



MEMORANDUM

CITY OF SAUSALITO

TO: ADU Working Group

FROM: Lilly Schinsing, Associate Planner

DATE: April 9, 2012

SUBJECT: Topics for Discussion—April 9, 2012

Regulations for New ADUs

- 1- **Attached/Detached Height Limitations**
 - ❖ See attached memo from Michael Rex

- 2- **Attached/Detached Design Regulations**
 - ❖ Roof Slope
 - ❖ Window type/arrangement
 - ❖ Siding materials
 - ❖ Colors
 - ❖ Architectural style
 - ❖ See attached memo from Michael Rex

- 3- **Owner Occupation Restrictions**
 - ❖ Should there be a restriction an owner occupation?
No→end of discussion
Yes→should the restriction require the owner to live:
 1. On site (either of the units)
 2. Adjacent to the site
 3. Across the street from the site
 4. In Sausalito
 5. In Marin County

- 4- **Program Publicity**
 - ❖ Postcard notice to all property owners
 - ❖ Pre-registration list

- 5- **Incentives Offered by the City**

- 6- **Fees**
 - ❖ ADU Permit (TBD by City Council)

- ❖ Building: Permit fee based on valuation, e.g.,:
 - \$10,000 interior remodel, adding additional unit = Estimate total **\$750** (Construction Tax, \$300; Construction Impact Fee, \$85)
 - \$25,000 small detached unit = Estimate total **\$1,225** (Construction Tax, \$300; Construction Impact Fee, \$212.50)
 - \$100,000 detached unit - Estimate total **\$2,900** (Construction Tax, \$300; Construction Impact Fee, \$850)

- ❖ **Water** (Marin Municipal Water District):

	Attached Unit	Detached Unit
Meter Installation	\$0	\$4,420
Connection Fee	<750 sf= \$2,341 >750 sf=\$2,341-2,852	<440 sf=\$2,341 440-750 sf=\$2,341-\$5,267 750-1,000 sf=\$2,341-\$7,023 >1,000 sf= priced for a new single family home (\$5,267-\$9,949)

- ❖ **Sewer** (Sausalito Marin City Sanitary District): \$6,130 sewer connection fee

Attachments:

- Options for Controlling Building Height and Other Design Considerations for ADU's (submitted by Michael Rex)
- Summary of Five Examples of Small Dwelling Units Design by Michael Rex (submitted by Michael Rex)

I:\CDD\PROJECTS - NON-ADDRESS\ZOA\2012\12-055 ADU Regs and Amnesty\ADU Working Group\Packets\4-9-12\topics for discussion.doc

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RECEIVED
JAN - 6 2012
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Date: April 5, 2012
Project: Sausalito Zoning Standards for Accessory Dwelling Units (ADU's)
Subject: **Options for Controlling Building Height & Other Design Considerations for ADU's**
To: Lilly Schinsing
From: Michael Rex

Dear Lilly,

You asked for ideas on options to consider for regulating the Building Height of ADU's. You also asked for input on ADU design issues, including roof slopes, window type & arrangement, siding, colors, and architectural style. Below are some ideas you could share with the ADU Working Group.

Building Height:

Intent:

1. Establish a maximum height that is fair and takes into account Sausalito's steep slopes.
2. Set limits that keep ADU's small in scale and subordinate to the primary residence.
3. Consider height standards for both attached and detached ADU's.

Other Considerations:

1. Allow for a wide range of building forms to promote design flexibility and creativity.
2. Height limits should allow room to accommodate low sleeping lofts.
3. Avoid deviating too far from Sausalito's existing Zoning standards.
4. Keep the regulations simple and easy to understand, apply and enforce.

Existing Zoning Standards regulating Building Height:

1. Primary Residence - 32 ft. above average grade
2. Attached Accessory Structures - Same as primary residence
3. Accessory Structure - One story, or a height of 15 ft.
6 ft. at property line + 1 ft. for each 1 ft. setback (should be amended to add "up to the required setback line").

Proposed Building Height Standards:

Attached ADU's

1. Stay with the existing code standard, where the Building Height of the ADU conforms to the same Building Height standard as the primary residence.

Detached ADU's

1. Permit a maximum Building Height of 20 ft., measured to a plane parallel to grade, where the average between lowest & highest points of the roof does not exceed 15 ft. above the grade directly below. (For comparison, Sausalito's existing code allows a Building Height for a primary residence up to a maximum of 50 ft. at any point above grade).

ADU's Over Detached (Accessory) Garages

1. One level without a loft.
2. ADU's with flat roofs - Limit the ceiling height in the ADU to 8 ft.
3. ADU's with sloped roofs - Allow a maximum ceiling height of 12 ft., where at least one perimeter wall has a low plate height such that the average ceiling height does not exceed 9 ft. Encourage low plates with the use of dormers for added headroom.

All Detached ADU's

1. Allow a minor Building Height exception for elements having architectural merit, or which add interest, without creating significant mass, or have an adverse impact on neighboring properties.

Building Design:

1. If mandated by the State, design review is administrative, without discretionary review or approval, as long as the design conforms to the Zoning Code's development standards for ADU's.
2. The design of ADU's shall be in harmony with the character and needs of the neighborhood, including preserving privacy and existing primary views from primary living spaces.
3. Attached ADU's shall have an architectural style, exterior materials and colors compatible with the primary residence.
4. Detached ADU's can have an architectural style, exterior materials and colors that differ from the primary residence.

End of Memo

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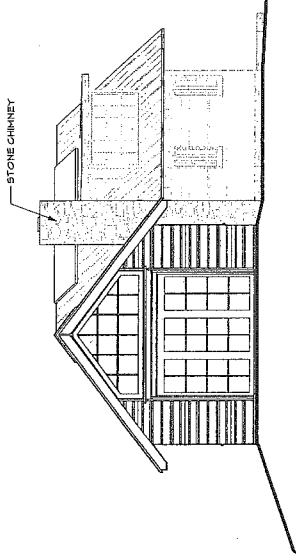
JAN - 6 2012

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Date: April 5, 2012
Project: Sausalito Zoning Standards for Accessory Dwelling Units (ADU's)
Subject: **Summary of Five Examples of Small Dwelling Units Designed by Michael Rex Associates**
To: Lilly Schinsing
From: Michael Rex

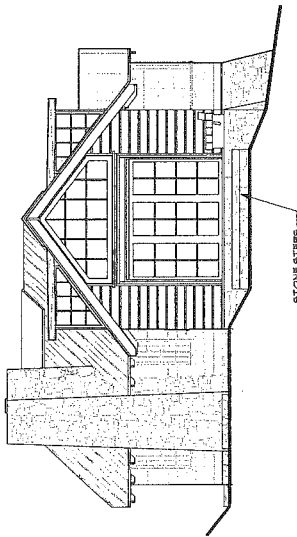
<u>Name</u>	<u>Floor Area</u>	<u>Building Height</u>	<u>Description</u>
1. Back Yard Cottage	315 sq.ft.	14'- 0"	Tiny with 1 main room, day bed & no Loft
2. Cabin	617 sq.ft.	17'- 0"	Large, low loft & a private Bedroom
3. Carriage House	752 sq.ft.	19'- 0"	Loft with headroom & a private Bedroom
4. Mediterranean Cottage	756 sq.ft.	15'- 0"	Split level with full-size but open bedroom space on a down sloped lot
5. Barn	913 sq.ft.	20'- 0"	Split level with a Loft & a private Bedroom on a down sloped lot



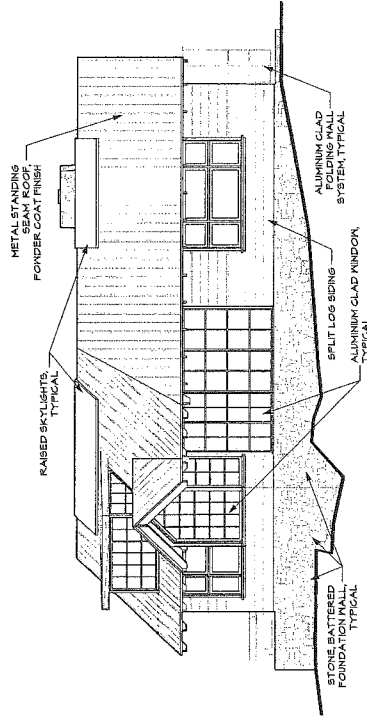
NORTH ELEVATION

EXTERIOR FINISH SCHEDULE: COTTAGE

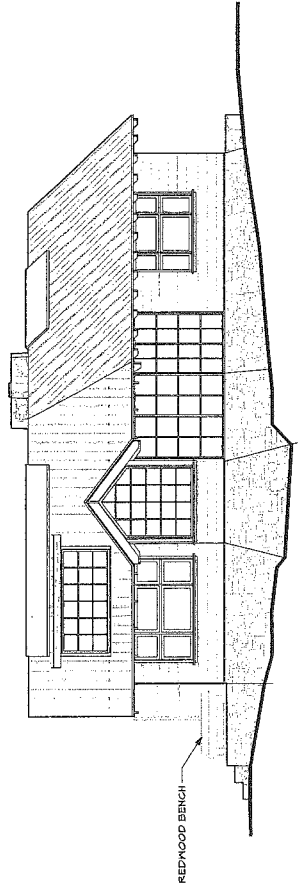
- ROOF: METAL SKYLIGHTS
SEAM, POWDER COAT
PINK BRONZE
 - WALLS, STONE: BITTERROOT, DRY-STACK RANDOM
PATTERN
 - MILLS: SOLID RECTANGULAR CEDAR LOGS,
- SEMI-TRANSPARENT STAIN 'NEB'
- SEMI-TRANSPARENT STAIN 'NEB'
- SEMI-TRANSPARENT STAIN 'NEB'
 - WOOD TRIM, RAFTERS & BEAMS: CEDAR, SEMI-TRANSPARENT STAIN
MISSION BROWN
 - GUTTERS, DOWNSPOUTS & MITL FLASHING: SHEET METAL TO MATCH
ROOF COLOR
 - DOORS & WINDOWS: LOBBEN, ALUM. GLAD,
TUSCANY BROWN
- NOTE: SEE MATERIAL SAMPLE BOARD FOR COLOR SAMPLES



SOUTH ELEVATION



NE ELEVATION



SE ELEVATION

COTTAGE ELEVATIONS

CABIN

6017 SQ. FT.

SKETCH 1 OF 3

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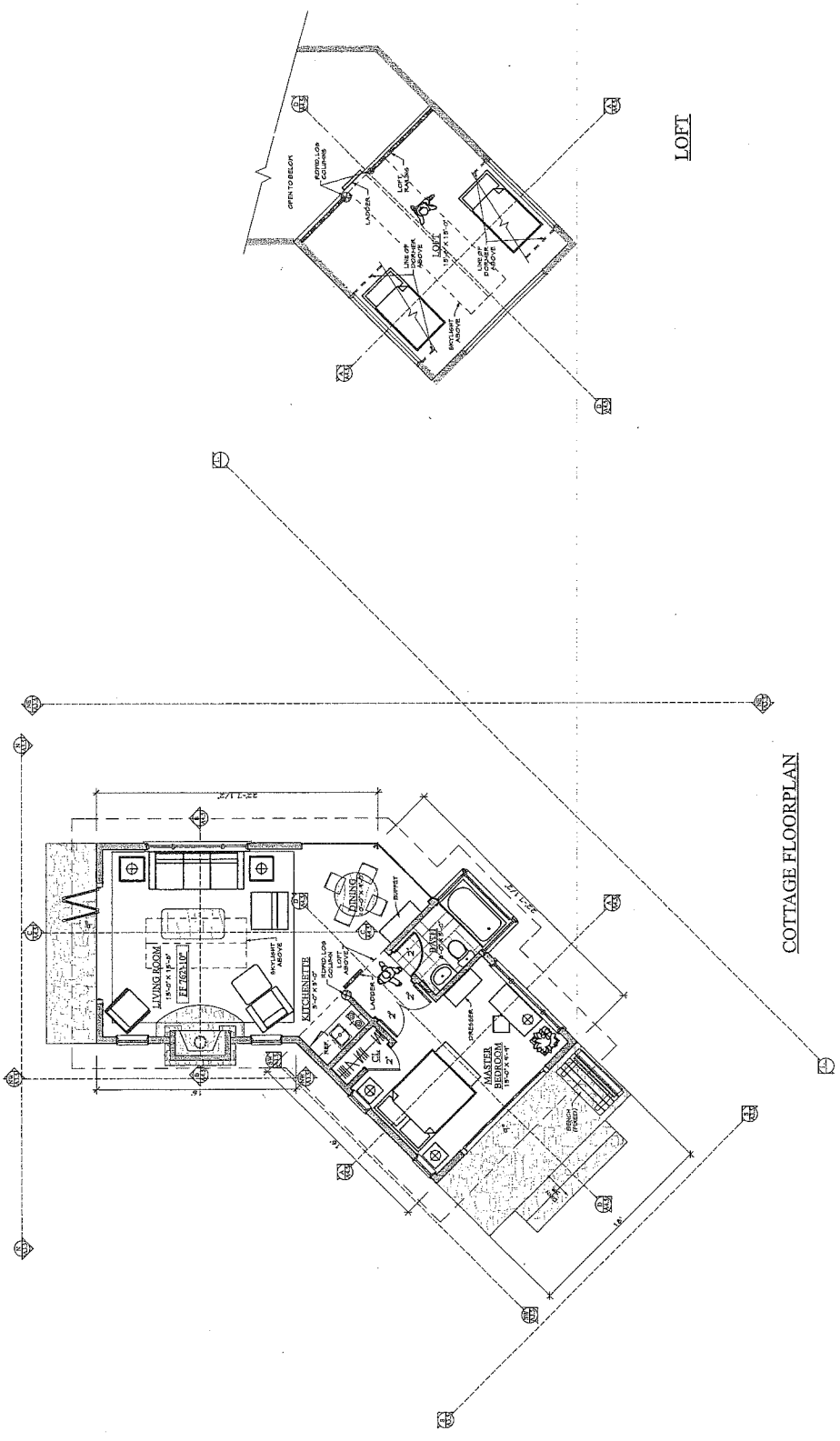
DATE: 08/20/09
 DRAWN BY: MBE
 CHECKED BY: MBE
 PROJECT NO: 1/4 - 100
 SHEET NO: 1/4 - 100

COTTAGE FLOOR PLANS

A2.4

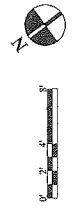
COTTAGE FLOOR AREA - 617 SF

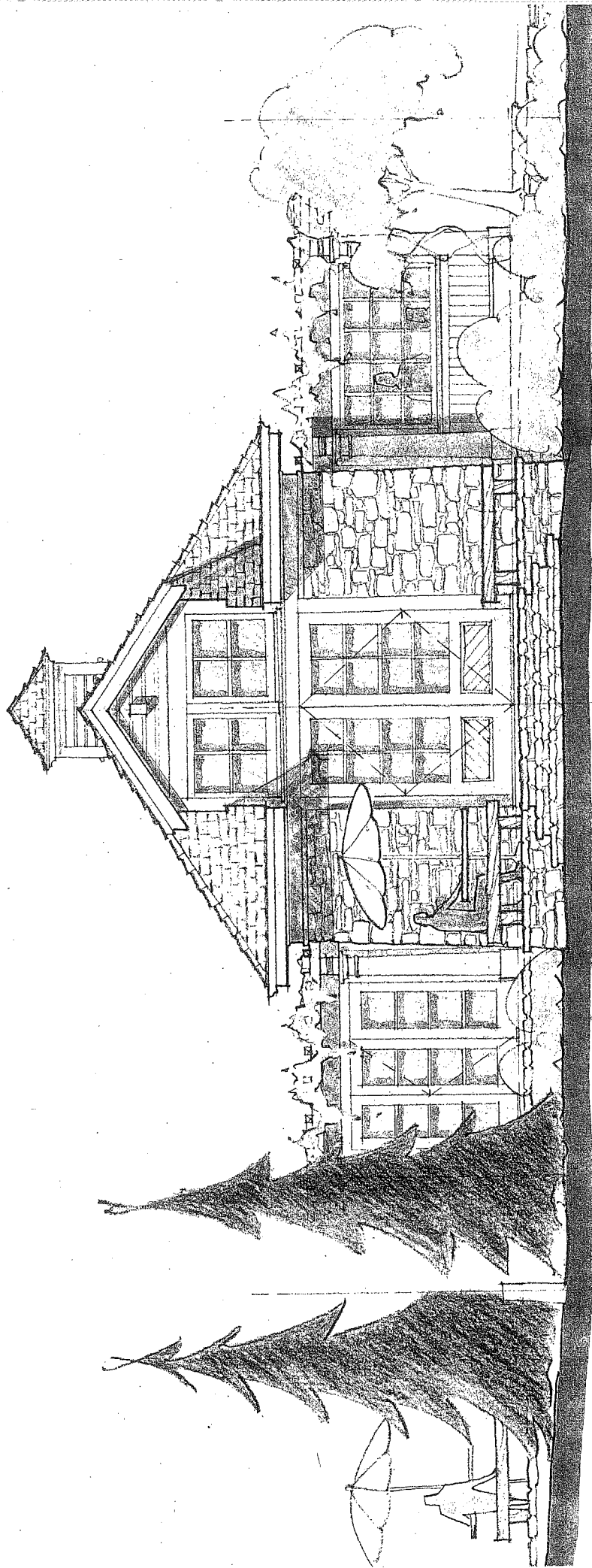
617 SQ. FT. CABIN SKETCH 2/4/03



COTTAGE FLOORPLAN

LOFT



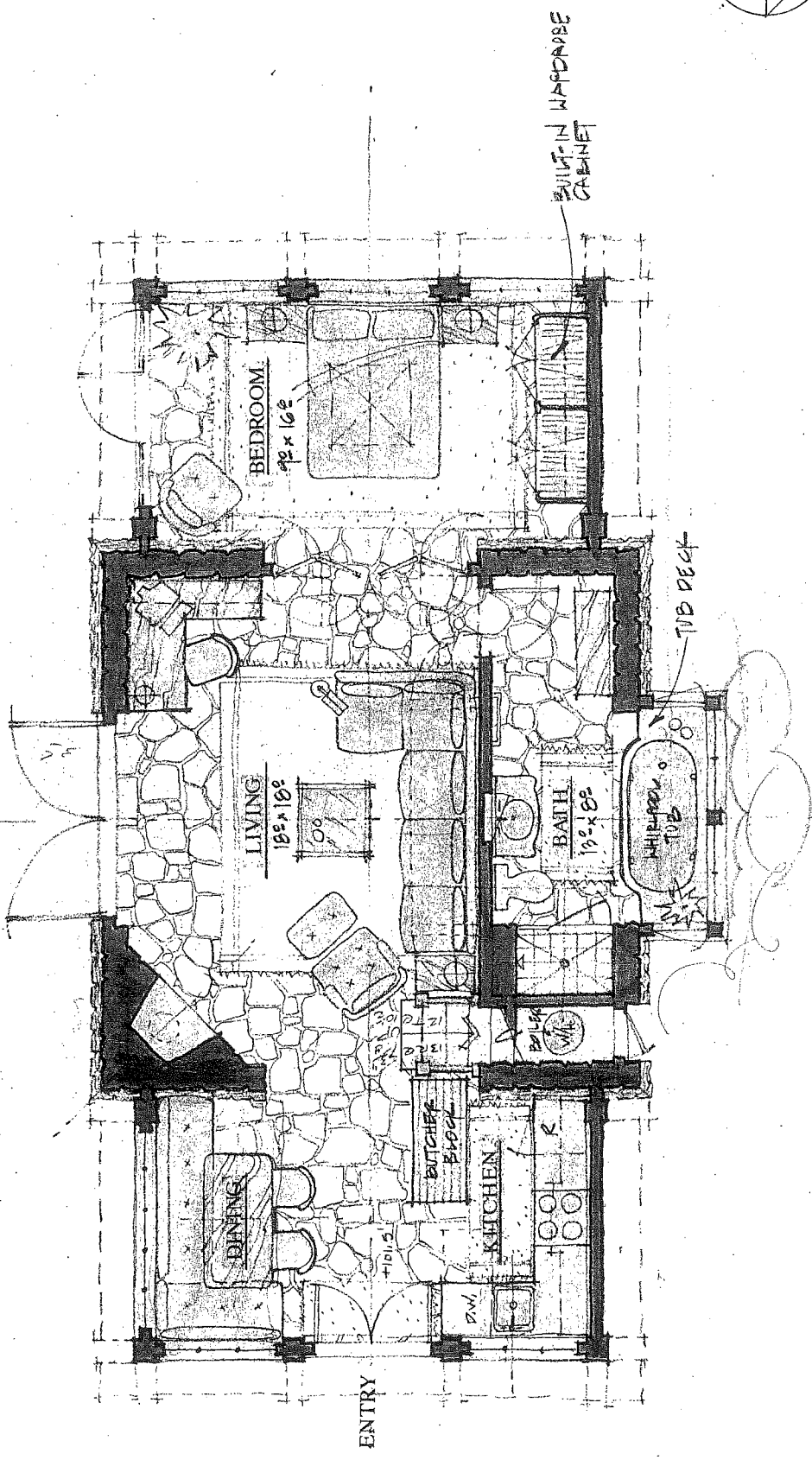
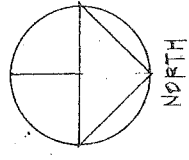


SOUTH ELEVATION

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752 sq. ft. CARRIAGE HOUSE 146

1000 FT.
 FIRST FL.
 SECOND
 TOTAL



640 SQ. FT.

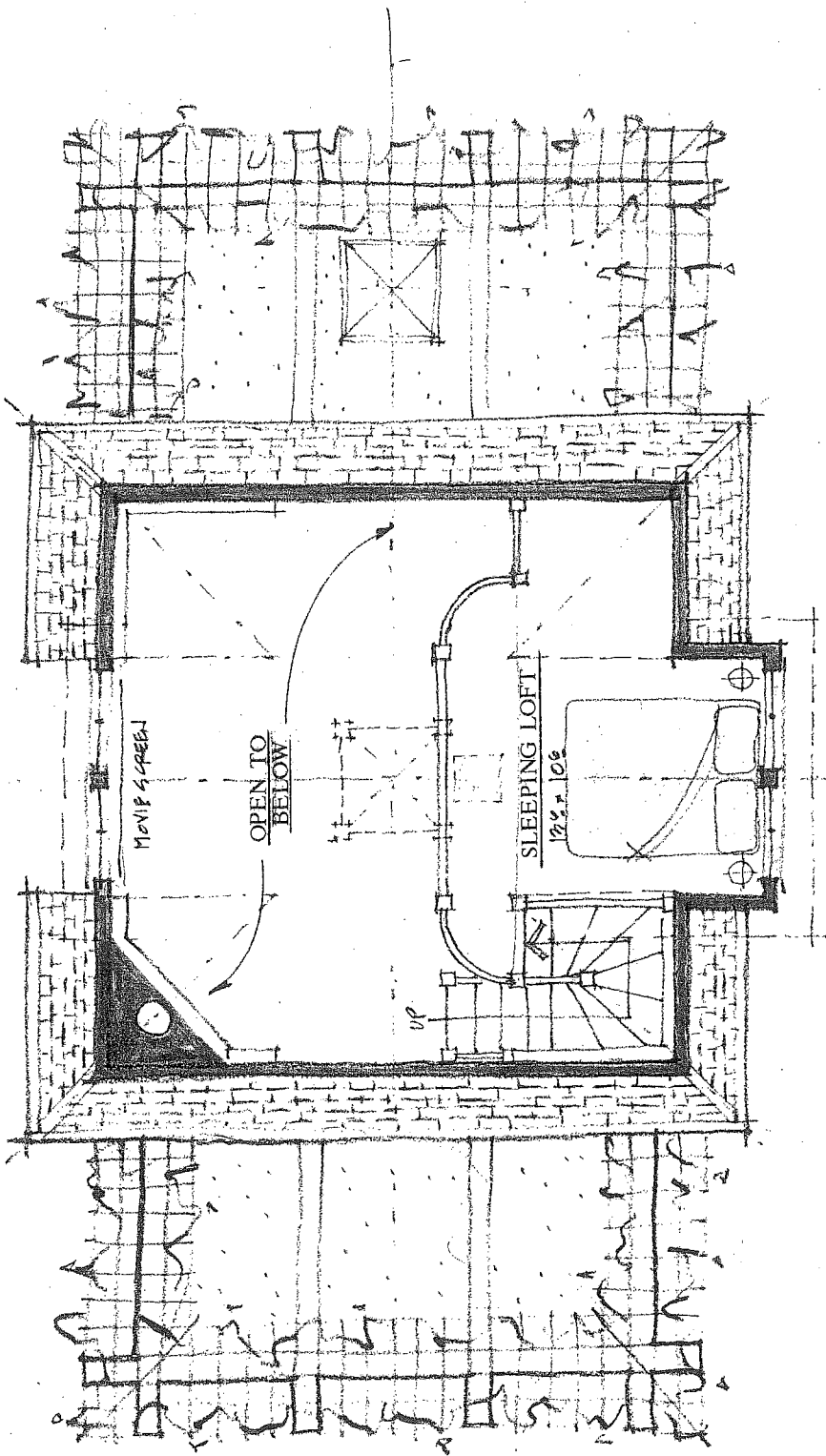
LOWER LEVEL FLOOR PLAN

110

752 SQ. FT.

CARRIAGE HOUSE 5 OF 6

ARCHITECT
 1000 FT.
 FIRST FL.
 SECOND
 TOTAL



112 sq. ft.

LOFT PLAN

THE PRIVATE CENTER
 1000 BROADWAY, NYC 10010
 (212) 512-1100
 (212) 512-1111
 (212) 512-1112

CARRIAGE HOUSE 646

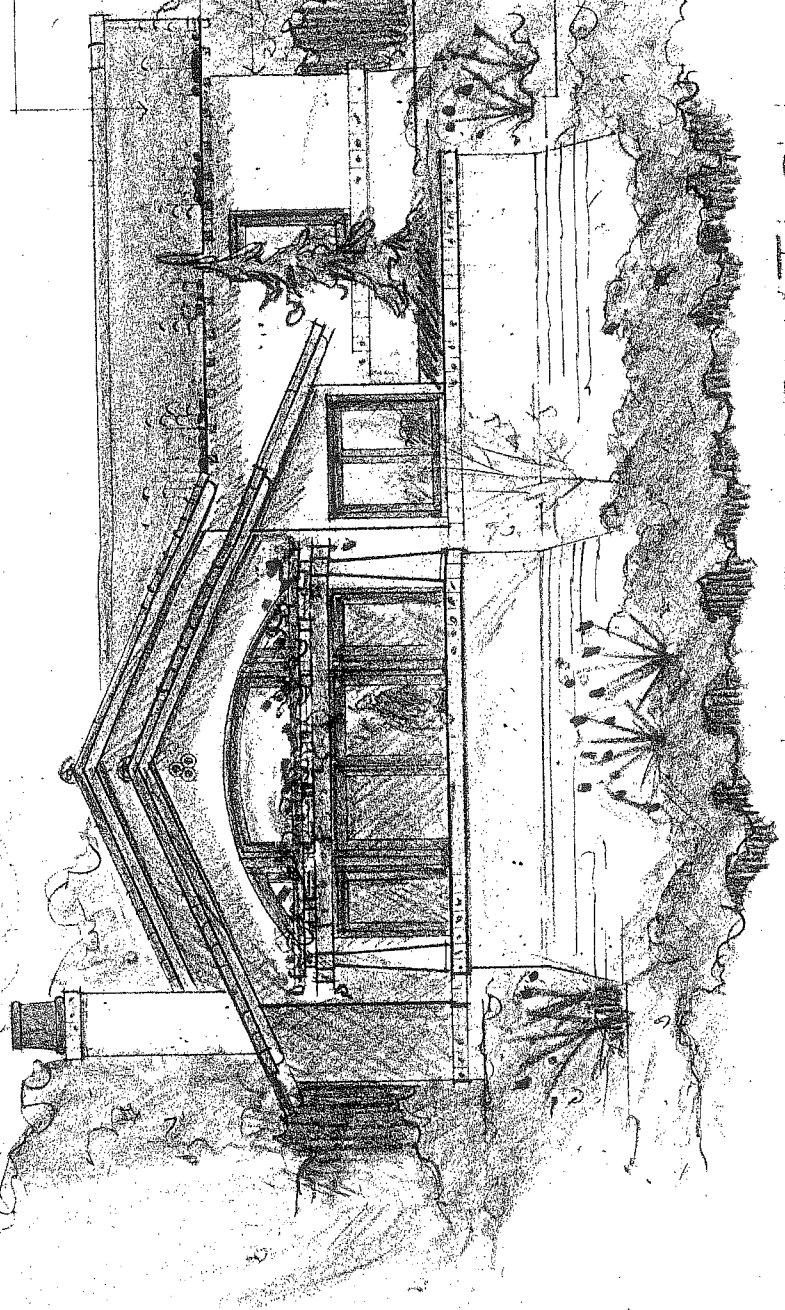
752 sq. ft.

SPANISH TILE ROOF
TO MATCH EXISTING
HOUSE.

BEST PRACTICE
FIN. TO MATCH
EXISTING HOUSE

PORTALS, APPROX.

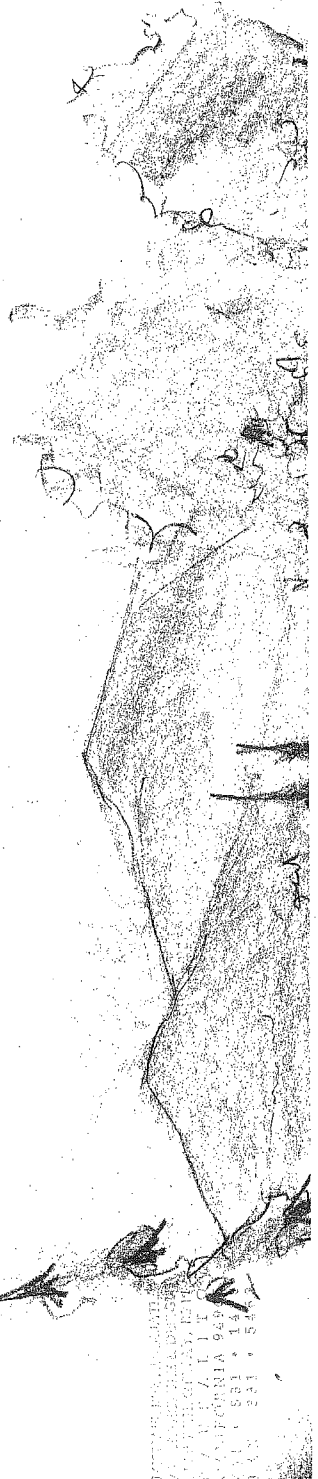
TILE CAPPED
PLASTER FINISH
SMOOTH FINISH
HILLS, APPROX.

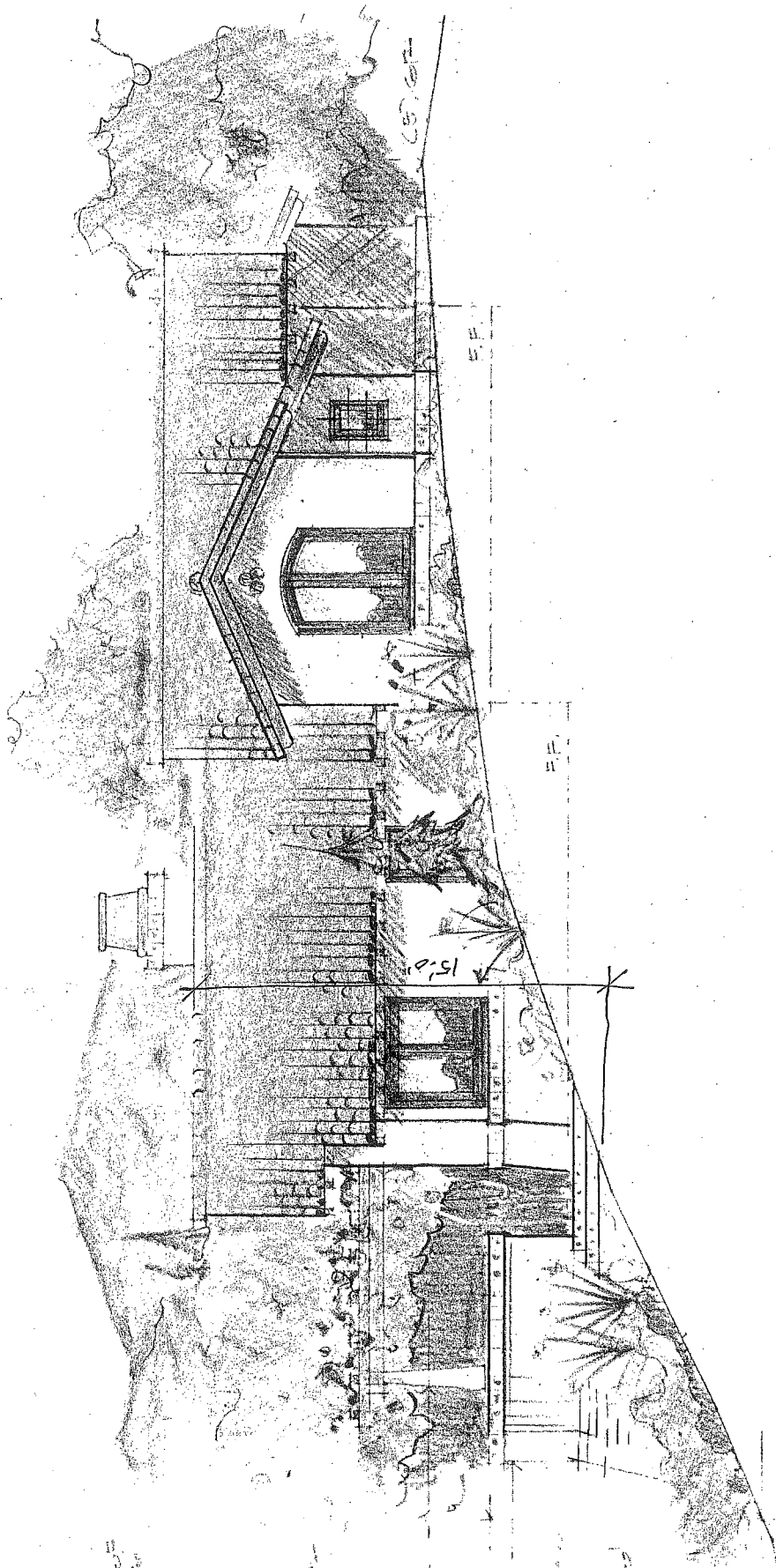


NO. 17/1/31
WEST

143
MEDITERRANEAN
COTTAGE

756 sq. ft. 143



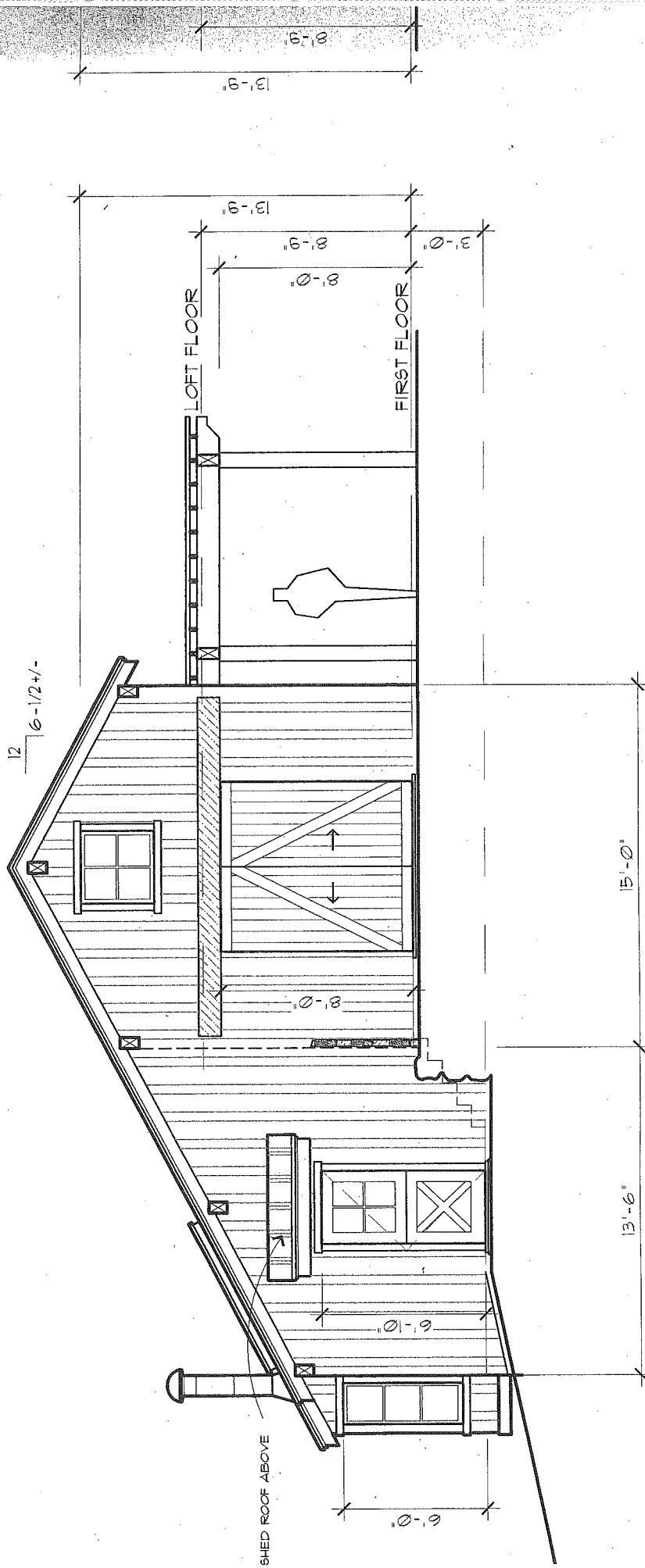


SOUTH ELEVATION

MEDITERRANEAN
COTTAGE

756 SR.FT. 3 OF 3

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DENVER, CO. 80202
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NORTH ELEVATION

SCALE 1/4" = 1'-0"

913 S.F. BACK 1 OF 4

PROJECT NO. 100-100-100
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 DATE: 10-1-10
 100-100-100-100
 100-100-100-100



WEST ELEVATION

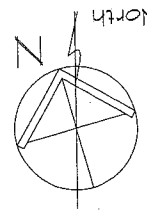
SCALE: 1/4" = 1'-0"

1. 1000
 2. 1000
 3. 1000
 4. 1000
 5. 1000
 6. 1000
 7. 1000
 8. 1000
 9. 1000
 10. 1000

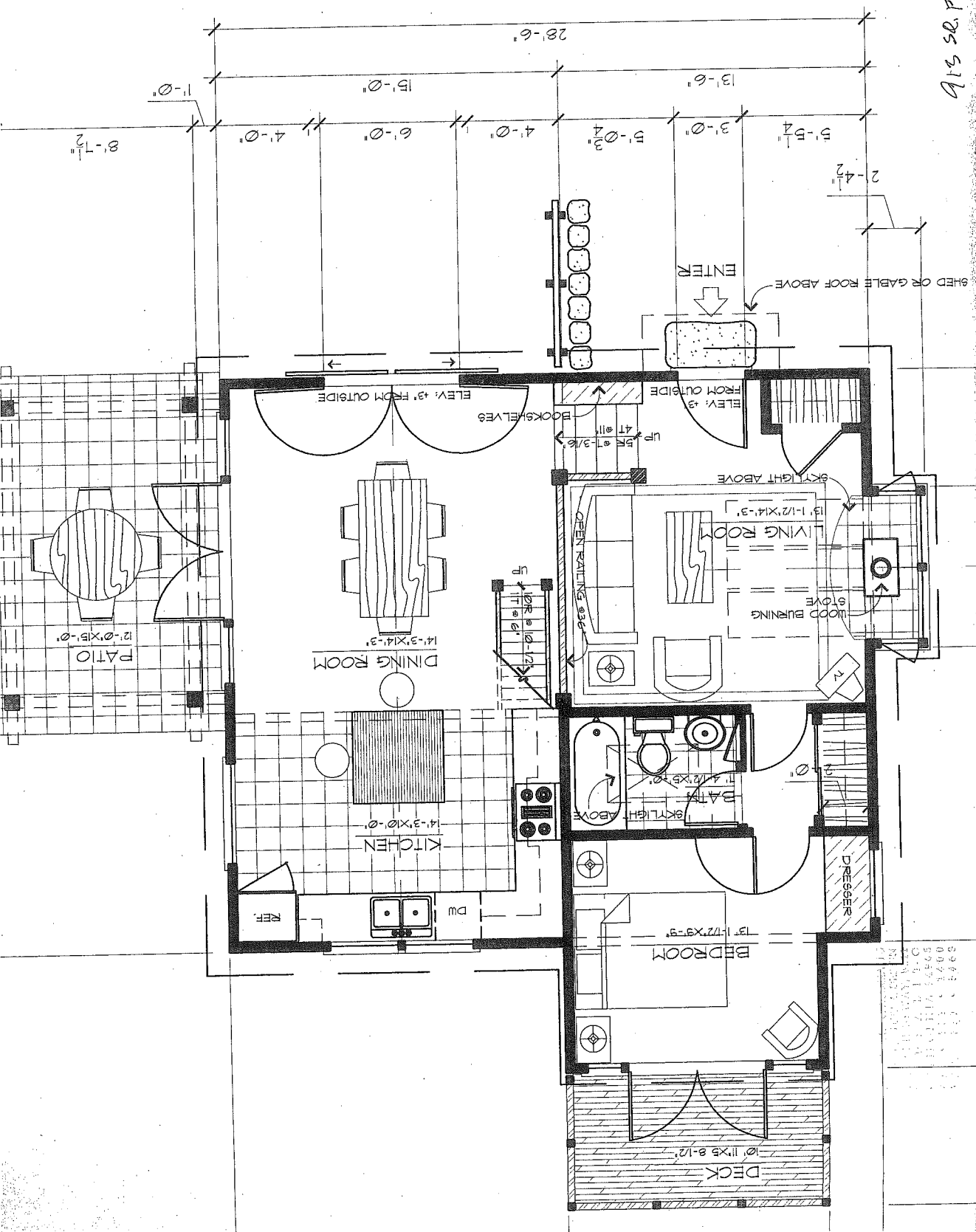
913 SQ. FT.
 BARN
 2014

913 SQ. FT.
WALKWAY LIGHT

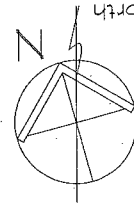
FIRST FLOOR PLAN



NOVEL
913 SQ. FT.
3 DF 4



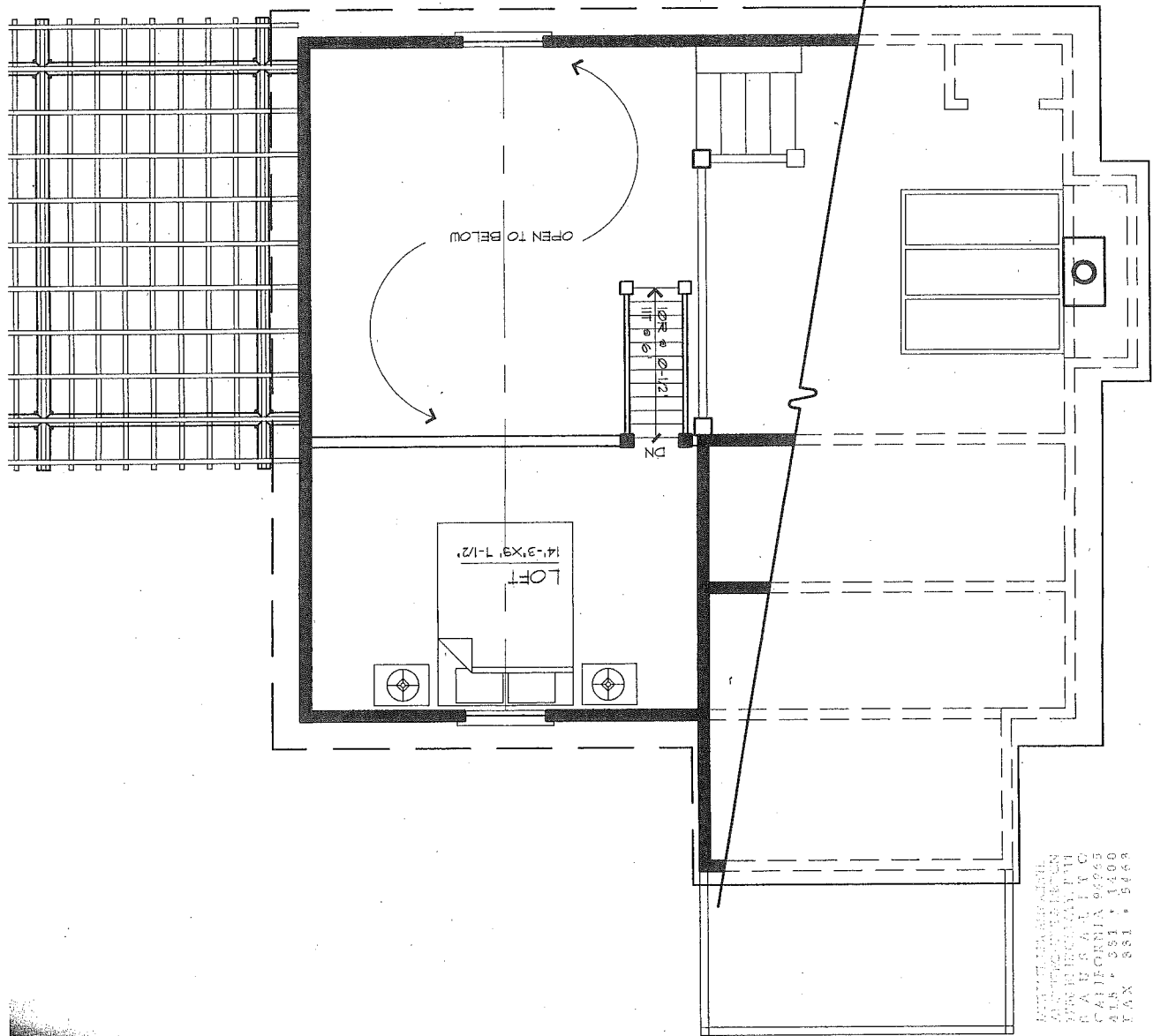
LOFT FLOOR PLAN



NOTE

4 of 4

913 SQ. FT.



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