not to have a significant effect on the environment. A Design Review Permit, Encroachment Agreement, Conditional Use Permit, and Tree Removal Permit were requested.

On February 19, 2020, the Planning Commission conducted a public hearing on the project. After receiving the staff presentation, the applicant's presentation, and public commentary, the Planning Commission voted to certify the IS-MND and approve the project as presented, except for the location of the backup generator. As part of the motion to approve, the Planning Commission directed the applicant to work closely with the Whiskey Springs HOA to engage the residents and reach a consensus on a final location for the backup generator that would balance impacts to the residents and visual impacts to the Bridgeway streetscape with the functionality needed by the SMCSD. On May 7, 2020, the SMCSD conducted a Zoom webconference with the Whiskey Springs HOA and residents to discuss the three final location options that had been developed for the pump station's backup generator. The staff report from February 19 is attached to this report as Attachment 2.

PROPOSAL FOR LOCATION

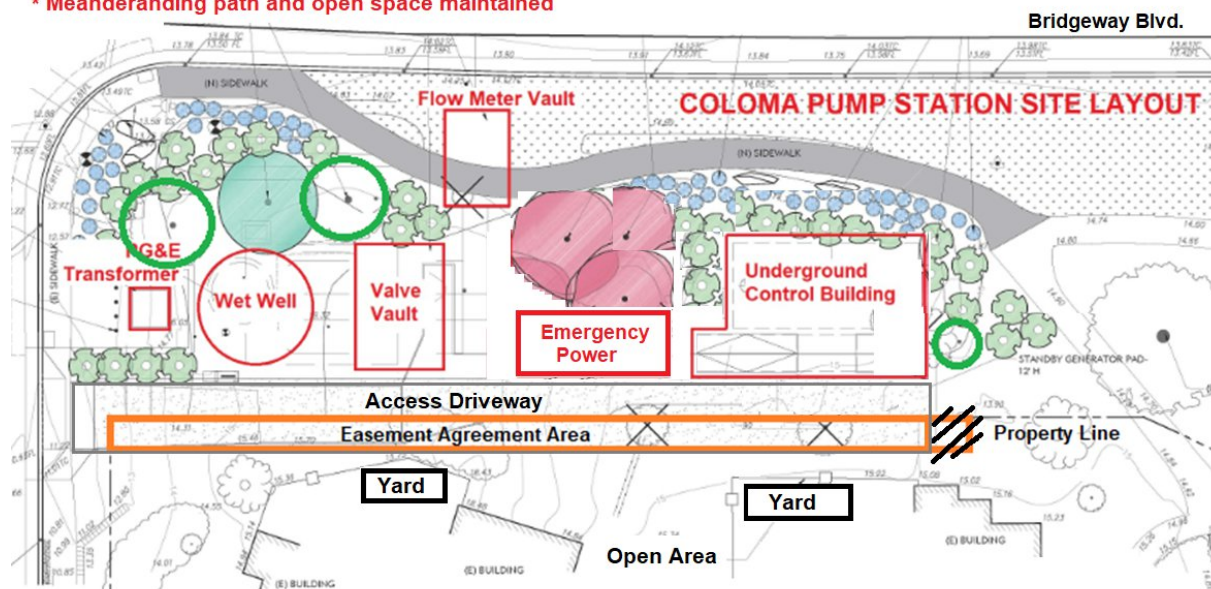
As noted previously, at the February 19, 2020 Planning Commission meeting, the Planning Commission voted to approve the proposed pump station improvements, with the exception of the final location of the emergency backup generator, and any subsequent location adjustments the underground control building would experience as a result of the final location of the generator. The Commission directed the applicant to engage with the Whiskey Springs HOA and residents to reach some consensus on a final location for the generator that would satisfy the Sanitary District's operational needs while minimizing impacts to the Whiskey Springs community and the Bridgeway streetscape, and then return to the Planning Commission within 60 days from the February 19, 2020 Planning Commission meeting. Unfortunately, the statewide Shelter in Place order was issued in response to the COVID-19 pandemic approximately half-way into this 60 day period, which resulted in delays in the Sanitary District being able to appropriately engage with the HOA and residents.

With the revised Orders that have subsequently been issued, as well as the increased utilization of platforms such as Zoom, the Sanitary District was able to resume dialogue with the HOA and residents regarding proposed locations for the generator. This culminated in a Zoom presentation by SMCSD to the HOA and Whiskey Springs residents regarding the top three proposed locations arising out of those discussions on May 7, 2020. The three locations are as follows:

LOCATION 1 – FEBRUARY 19, 2020 PLANNING COMMISSION PRESENTATION

- * Generator placed between yards
- * 3 Atlas Cedars Saved
- * Underground Control Building
- * Extensive Landscaping
- * Meandering path and open space maintained

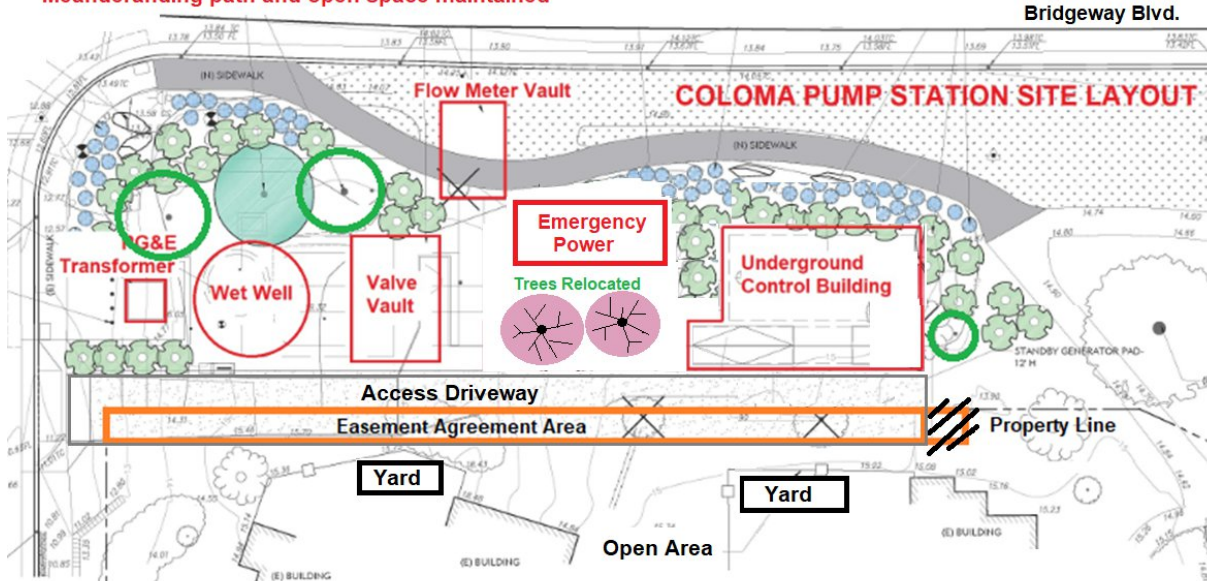
OPTION 1: Latest presented to Planning Commission based on Whiskey Springs HOA comments.



LOCATION 2 – GENERATOR CLOSER TO BRIDGEWAY

- * Generator placed between yards
- * 3 Atlas Cedars Saved
- * Underground Control Building
- * Extensive Landscaping
- * Meandering path and open space maintained

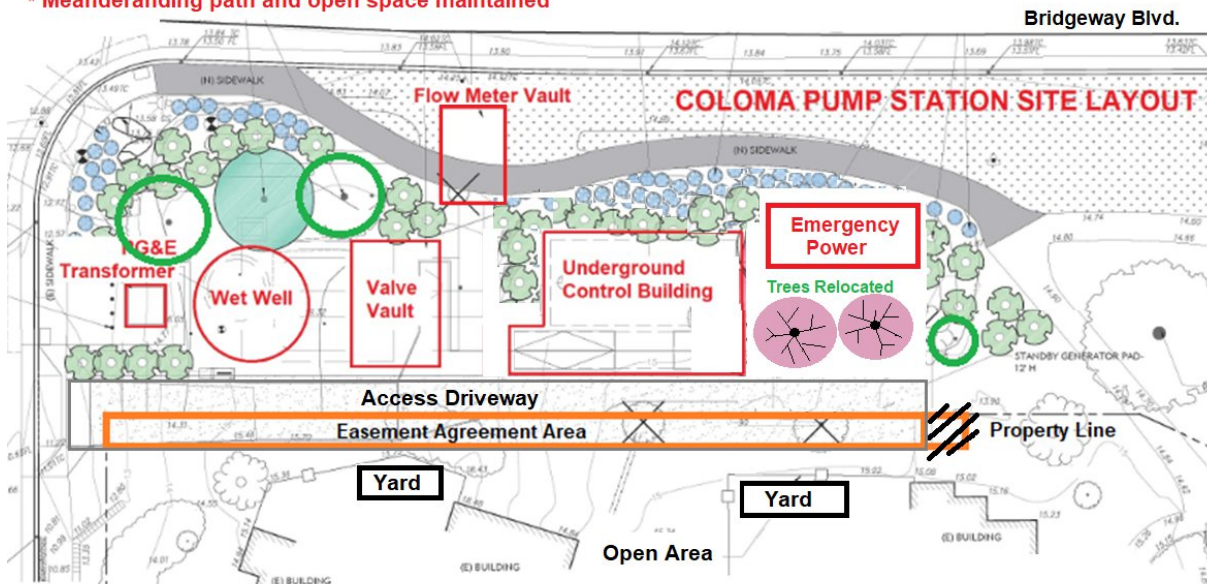
OPTION 2: Generator adjusted toward Bridgeway and trees relocated toward Whiskey Springs.



LOCATION 3 – GENERATOR CLOSER TO BRIDGEWAY AND CLOSER TO PARKING LOT

- * 3 Atlas Cedars Saved
- * Underground Control Building
- * Extensive Landscaping
- * Meandering path and open space maintained

OPTION 3: Generator adjusted toward Bridgeway and South. Trees relocated toward Whiskey Sp.



This was followed by a voting period for all owners and residents to select their preferred choice of location. Voting commenced immediately following the Zoom meeting, was scheduled to close at 9 am on May 8, 2020, and was ultimately extended until 12:00 pm on May 8 to capture several final votes. Per Kevin Rahman with SMCSO, the final vote tally was as follows:

Option 1: 2 Votes
Option 2: 7 Votes
Option 3: 18 Votes

Kevin also noted that 30 people participated in the Zoom discussion.

CORRESPONDENCE

As of the compilation of this Staff Report, several emails have been received regarding this. Some have been supportive of the outcome, expressing satisfaction with the applicant's efforts to work with the HOA and residents. Others have noted concerns, particularly regarding landscaping. These have been attached to the staff report as Attachments 5-7.

STAFF RECOMMENDATION

Staff recommends approval of proposed location Option 3, by adopting the Draft Resolution (Attachment 1), subject to the Findings and Conditions of Approval contained in Resolution 2020-01, provided as Attachment 2.

OPTIONS FOR ACTION

- **Approve the Project** per the draft Resolution of Approval (Attachment 1). The Commission may provide direction to Staff for document modification, as appropriate.
- **Deny the Project** and direct Staff to return with a Resolution of Denial, providing specific language for denial findings, as appropriate.
- **Continue the public hearing** for additional information and/or project revisions.

ATTACHMENTS

1. Planning Commission Resolution (Draft Resolution of Approval)
2. Planning Commission Report – February 19, 2020
3. Planning Commission Resolution 2020-01
4. Project Plans (Option 3)
5. Email from Meg Fawcett
6. Email from Michael Perlmutter
7. Email from Susan Ow

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-XX**

APPROVAL OF THE FINAL LOCATION FOR THE EMERGENCY BACKUP GENERATOR AND UNDERGROUND CONTROL BUILDING FOR THE SAUSALITO-MARIN CITY SANITARY DISTRICT COLOMA PUMP STATION IMPROVEMENTS PROJECT

WHEREAS, an application was submitted by the Sausalito-Marin City Sanitary District requesting City approval for the Coloma Pump Station Improvements Project located at the intersection of Bridgeway and Coloma Street; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on February 19, 2020 to review the Mitigated Negative Declaration prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the applicable planning entitlements, and at which time all interested persons were given an opportunity to be heard; and has reviewed and considered the information and project plans contained in the staff report dated February 19, 2020 for the proposed project; and

WHEREAS, the Planning Commission adopted Resolution 2020-01 approving the CEQA documentation and entitlements for the project, except the final location of the emergency backup generator and underground control building; and

WHEREAS, the applicant was directed to engage with the Whiskey Springs HOA and residents to select a final preferred location for the emergency backup generator and underground control building, and to present the final proposed location to the Planning Commission.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

ACTION 1 – LOCATION APPROVAL

The proposed final location of the emergency backup generator and underground control building, Option 3, is hereby approved. This approval is based upon the Findings included in Resolution 2020-01, provided as Attachment 1, and subject to both the Conditions of Approval contained in Resolution 2020-01 as well as the Conditions of Approval provided in Attachment 2. The Project Location Plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 19th day of May, 2020, by the following vote:

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

Lilly Whalen, Community Development Director
Secretary to the Planning Commission

ATTACHMENTS

1. Resolution 2020-01
2. Conditions of Approval
3. Project Plans

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-xx**

MAY 20, 2020

**SAUSALITO-MARIN CITY SANITARY DISTRICT
COLOMA PUMP STATION IMPROVEMENTS PROJECT
BACKUP GENERATOR LOCATION**

ATTACHMENT 1: RESOLUTION 2020-01

RESOLUTION 2020-01 HERE

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-xx**

MAY 20, 2020

**SAUSALITO-MARIN CITY SANITARY DISTRICT
COLOMA PUMP STATION IMPROVEMENTS PROJECT
BACKUP GENERATOR LOCATION**

ATTACHMENT 2: CONDITIONS OF APPROVAL

Planning

1. All construction plans shall be revised to reflect the final site plan showing the revised final location of the backup generator and underground control building. Where plans such as the landscaping plans may require additional revisions to reflect the revised site plan, the plans shall conform to the approved plans attached to Resolution 2020-01 to the greatest extent, and shall be subject to approval by the Community Development Director prior to issuance of any building or grading permits for work on the new pump station, *and shall be subject to the Administrative Changes to An Approved Project noticing, review and approval process in the Sausalito Municipal Code Section 10.50.180. Demonstration of consultation with the Whiskey Springs Home Owners Association regarding proposed changes to the approved plans is required prior to submittal of revised construction drawings.*
2. All other Conditions in Planning Commission No. 2020-01 are applicable to this approval and remain in effect.

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-xx**

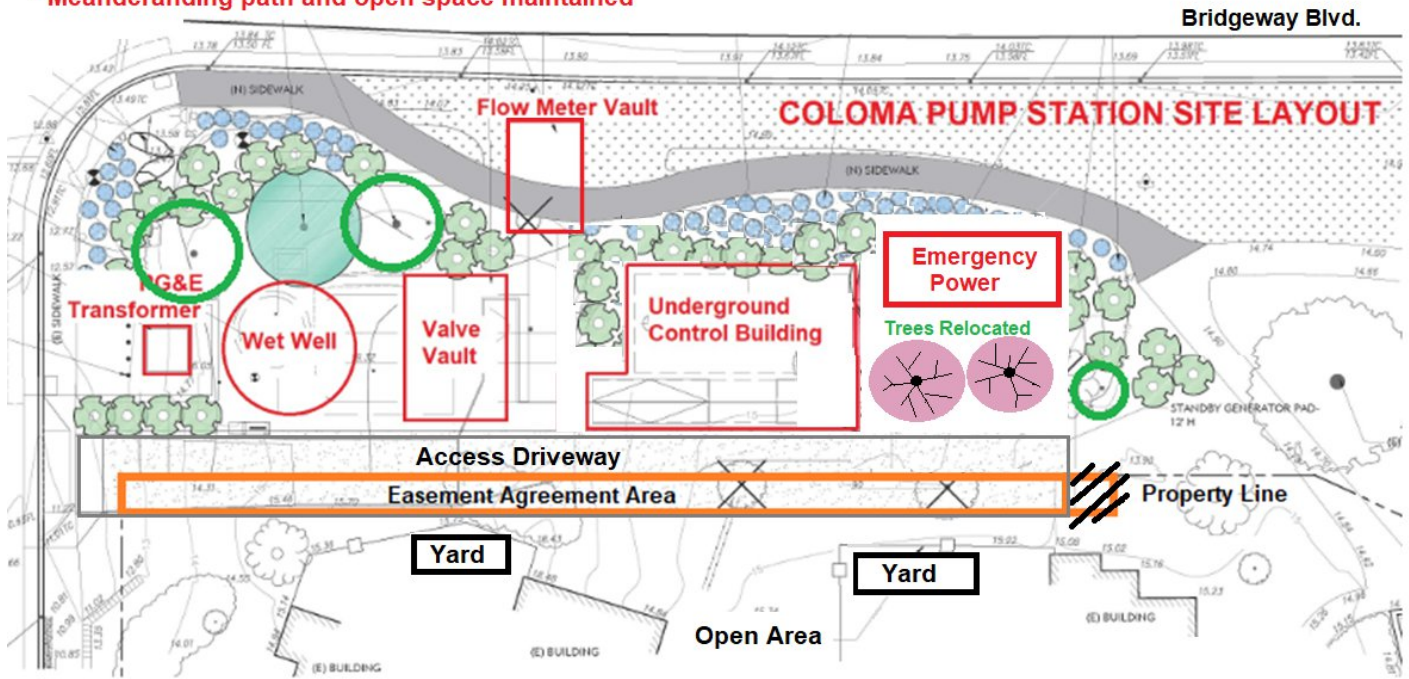
MAY 20, 2020

**SAUSALITO-MARIN CITY SANITARY DISTRICT
COLOMA PUMP STATION IMPROVEMENTS PROJECT
BACKUP GENERATOR LOCATION**

ATTACHMENT 3: PROJECT PLANS

- * 3 Atlas Cedars Saved
- * Underground Control Building
- * Extensive Landscaping
- * Meandering path and open space maintained

OPTION 3: Generator adjusted toward Bridgeway and South. Trees relocated toward Whiskey Sp.



**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-01**

APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE SAUSALITO-MARIN CITY SANITARY DISTRICT COLOMA PUMP STATION IMPROVEMENTS PROJECT AND APPROVAL OF RELATED ENTITLEMENTS INCLUDING A DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, TREE REMOVAL PERMIT, AND RECOMMENDATION FOR CITY COUNCIL APPROVAL OF AN ENCROACHMENT AGREEMENT

WHEREAS, an application was submitted by the Sausalito-Marín City Sanitary District requesting City approval for the Coloma Pump Station Improvements Project located at the intersection of Bridgeway and Coloma Street; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on December 4, 2019 to review the Mitigated Negative Declaration prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the applicable planning entitlements, and at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission continued the public hearing to allow the applicant to address concerns raised in the public hearing; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on February 19, 2020 to review the Mitigated Negative Declaration prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the applicable planning entitlements, and at which time all interested persons were given an opportunity to be heard; and has reviewed and considered the information and project plans contained in the staff report dated February 19, 2020 for the proposed project; and

WHEREAS, the Planning Commission finds 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 February 19, 2020 Planning Commission Staff Report; and

WHEREAS, the project will not have a significant effect on the environment with the incorporation of the Mitigation Measures contained within the Initial Study/Mitigated Negative Declaration dated August 2019, prepared by Tetra Tech, Inc. in accordance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

ACTION 1 – ENVIRONMENTAL REVIEW

The Initial Study/Mitigated Negative Declaration dated August 2019, prepared by Tetra Tech, Inc., for the Sausalito-Marín City Sanitary District Coloma Pump Station Improvements Project is approved and hereby attached. The project will not have a significant effect on the environment and all mitigation measures identified within the document are applied to the project and enforced.

ACTION 2 – ENTITLEMENTS REVIEW

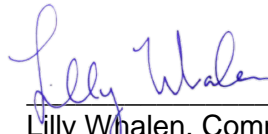
- 1. The final location of the backup generator and underground control building are to be split from the remainder of the project and considered by the Planning Commission at a date uncertain, to allow the applicant and the*

Whiskey Springs Homeowners Association 60 days to arrive at a consensus final location for these improvements.

2. A Design Review Permit required under SMC 10.54.050.B.13 is approved for the project *except the final location of the backup generator and underground control building*. This approval is 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 Conditional Use Permit required under SMC 10.22.030 is approved for the project *except the final location of the backup generator and underground control building*. This approval is 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.
4. A Tree Removal Permit required under SMC 11.12.030 is approved for the project *except the final location of the backup generator and underground control building*. This approval is 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.
5. A recommendation for City Council approval of an Encroachment Agreement required under SMC 10.56.030.B.3 is provided for the project *except the final location of the backup generator and underground control building*. This recommendation from the Planning Commission to the City Council is 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 on the 19th day of February, 2020, by the following vote:

AYES:	Commissioner:	Pierce, Feller, Graef, Chair Nichols,
NOES:	Commissioner:	None
ABSENT:	Commissioner:	Kellman
ABSTAIN:	Commissioner:	None



Lilly Whalen, Community Development Director
Secretary to the Planning Commission

ATTACHMENTS

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

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-01**

FEBRUARY 19, 2020

**SAUSALITO-MARIN CITY SANITARY DISTRICT
COLOMA PUMP STATION IMPROVEMENTS PROJECT**

ATTACHMENT 1: FINDINGS

DESIGN REVIEW PERMIT FINDINGS (SMC 10.54.050.D)	
REQUIRED FINDING	RESPONSE TO REQUIRED FINDING
1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, 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 November 20, 2019 Planning Commission Staff Report.
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 replaces and upgrades an existing public sanitation facility in a manner that will be complementary to the surrounding neighborhood and City right-of-way. To the extent possible, aesthetics have been carefully considered in the design of this capital improvement project while ensuring proper utility functions necessary for the collection, treatment and disposal of waste water from nearly all of the City of Sausalito.
3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.	The project replaces and upgrades an existing public sanitation facility in a manner that is consistent with the scale of other structures in the vicinity.
4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.	The project replaces and upgrades an existing public sanitation facility with no obstruction of protected views.
5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.	The project is not located at 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.	To the extent possible, aesthetics and high-quality landscaping have been carefully incorporated in the design of this capital improvement project while ensuring proper utility functions necessary for the collection, treatment and disposal of waste water from nearly all of the City of Sausalito. The new landscaping will provide utility screening and an attractive environment for the enjoyment of the public.
7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.	The project will not impede on the adequate provision of light and air for the site and surrounding areas.
8. Exterior lighting, mechanical equipment, and chimneys are	The project replaces and upgrades an existing public sanitation facility and is designed and

appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.	located in a manner that minimizes 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 project replaces and upgrades an existing public sanitation facility and will not result in impacts to privacy.
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 replaces and upgrades an existing public sanitation facility and will not result in negative circulation impacts beyond existing conditions.
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 project includes the removal of four protected trees but will be mitigated with a comprehensive landscape plan that provides utility screening and an attractive environment for the enjoyment of the public.
12. The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened 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 replaces and upgrades an existing public sanitation facility located in the public right-of-way and will not result in the crowding of structures on surrounding properties.

CONDITIONAL USE PERMIT FINDINGS (SMC 10.60.050)	
REQUIRED FINDING	RESPONSE TO REQUIRED FINDING
A. The proposed use is allowed with issuance of a conditional use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations), or SMC 10.46.040 (Conditional uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.	“Public Utility Facilities, Major” in the Planned Residential (PR) Zoning District is allowed with the issuance of a Conditional Use Permit (SMC 10.22.030 Table 10.22-1). The project is primarily located in the City’s right-of-way.
B. The proposed use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.	The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the November 20, 2019 Planning Commission Staff Report.
C. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.	The project replaces and upgrades an existing public sanitation facility and will not result in reasonably foreseeable negative impacts to public health, safety, or general welfare.
D. The proposed use complies with each of the applicable provisions of the Zoning Ordinance.	The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the November 20, 2019 Planning Commission Staff Report.
E. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.	The project replaces and upgrades an existing public sanitation facility.
F. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this title or the Commission.	The project replaces and upgrades an existing public sanitation facility. A comprehensive landscape plan provides utility screening and an attractive environment for the enjoyment of the public.
G. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate	The project replaces and upgrades an existing public sanitation facility.

width) for the quantity and type of traffic it will generate.	
H. The proposed use will not materially adversely affect nearby properties or their permitted uses.	The project replaces and upgrades an existing public sanitation facility and will not result in reasonably foreseeable adverse impacts to nearby properties or their permitted uses.
I. Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made.	The project replaces and upgrades an existing public sanitation facility. No specific use findings are applicable to the project.

TREE REMOVAL PERMIT FINDINGS (SMC 11.12.03.B)	
REQUIRED FINDING	RESPONSE TO REQUIRED FINDING
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.	The project replaces and upgrades an existing public sanitation facility. In order to carry out the project, the scope of work includes the removal of four protected trees. The loss of the protected trees will be mitigated with a comprehensive landscape plan that provides utility screening and an attractive environment for the enjoyment of the public.
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 Planning Commission waives the requirement in subsection (B)(2)(a) of this section based on information provided by the applicant/owner.	The loss of the protected trees will be mitigated with a comprehensive landscape plan that contains an assortment of trees, perennials, and shrubs. The landscape plan provides utility screening and an attractive environment for the enjoyment of the public.
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:	The project replaces and upgrades an existing public sanitation facility. In order to carry out the project, the scope of work includes the removal of four protected trees. The loss of the protected

<p>a) Removal of a healthy tree of a desired species can be avoided by:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p> <p>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.</p> <p>e) The need for protection of privacy for the property on which the tree is located and/or for adjacent properties.</p>	<p>trees will be mitigated with a comprehensive landscape plan that provides utility screening and an attractive environment for the enjoyment of the public.</p>
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ENCROACHMENT AGREEMENT FINDINGS (SMC 10.56.060)	
REQUIRED FINDING	RESPONSE TO REQUIRED FINDING
<p>A. The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way. A comprehensive landscape plan is part of the scope of work and will provide utility</p>

<p>physical public enjoyment of the streetscape upon which the encroachment is proposed.</p>	<p>screening and an attractive environment for the enjoyment of the public.</p>
<p>B. The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way and will not adversely affect the usability of adjoining parcels nor will create or extend an undesirable land use precedent.</p>
<p>C. The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way. The goal of the project is to increase the reliability of the wastewater conveyance system and provide sufficient capacity to convey peak wet weather flows.</p>
<p>D. The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way and will not adversely affect public circulation or result in reasonably foreseeable public safety hazards.</p>
<p>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.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way.</p>

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-01**

FEBRUARY 19, 2020

**SAUSALITO-MARIN CITY SANITARY DISTRICT
COLOMA PUMP STATION IMPROVEMENTS PROJECT**

ATTACHMENT 2: CONDITIONS OF APPROVAL

Planning

- 1) The project is approved according to the plans attached to the Staff Report dated February 19, 2020, with the exception of the final location of the backup generator and underground control building.
 - a. The applicant shall engage with the Whiskey Springs Homeowners Association, and make every effort to provide access to all residents of the Whiskey Springs Community, to review alternate locations for the proposed backup generator that minimize impact to the residents of Whiskey Springs while meeting the operational needs of the Sausalito Marin City Sanitary District to the greatest extent possible. Discussions shall result in a preferred location selected by a majority of the Whiskey Springs residents and owners who participate in the process.
 - b. The applicant shall return to the Planning Commission within 60 days to present a revised site plan that depicts the proposed final location of the backup generator and underground control building to the Planning Commission for final review and approval.
 - c. The approved plans referenced herein shall include the final site plan depicting the approved location of the backup generator and underground control building.

Grading / Geotechnical Items

- 2) Prior to issuance of a Building Permit the geotechnical investigation shall be submitted for review and approval by the City.
- 3) Prior to the issuance of a Building Permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer and shall be submitted to the City for review and approval. Include a note stating that the applicant's geotechnical engineer shall inspect and certify in writing that the project was built in conformance with the approved and geotechnical report.
- 4) Prior to the issuance of a Building Permit, the project geotechnical engineer shall prepare and submit to the City a Plan Review Letter.
- 5) 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.
- 6) No grading or excavation operations shall occur between October 15 and April 15 without the written approval of the City Engineer.

Drainage Items

- 7) Drainage facilities shall be designed by a registered civil engineer.
- 8) New drainage facilities shall not increase the quantity or alter the path of storm water discharged from the property from the existing condition.

Stormwater Pollution Prevention

- 9) Prior to issuance of a Building Permit the developer's civil engineer or contractor shall submit a detailed erosion control plan for review and approval by the Department of Public Works.
- 10) The contractor shall be required to implement and maintain erosion control measures per the approved erosion control plan for the duration of the project.

- 11) The contractor shall provide adequate dust and debris control measures for the duration of the project.
- 12) 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/~media/files/departments/pw/mcstoppp/development/basmaa-postconstruction-manual.pdf?la=en>]
- 13) 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

- 14) Frontage Improvements plans shall be prepared by a registered Civil Engineer and subject to the review by the City Engineer or designee.
- 15) 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.
- 16) Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards,".

Utility Items

- 17) 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. Each structure shall be served by individual utilities.
- 18) Prior to issuance of a Building Permit an easement shall be recorded for access and utilities serving the pump station in the Whiskey Springs Condominium Common Area.
- 19) Prior to issuance of Certificate of Occupancy an as built video inspection shall be submitted of the existing stormdrain pipe in the proximity of the construction area.

Engineering Items

- 20) 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.
- 21) Prior to issuance of a Building Permit the property corners shall be staked in the field and the staked locations shown on the Site Plan.
- 22) Encroachment Permit issued by the Department of Public Works is only applicable to the City of Sausalito right of way, the applicant is responsible for ensuring that they have obtain permission from property owners prior to the use of their land.

- 23) Prior to issuance of a Building Permit a construction staging plan and construction schedule shall be submitted for review by the City Engineer or designee.
- 24) 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.
- 25) Prior to issuance of the Certificate of Occupancy, the applicant shall complete all necessary public improvements subject to the approval of the City Engineer.

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2020-01**

FEBRUARY 19, 2020

**SAUSALITO-MARIN CITY SANITARY DISTRICT
COLOMA PUMP STATION IMPROVEMENTS PROJECT**

ATTACHMENT 3: PROJECT PLANS



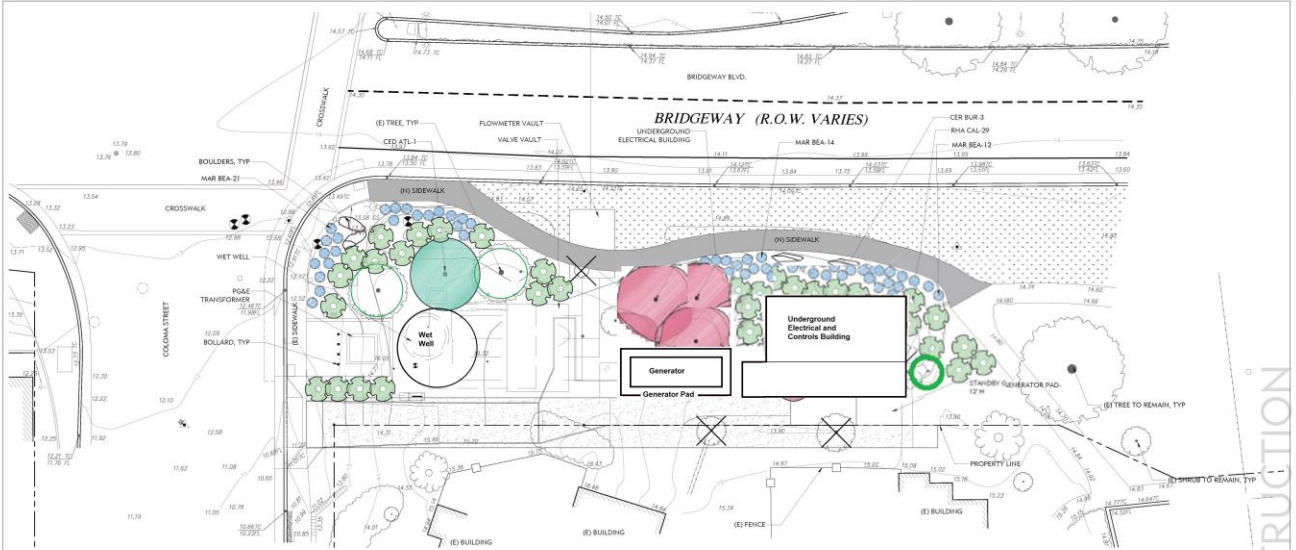
PROJECT: SMCSD WHISKEY SPRINGS BRIDGEWAY AVE SAUSALITO, CALIFORNIA APN#: XXX

PLANTING PLAN

PROJECT NO: 18-001
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 REVIEWED BY: [Name]
 ISSUE DATE: [Date]

DRAWING NO: L3.0

NOT FOR CONSTRUCTION



PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
2. ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E. UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
4. PLANTS SHALL BE SURVICENTRIL ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
5. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCUING OR GRINDING OF ROOTS, OR ANY OTHER ROOT BOUND CONDITION. PLANTS SHALL BE UNCHANGED AND HAVE PROPER BRANCH STRUCTURE.
6. ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE IN TO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROGENIZED BEDDING SANDWICH PER 1000 SQUARE FEET, 10 LB. HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD PRE-PLANT PLUS 7.5-7 FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
7. EXCAVATE PLANTING PITS AS FOLLOWS:
 TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6 INCH GROUND COVER BEDS AS REQUIRED
8. LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL OR APPROVED TOPSOIL TO 1 PART NITROGENIZED FIBR CHAFFINGS OR NITROGENIZED 1/2 INCH MINUS FIBR BARK. USE PRE-PLANT PLUS 7.5-7 FERTILIZER BY CALIFORNIA ORGANIC FERTILIZERS, INC. AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
9. FOR PLANTING, PLACE SUPER N 1200, BY CALIFORNIA ORGANIC FERTILIZERS, INC. AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX. ALLOWING 3 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER.
 APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1.3 1 CUP PER HOLE, 5 GALLON CAN, 1.2 CUPS PER HOLE, 15 GALLON CAN, 3.4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY

10. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. NODUP UP SOIL TO KEEP ROOTS FROM DRYING OUT.
11. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
12. ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
13. AFTER PLANTING, APPLY SUPER N 1200, BY CALIFORNIA ORGANIC FERTILIZERS, INC. AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
14. ALL PLANTING AREAS WITH GROUND COVER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF BARK MULCH TO MATCH EXISTING BARK ON SITE. KEEP 3 INCHES AWAY FROM STEMS OR TRUNKS. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.

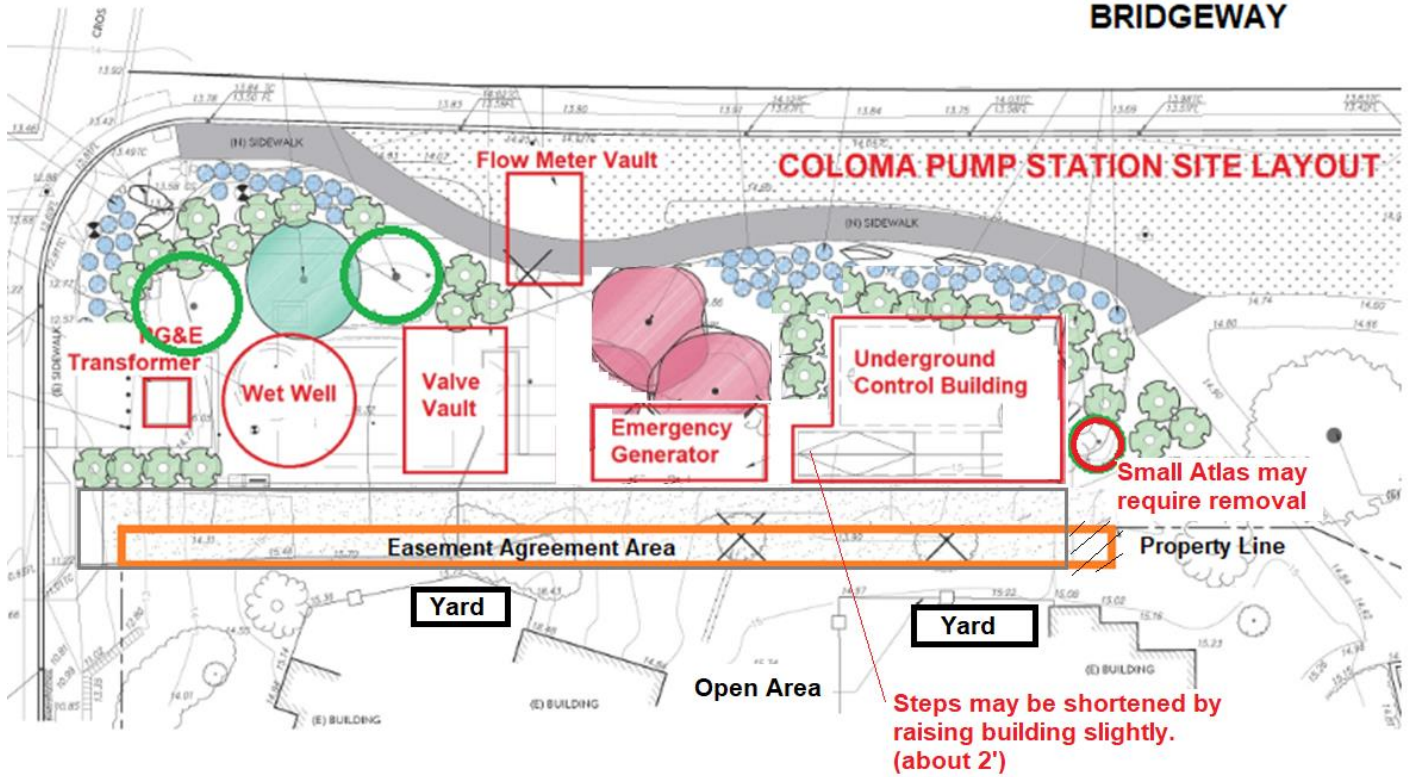
PLANT SCHEDULE

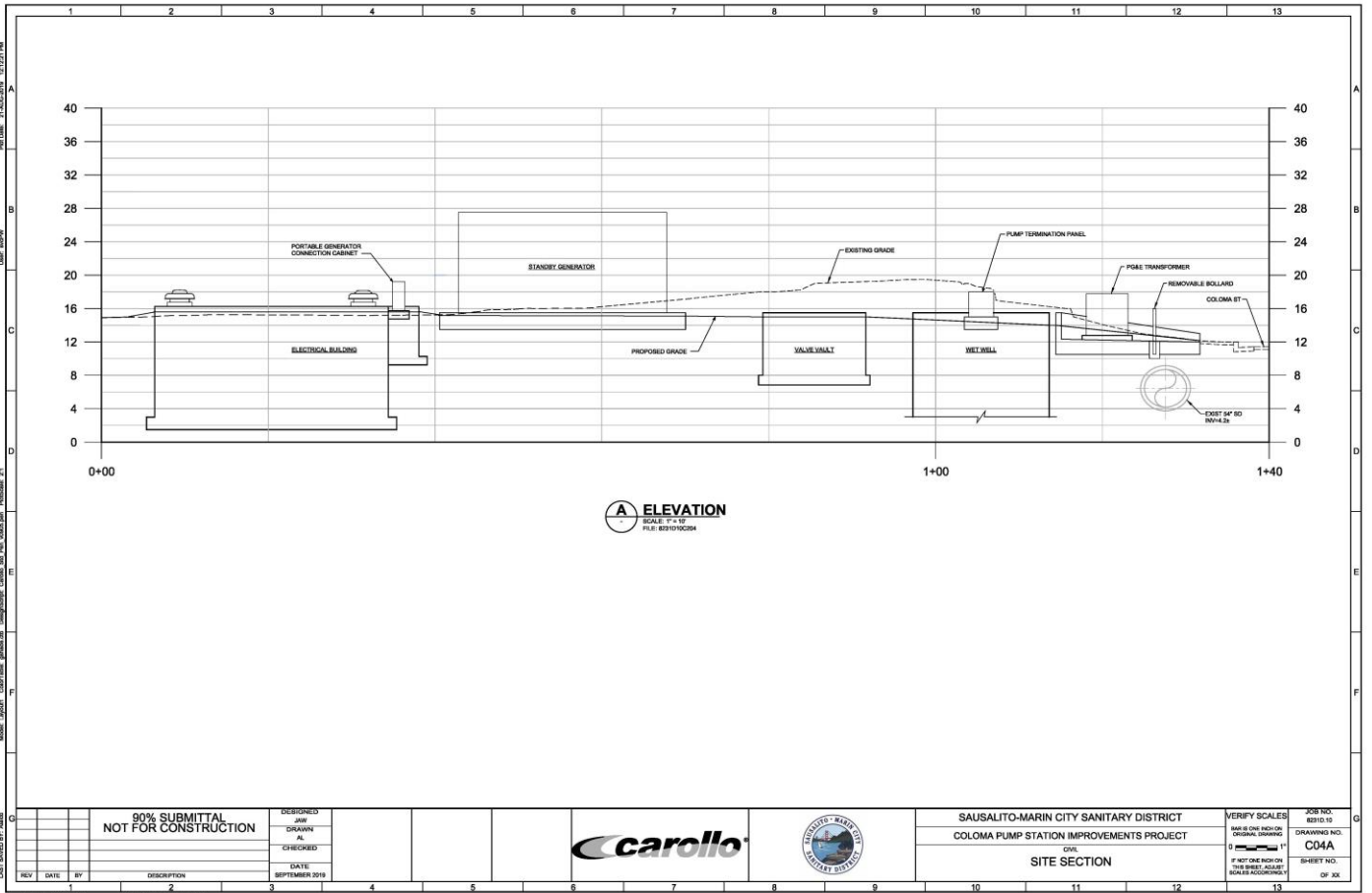
Abbrev	Scientific Name	Common Name	Container	Height and Width	Water Needs	Plant Spacing
TREES						
CED ATL	Cedrus atlantica	Blue Atlas Cedar	60" Box	40'-60" H, 30-40" W	Moderate	20-30'
CER BUR	Cercis canadensis 'Burgundy Hearts'	Eastern Redbud 'Burgundy Hearts'	36" Box	20H, 20W	Moderate	15-20'
PERENNIAL						
MAR BEA	Margarita BOP Beardlongue	Pentstemon heterophyllus 'Margarita BOP'	5 gal	2 1/2, 2' W	Low	24 in
SHRUBS						
RHA CAL	Rhamnus californica	Coffeeferry	15 Gal	6'-8H, 6'-8'W	Low	60 in.



Alternate Station Layout

BRIDGEWAY







STAFF REPORT

SAUSALITO PLANNING COMMISSION

MEETING DATE: February 19, 2020

AGENDA TITLE: Sausalito-Marin City Sanitary District Coloma Pump Station Improvements Project (Continued from December 4, 2019)

STAFF: Brad Evanson, Contract Senior Planner

SUMMARY

The Sausalito-Marin City Sanitary District (SMCSD) Coloma Pump Station Improvements Project would demolish the existing Scotties pump station and Whiskey Springs pump station and replace both with the new Coloma pump station located in the City of Sausalito public right-of-way at the southwest corner of the intersection of Bridgeway and Coloma Street (adjacent to Whiskey Springs condominiums). A Design Review Permit, Encroachment Agreement, Conditional Use Permit, and Tree Removal Permit are requested. The goal of the project is to increase the reliability of the wastewater conveyance system and provide sufficient capacity to convey peak wet weather flows. New landscaping is proposed to enhance utility screening and provide an attractive environment for the enjoyment of the public. An Initial Study/Mitigated Negative Declaration (IS-MND) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The proposed project has been found not to have a significant effect on the environment.

On December 4, 2019, the Planning Commission conducted a public hearing on the project. After receiving the staff presentation, the applicant's presentation, and public commentary, the Planning Commission continued the public hearing and directed the applicant to further work with the Homeowners Association and impacted residents within the Whiskey Springs condominium project to modify the project to reduce impacts to the condominium community. The staff report and attachments from December 4 are attached to this report.

ENVIRONMENTAL REVIEW

Prior to any action on the entitlements requested by the proposed project, the Planning Commission must make an environmental review determination under CEQA. The City of Sausalito is the Lead Agency for this project. The IS-MND is provided as **Attachment 2** and a letter from the State Clearinghouse acknowledging the project's compliance to

review requirements for environmental documents pursuant to CEQA is provided as **Attachment 3**. No comments have been submitted in response to the IS-MND. According to the IS-MND, the proposed project would not have a significant effect on the environment for the following reasons:

- The proposed project would have no effect on aesthetics, agriculture and forest resources, biological resources, land use and land use planning, mineral resources, population and housing, public services, and recreation; and
- The proposed project would have less than significant effects on air quality, geology and soils, greenhouse gas emissions, hydrology and water quality, transportation and circulation, and utilities and service systems; and
- The proposed project would have no significant adverse effects on cultural and paleontological resources, hazards and hazardous materials, noise, and tribal cultural resources because avoidance, minimization, and mitigation measures would be implemented to reduce potential effects to a less than significant level (see IS-MND in **Attachment 2** for specific mitigation measures related to cultural resources, geology, hazards, and noise).



Project Area

Coloma and Whiskey Springs Pump Stations Improvements Project
Sausalito-Marin City Sanitary District
Sausalito, California

Legend

 Project Area



REQUESTED ENTITLEMENTS

The proposed project requests the following entitlements:

ENTITLEMENT	AUTHORITY ¹
Design Review Permit	Local Public Capital Improvement Projects (SMC 10.54.050.B.13)
Conditional Use Permit	“Public Utility Facilities, Major” in the Planned Residential (PR) Zoning District (SMC 10.22.030 Table 10.22-1)
Tree Removal Permit	Removal or Alteration of Protected Trees (SMC 11.12.030) Note: 2 Blue Atlas Cedar trees and 2 Purple Plum trees are requested for removal
Encroachment Agreement	Permanent or Semi-Permanent Encroachments onto Public Lands, Easements and Rights-of-way of the City of Sausalito (SMC 10.56.030.B.3) Note: Planning Commission provides a recommendation on the requested Encroachment Agreement to the City Council for final action

PROJECT DESCRIPTION

PUMP STATION

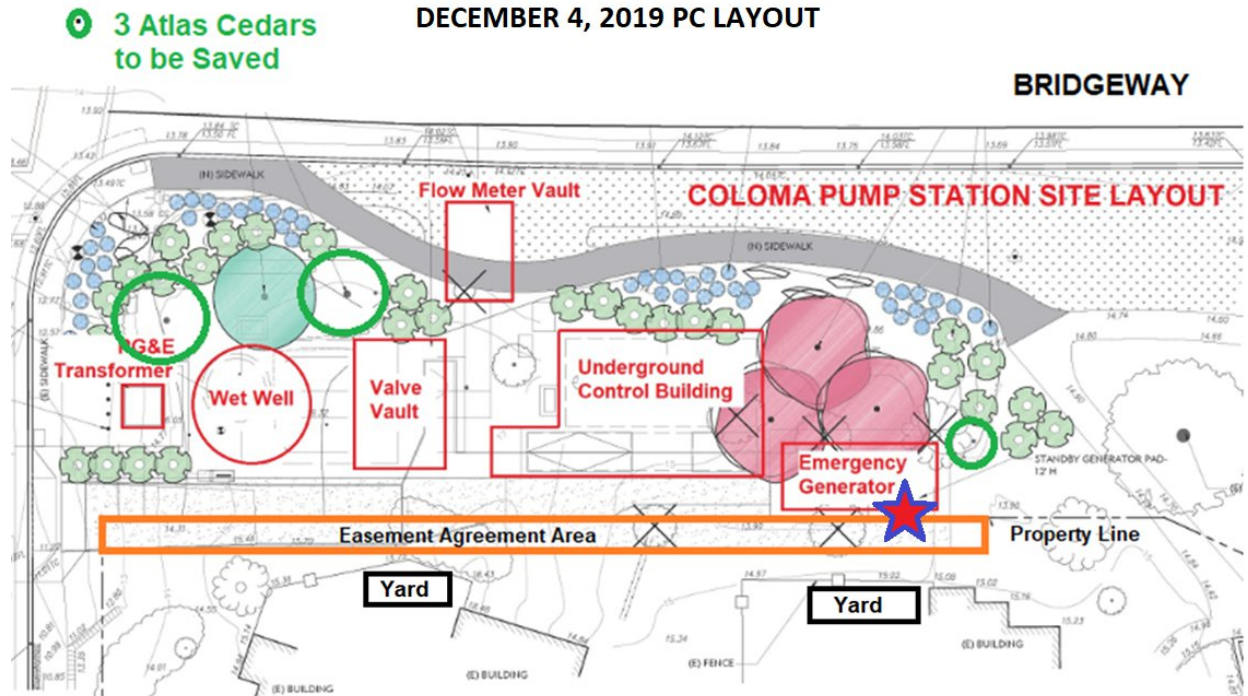
The Coloma Pump Station Improvements Project is located adjacent to the Whiskey Springs Condominiums at the southwest corner of the intersection of Bridgeway and Coloma Street. The Sausalito-Marin City Sanitary District (SMCSD) is responsible for the collection, treatment and disposal of waste water from nearly all of the City of Sausalito. SMCSD met with the Whiskey Springs HOA in September 2019, prior to finalizing their plans for the December Planning Commission meeting. At that time, the project scope generally was described as follows:

The Sausalito-Marin City Sanitary District (SMCSD) Coloma Pump Station Improvements Project would demolish the existing Scotties pump station and Whiskey Springs pump station and replace both with the new Coloma pump station. The goal of this proposed project is to increase the reliability of the wastewater conveyance system and provide sufficient capacity to convey peak wet weather flows. All construction described below would use open trenching methods.

The new Coloma pump station would be constructed on the site of the existing Whiskey Springs pump station and would include an underground circular wet well with four non-clog submersible pumps. The pump station would have a peak capacity of 4.5 million gallons per day. The bulk of the improvements are planned to be below ground, except for the emergency backup generator. That

¹ Sausalito Municipal Code (SMC): <https://www.codepublishing.com/CA/Sausalito>

was planned to include a concrete pad 29 feet by 12 feet for a new 400-kilowatt standby generator, a concrete pad 6 feet by 6 feet for a new 12-kilovolt/480-volt transformer, and a concrete pad 3 feet by 10 feet for electrical panels. The generator itself would be 12 feet tall, and the pad for the generator was originally sited in the landscape area between the Bridgeway right-of-way and the units at 130 and 132 Cypress Place in the Whiskey Springs condominium community.

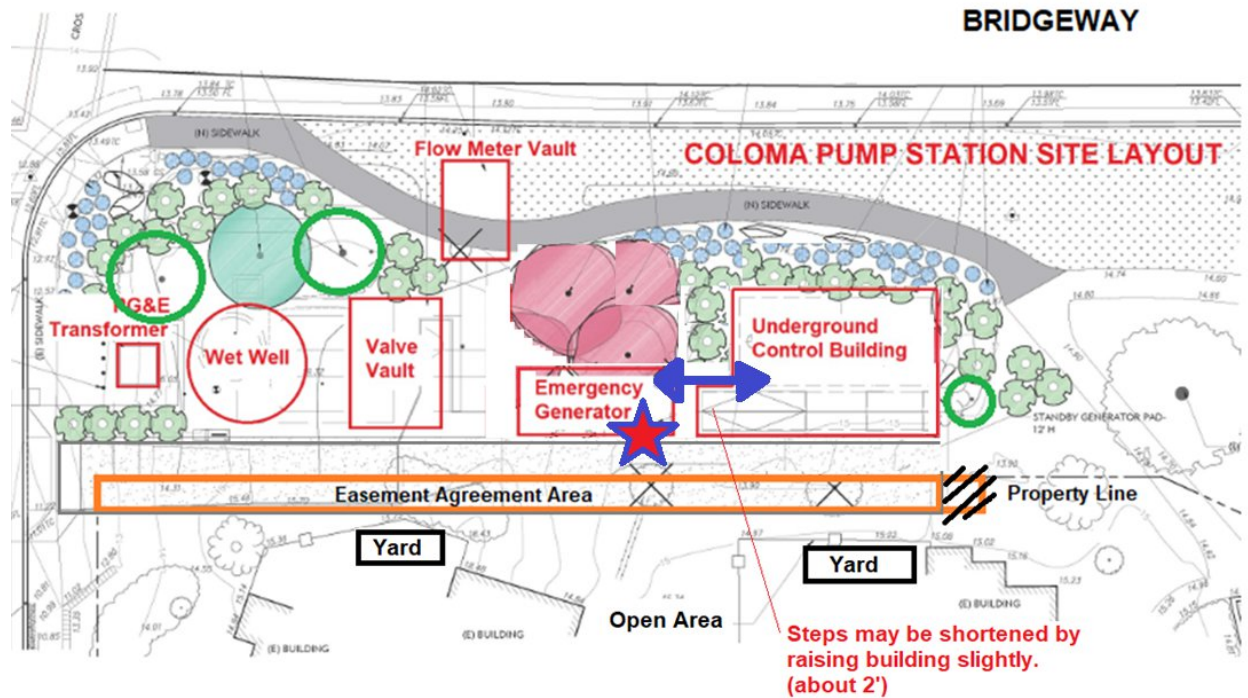


At the December 4, 2019 meeting, the Planning Commission conducted a public hearing, listened to a presentation by the applicant, and heard comments from several residents of the Whiskey Springs condominium community. The residents generally expressed concern and opposition to the project, primarily with the proposed generator and its location. Several suggestions were made about relocating it, including across Bridgeway in the commercial complex at the corner of Harbor and Bridgeway, across Coloma, in MLK Park, in a street parking space on Coloma, and moved within the right-of-way buffer generally southward to a point where the generator would be in front of the parking area, in between and as far as possible from the closest residential units. The Planning Commission then continued the item to a date uncertain, directing the applicant to work closely with the residents and the HOA of Whiskey Springs, to figure out a location for the generator that would be acceptable to all parties.

In December, representatives from the Sanitary District met with representatives from the HOA as well as the affected residents. The history of and need for the project were discussed, and the Sanitary District proposed an alternate configuration of their improvements. Effectively, the underground electrical controls building would have its location switched with the generator. The end result of this would have the generator effectively located between rear yard/patios instead of immediately in front of them, and

it would be several feet closer to Bridgeway and thus further away from the condominium buildings. This would allow for a greater buffer between the generator and the condominium buildings, and additional landscaping would be installed in this buffer area. According to the applicant, the HOA and most of the residents in attendance at the meeting were supportive of this layout.

Alternate Station Layout



The applicant has also prepared the following photo simulations to demonstrate how the project site will appear once the project is installed.

EXISTING VIEW



VIEW 2 YEARS AFTER CONSTRUCTION



EXISTING VIEW



VIEW 2 YEARS AFTER CONSTRUCTION



Beyond those stated changes, the bulk of the project details remain as they were presented at the December 4, 2019 Planning Commission meeting.

PROJECT ANALYSIS

Because the majority of the project details have not changed, the project analysis that follows is largely taken directly from the December 4, 2019 report, with references to the revised configuration when appropriate.

ZONING ORDINANCE CONSISTENCY

The project site is located in the Planned Residential (PR) Zoning District. Since the project is a capital improvement project located in the City of Sausalito public right-of-way, the PR zoning development standards that would apply to a typical development project on private property (e.g. floor area ratio, building coverage, impervious surface coverage, building setbacks) are not applicable to the subject project and thereby the project is consistent with the Zoning Ordinance for all intents and purposes.

GENERAL PLAN CONSISTENCY

Staff has identified the below provisions of the General Plan as most relevant to the proposed capital improvement project and suggests that the project is consistent with the General Plan:

- **Objective CD-5.0, Enhance Public Improvements.** Ensure that public projects promote beautification of the City and utility of publicly owned land; and
- **Policy CD-5.1, Public Projects.** Assure that community design considerations are carefully included in any decision involving public projects; and
- **Program LU-7.2.8, Sewer System.** Continue to upgrade the City’s sewer system.

DESIGN REVIEW PERMIT FINDINGS (SMC 10.54.050.D)	
REQUIRED FINDING	RESPONSE TO REQUIRED FINDING (DRAFT)
1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, 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 November 20, 2019 Planning Commission Staff Report.
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	The project replaces and upgrades an existing public sanitation facility in a manner that will be complementary to the surrounding neighborhood and City right-of-way. Based on further collaboration with affected residents and the Whiskey Springs HOA, revisions to the

<p>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.</p>	<p>configuration of the project improvements have been incorporated to further buffer the condo residents from the project equipment, taking aesthetics into consideration in the design of this capital improvement project while ensuring proper utility functions necessary for the collection, treatment and disposal of waste water from nearly all of the City of Sausalito.</p>
<p>3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.</p>	<p>The project replaces and upgrades an existing public sanitation facility in a manner that is consistent with the scale of other structures in the vicinity.</p>
<p>4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.</p>	<p>The project replaces and upgrades an existing public sanitation facility with no obstruction of protected views.</p>
<p>5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.</p>	<p>The project is not located at a ridgeline.</p>
<p>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.</p>	<p>To the extent possible, aesthetics and high-quality landscaping have been carefully incorporated in the design of this capital improvement project while ensuring proper utility functions necessary for the collection, treatment and disposal of waste water from nearly all of the City of Sausalito. The new landscaping will provide utility screening and an attractive environment for the enjoyment of the public.</p>
<p>7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.</p>	<p>The project will not impede on the adequate provision of light and air for the site and surrounding areas.</p>
<p>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.</p>	<p>The project replaces and upgrades an existing public sanitation facility and is designed and located in a manner that minimizes visual, noise, and air quality impacts.</p>
<p>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.</p>	<p>The project replaces and upgrades an existing public sanitation facility and will not result in impacts to privacy.</p>

<p>10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.</p>	<p>The project replaces and upgrades an existing public sanitation facility and will not result in negative circulation impacts beyond existing conditions.</p>
<p>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.</p>	<p>The project includes the removal of four protected trees but will be mitigated with a comprehensive landscape plan that provides utility screening and an attractive environment for the enjoyment of the public.</p>
<p>12. The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings).</p>	<p>The project is not subject to Heightened Design Review.</p>
<p>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.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the public right-of-way and will not result in the crowding of structures on surrounding properties.</p>

<p>CONDITIONAL USE PERMIT FINDINGS (SMC 10.60.050)</p>	
<p>REQUIRED FINDING</p>	<p>RESPONSE TO REQUIRED FINDING (DRAFT)</p>
<p>A. The proposed use is allowed with issuance of a conditional use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations), or SMC 10.46.040 (Conditional uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.</p>	<p>“Public Utility Facilities, Major” in the Planned Residential (PR) Zoning District is allowed with the issuance of a Conditional Use Permit (SMC 10.22.030 Table 10.22-1). The project is primarily located in the City’s right-of-way.</p>
<p>B. The proposed use is consistent with the general plan, the purposes</p>	<p>The project is consistent with all applicable policies, standards, and regulations of the</p>

of the Zoning Ordinance, and the purposes of the applicable zoning district.	General Plan and Zoning Ordinance as described in the November 20, 2019 Planning Commission Staff Report.
C. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.	The project replaces and upgrades an existing public sanitation facility and will not result in reasonably foreseeable negative impacts to public health, safety, or general welfare.
D. The proposed use complies with each of the applicable provisions of the Zoning Ordinance.	The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the November 20, 2019 Planning Commission Staff Report.
E. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.	The project replaces and upgrades an existing public sanitation facility.
F. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this title or the Commission.	The project replaces and upgrades an existing public sanitation facility. A comprehensive landscape plan provides utility screening and an attractive environment for the enjoyment of the public.
G. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.	The project replaces and upgrades an existing public sanitation facility.
H. The proposed use will not materially adversely affect nearby properties or their permitted uses.	The project replaces and upgrades an existing public sanitation facility and will not result in reasonably foreseeable adverse impacts to nearby properties or their permitted uses.
I. Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made.	The project replaces and upgrades an existing public sanitation facility. No specific use findings are applicable to the project.

TREE REMOVAL PERMIT FINDINGS (SMC 11.12.03.B)

REQUIRED FINDING	RESPONSE TO REQUIRED FINDING (DRAFT)
<p>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.</p>	<p>The project replaces and upgrades an existing public sanitation facility. In order to carry out the project, the scope of work includes the removal of four protected trees. The loss of the protected trees will be mitigated with a comprehensive landscape plan that provides utility screening and an attractive environment for the enjoyment of the public.</p>
<p>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 Planning Commission waives the requirement in subsection (B)(2)(a) of this section based on information provided by the applicant/owner.</p>	<p>The loss of the protected trees will be mitigated with a comprehensive landscape plan that contains an assortment of trees, perennials, and shrubs. The landscape plan provides utility screening and an attractive environment for the enjoyment of the public.</p>
<p>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</p>	<p>The project replaces and upgrades an existing public sanitation facility. In order to carry out the project, the scope of work includes the removal of four protected trees. The loss of the protected trees will be mitigated with a comprehensive landscape plan that provides utility screening and an attractive environment for the enjoyment of the public.</p>

<p>maintenance.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e) The need for protection of privacy for the property on which the tree is located and/or for adjacent properties.</p>	
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ENCROACHMENT AGREEMENT FINDINGS (SMC 10.56.060)	
REQUIRED FINDING	RESPONSE TO REQUIRED FINDING (DRAFT)
<p>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.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way. A comprehensive landscape plan is part of the scope of work and will provide utility screening and an attractive environment for the enjoyment of the public.</p>
<p>B. The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way and will not adversely affect the usability of adjoining parcels nor will create or extend an undesirable land use precedent.</p>
<p>C. The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.</p>	<p>The project replaces and upgrades an existing public sanitation facility located in the City right-of-way. The goal of the project is to increase the reliability of the wastewater conveyance system and provide sufficient capacity to convey peak</p>

	wet weather flows.
D. The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.	The project replaces and upgrades an existing public sanitation facility located in the City right-of-way and will not adversely affect public circulation or result in reasonably foreseeable public safety hazards.
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 project replaces and upgrades an existing public sanitation facility located in the City right-of-way.

CORRESPONDENCE

As of the compilation of this Staff Report, several emails expressing concern about this project have been received by the Community Development Department. Specifically:

- a. Email from Sun Ow dated January 6, 2020
- b. Email from Doedoe Tang dated January 7, 2020
- c. Email from Matt Bolton dated January 8, 2020
- d. Email from Matt Bolton dated February 11, 2020
- e. Email from Jack Chen dated February 13, 2020

STAFF RECOMMENDATION

Staff recommends project approval, subject to conditions. A draft Resolution of Approval has been provided as **Attachment 1** for the Planning Commission's consideration. Within the draft Resolution, there are two sections for approval—environmental review and entitlements. Should the Planning Commission desire to approve the project, the Commission must make an environmental review determination and then act on the entitlements—a single Resolution document is provided that clearly distinguishes these actions.

OPTIONS FOR ACTION

- **Approve the Project** per the draft Resolution of Approval (**Attachment 1**). The Commission may provide direction to Staff for document modification, as appropriate.
- **Deny the Project** and direct Staff to return with a Resolution of Denial, providing specific language for denial findings, as appropriate.
- **Continue the public hearing** for additional information and/or project revisions.

ATTACHMENTS

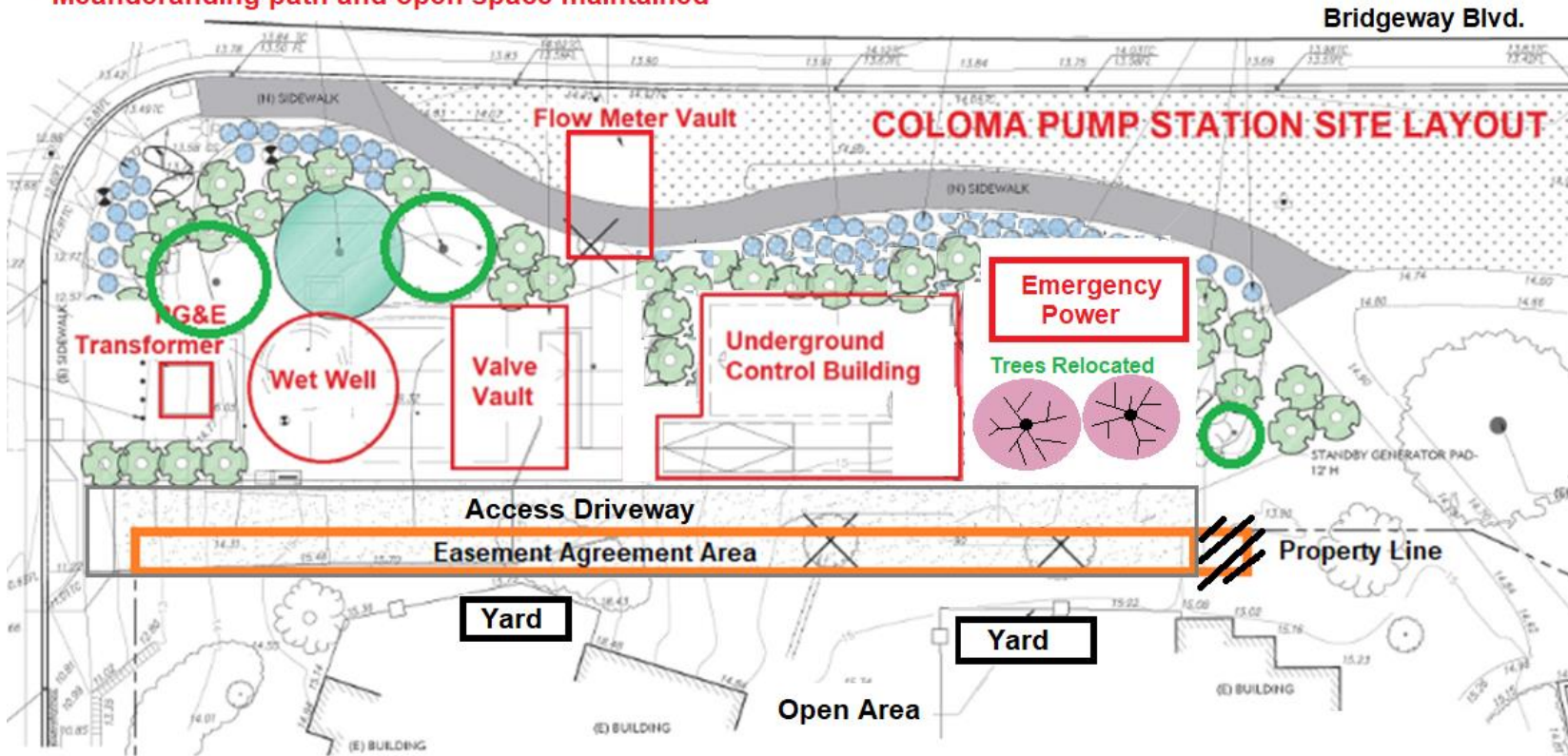
1. Planning Commission Resolution (Draft Resolution of Approval)
2. Initial Study-Mitigated Negative Declaration (IS-MND)
3. State Clearinghouse Correspondence (10-09-19 Issue Date)
4. Project Narrative and Neighborhood Outreach Update Dated January 29, 2020
5. Project Plans
6. Tree Removal Permit Application and Arborist Report
7. Correspondence Received
8. Planning Commission Staff Report_120419

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ATTACHMENT 4 – PROJECT PLANS

- * 3 Atlas Cedars Saved
- * Underground Control Building
- * Extensive Landscaping
- * Meandering path and open space maintained

OPTION 3: Generator adjusted toward Bridgeway and South. Trees relocated toward Whiskey Sp.



Bradley Evanson

From: Meg <mgfawcett@sonic.net>
Sent: Friday, May 08, 2020 4:06 PM
To: Bradley Evanson; Lilly Whalen
Cc: Kevin Rahman; Kevin McGowan
Subject: Generator Story Poles Coloma Pump Station

CAUTION: External Sender

Dear Bradley and Lily,

As you know some 30 residents of Whiskey Springs attended a Zoom meeting with Kevin Rahman last night (5/7/20) and voted regarding three options for the Generator placement for the Coloma Pump Station whose size is approximately 8'x20' and 12' tall. This advisory "vote" by Whiskey Springs residents followed the hearing for the project on February 12 when objection was made by the immediate neighbors of Option 1 which had story poles placed between and somewhat forward from buildings 11 and 13 showing its proposed location. Option 1 planned for extensive landscaping sheltering this enormous box from drivers coming down Bridgeway and from people walking on the pathway from W. Harbor Drive to Coloma.

Out of the 30 residents who attended the Zoom meeting noticed to all residents, 18 were in favor of Option 3 which moved the location for the Generator much closer to Bridgeway and which would require a reshaping for the walking pathway in front of the Generator. Story poles are now in place showing the mass that the Generator will occupy under the Option 3 placement.

This letter is to urge staff to require, before this new Option 3 goes before the Planning Commission for decision, a landscape plan similar to that developed by Shades of Green for Option 1. Right now, as the story poles exhibit, this very large box will be a real eyesore for cars coming into Sausalito from the North, which is the official entrance of our City.

In recent years, much time, energy and money has been spent by the City, and in partnership with Sausalito Beautiful, improving the landscaping of the North entrance to the City. Whether to approve Option 3 should entail whether or not this 12' tall, 8'x 20' hulk of a Generator can be shielded from view to cars entering the City and from people walking on the pathway in front of Whiskey Springs so as to not disrupt what is now a quite handsome entrance corridor.

Thank you.

Sincerely,

Meg Fawcett
72 Cypress Place

Bradley Evanson

From: M P <smpreg@gmail.com>
Sent: Wednesday, May 13, 2020 1:08 PM
To: Planning Commission
Cc: Kevin Rahman; kmcgowan@sausalito.gov; Lilly Whalen; Mary Wagner; Bradley Evanson; shoreg1@gmail.com; Diana Kissil; John cullison
Subject: Coloma Pump Project - Generator Location

CAUTION: External Sender

May 13, 2020

Dear Planning Commission,

I'm writing today in praise of the outcome and the decision to place the emergency power generator in the location where the story poles have now been placed subsequent to the zoom meeting of May 7th, 2020.

As I'm sure you recall at the last PC meeting, the Sanitary District and concerned residents were asked to work together to find a satisfactory solution for a location of the diesel generator.

I'm able to report that, although the residents would greatly prefer a location across Coloma or across Bridgeway (for safety, quiet life enjoyment, and property value issues) an unhappy compromise has been reached.

This solution has several advantages, over any of the other options put forward by the Sanitary District:

- It is the farthest away from any of the residences;
- the increased distance may alleviate some of the expected noise issues;
- It will preserve additional existing and important vegetation, including:
 - At least one additional Atlas Ceder (possibly 2),
 - 1 Plum tree,
 - Other existing vegetation;
- It will allow for additional plantings and landscaping on all sides of the generator structure, especially between the residences and the generator, and also between the generator and Bridgeway.

I'd like to especially commend and thank Kevin Rahman for his diligence, persistence, and focus in helping us all find a solution during this very stressful time.

I have several requests of the planning commission, to be included in the permit, when granting the permit for this part of the project:

- We have been promised that when the generator is run for scheduled maintenance that will only happen on weekdays in the late morning. Yet we have experienced crews operating the exiting generator before 7am on several occasions. We'd like to request that scheduled maintenance not occur before 9:30am and only on weekdays;

- We'd like regular advanced notice of scheduled refueling of the generator (not including emergency refueling);
- We'd like to request that a locked gate be placed at the Coloma street entrance to the facility. We don't feel that bollards are a sufficient deterrent to crime or other intrusions.

Thank you very much for your consideration,

Michael Perlmutter
142 Cypress Pl

To: Planning Commissioners

From: Susan Ow, 142 Cypress Place, Sausalito

Date: 5/13/2020

Regarding: Support and Approve Coloma Sanitary District Project New Generator Location

Dear Commissioners,

I would like to commend Kevin Rahman and the Sanitary District for listening to the concerns of the residents at Whiskey Springs on the Zoom meeting they organized on May 7, 2020. The new location of the generator, which is furthest from the residents and saves the Blue Atlas Cedar and Plum trees, is the best location possible given the parameters by the Sanitary District. Also, the new location lets more light in between the buildings. Several residents have commented positively on the new location of the generator.

The district said that they would be doing landscaping around the Wet-Well, Valve Vault, Underground Control Building and Generator, therefore these will be less noticeable from the resident's living spaces and community.

Thank you for giving the Whiskey Springs residents an opportunity to work with the Sanitary District for a positive outcome! I am a member the Board of Whiskey Springs, as well as resident of Sausalito.

List of Applications for Proposed New Structures in Planning Pipeline - Commercial and Residential
Updated: May 15, 2020

Project #	Address	Entitlements	Project Description	Type of Construction	Status of Application
2017-00149	177 Cazneau Avenue	Design Review Permit/Conditional Use Permit/Accessory Dwelling Permit/Encroachment Agreement/Tree Removal Permit	Construct new 2,944 sq. ft. single-family Residence with an Accessory Dwelling Unit on a vacant parcel	Residential	Incomplete. Staff review for completeness is ongoing.
2017-00285	70-76 Libertyship Way	Design Review Permit	Construct three new two-story buildings with a total square footage of 45,585 square feet. The proposed buildings will be occupied by a number of different uses permitted in the Industrial-Marinship and Waterfront-Marinship zones. The proposed buildings will be accompanied by parking lot with space for 110 vehicles and new landscaping.	Commercial	Staff review for completeness has finished. An Initial Study/Mitigated Negative Declaration is being drafted.
2017-00487	719-725 Bridgeway Drive	Design Review/Conditional Use Permit/Minor Use Permit/Sign Permit/Encroachment Agreement/Tentative Map/Tree Removal Permit	Demolish existing two-story, mixed-use building and construct a new two-story, mixed-use building with a retail food market on the ground floor and three residential rental units on the upper floor, totaling 4,896 square feet in the downtown historic district.	Mixed - Residential/Commercial	Staff review for completeness has finished. Has received a Certificate of Appropriateness from the Historic Preservation Commission. An Initial Study/Mitigated Negative Declaration has been circulated. The next step is scheduling Planning Commission Hearing.
2018-00276	99 Wolfback Ridge Road/Lot 5	Design Review Permit	Construct new 5,470 square-foot single-family home and 1,490 square-foot subterranean garage on a vacant parcel.	Residential	Staff review for completeness has finished. The Planning Commission has held one hearing.
2019-00071	489-491 Bridgeway	Design Review/Variance/Accessory Dwelling Unit	Demolition of existing duplex and construction of new 1,600 square foot single family dwelling and ADU	Residential	Incomplete. Staff review for completeness is ongoing.
2019-00075	5-65 Rodeo	Design Review Permit	Construction of new maintenance building, fitness center, manager's unit	Residential	Incomplete. Staff review for completeness is ongoing.
2019-00096	310 Harbor Dr	Design Review Permit	Remove existing dock floats, gangways and pilings at Basins 3 & 4 and install new dock floats, ramps, and pilings	Commercial	Incomplete. Staff review for completeness is ongoing.
2019-00184	654 Sausalito Blvd	Design Review/Encroachment Agreement/Tree Removal Permit	Demolish existing residence and build new 3,666 square foot residence and attached garage	Residential	Incomplete. Staff review for completeness is ongoing.
2019-00235	265 Gate 5 Road	Design Review Permit	Demolition of the existing one-story art studio building and construction of two new art/industrial buildings (one-story 2,114 square feet and two-story 10,250 square feet)	Commercial	Incomplete. Staff review for completeness is ongoing.
2019-00284	52 Varda Landing Road	Design Review Permit	Construct new 909 square-foot one-story single family residence and the remodel of an existing A-frame.	Residential	Incomplete. Staff review for completeness is ongoing.
2019-00285	60 Varda Landing Road	Design Review Permit	Two new 845 and 1,186 square foot one-story single family residences and the relocation of a one-story shed structure.	Residential	Incomplete. Staff review for completeness is ongoing.