


STAFF REPORT

ZONING ADMINISTRATOR

PROJECT: Newmeyer Residence/102 Central Avenue
VA 12-171

MEETING DATE: December 20, 2012

STAFF: Heidi Burns, Associate Planner 

REQUEST

Approval of a **Variance** to allow for the new construction of a single car garage within west side yard setback at 102 Central Avenue (APN 065-202-11).

PROJECT INFORMATION

Applicant Norah Frei

Property Owners Thomas and Susan Newmeyer

Location/Size 102 Central Avenue
4,205 sq. ft. parcel (see **Exhibit B** for vicinity map)

General Plan Medium Low Density Residential Land Use Designation

Zoning Single Family Residential (R-1-6) Zoning District

Authority The new construction of a garage within a setback requires a Variance per Section 10.68.020 of the Zoning Ordinance.

The Zoning Administrator is authorized by Section 10.80.040.B.2.a to act upon Variances to setbacks if the project is not subject with any discretionary permits requiring Planning Commission approval.

Environmental Review The subject application is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.

PROJECT DESCRIPTION

SITE LOCATION

The property is situated on a steep down-sloping parcel on the south side of Central Avenue and is located in the R-1-6 Zoning District, which is characterized with a medium-low single-family residential density. The project site is developed with a single-family dwelling residence with no on-site parking has been developed at the project site.

STRUCTURES, DESIGN AND MATERIALS

The applicant is proposing the new construction of a single-car enclosed garage to be located within the northwestern corner of the parcel and the west side-yard as depicted on sheet A1.0 of the project plans. The garage will be located entirely within the project site.

To accommodate the project, the applicant is proposing to add approximately 142 square feet of new building coverage and 174 square feet of new impervious surfaces.

As depicted on Sheet A3.1 and A3.2, the project is designed to match the existing residence. Accordingly, the exterior of the garage will be clad in shingles on the façade and the north elevation and board and batten siding on the west elevation.

The floor plans and elevations included in the project plans depict the proposed garage as it relates to a future exterior/interior remodel. The remodel, which includes the installation of new windows, a reduced deck does not trigger a discretionary permit and therefore not considered as part of the project.

A Variance is necessary to allow the construction of the garage to be located one-foot, four inches from the west side property line, where a five-foot side yard setback is required.

Lastly, the project includes the removal of two Coast Live Oak trees within the Central Avenue public right-of-way. Consistent with the Tree and View Preservation regulations Section 11.12.030.A.2, if trees to be removed are located on public property, the applicant can work with the City Arborist [Department of Public Works] to remove the trees. An arborist report has been prepared in support of the removal of the trees and the applicant has been working with the Department of Public Works to secure proper authorization to remove the trees.

PROJECT ANALYSIS

GENERAL PLAN CONSISTENCY

To approve the proposed project the Zoning Administrator must determine that the project is consistent with all applicable General Plan policies. Staff has identified the following policies and programs of the Community Design and Historical Preservation Element as most relevant to the proposed project:

Objective CD-1.0: Scale and Architectural Diversity. Strive to retain the village like quality of Sausalito by respecting the City's existing scale and promoting diverse architecture that is in harmony with neighboring structures.

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.

The policies in the General Plan related to residential development intensity attempt to balance the property owner's need for some certainty concerning allowed building intensity with the community's desire to address other development concerns and specific site constraints. Staff suggests the project is designed to match the materials to fit within the existing scale of the existing residence, will complement the existing architecture of the building, and will be compatible with the neighborhood along Central Avenue, therefore, the project is determined to be consistent with the General Plan.

VARIANCE

Pursuant to Section 10.68, the purpose of the Variance is to provide "relief from the strict application of the zoning ordinance when special circumstances apply to the property, including size, shape, topography, location or surroundings and the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning district." A Variance is requested to allow the new construction of a single-car garage within a side yard setback.

In order to approve or conditionally approve the Variance, the Zoning Administrator must determine the project is in conformance with the required Variance Findings (Section 10.68.050 of the Zoning Ordinance). Specifically, the Zoning Administrator must find that there are exceptional circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district, and due to these circumstances the literal enforcement of the provisions of the Zoning Ordinance would result in a practical difficulty.

As stated supported by the bullets below, staff suggests the findings can be supported as follows:

1. *Exceptional or extraordinary circumstances*

- a. The parcel is 47 feet wide, which is 3 feet narrower than the minimum standards lot width of 50 feet wide.
- b. The project site is located on a steep-slope with limited area for additions consistent with the R-1-6 Zoning District development standards, with the exception of the subject side yard setback Variance.
- c. The residence constructed on the parcel was not built parallel to the property line, thus making finding an on-site garage location difficult to comply with the side yard setbacks.
- d. The contiguous parcel to the east was developed with a garage which encroaches onto the project site, thus impacting the use of the east side yard setback.
- e. Central Avenue is a one way street, thus making street parking more onerous because once you drive past an on-street parking space, you have to drive around the hill to the beginning of Central Avenue again.
- f. The Central Avenue neighborhood has been developed with properties which are not able to provide sufficient on-site parking. There is a deficiency of on-street parking and an over-proliferation of residents who rely upon and utilize on-street parking, thus making it difficult to find parking in the neighborhood.

2. *Unnecessary hardship*

- a. Due to the existing topographic constraints of the site, the placement of the existing residence, and the development patterns of the neighborhood, constructing a garage in conformance with the setback standards would require a more significant renovation to the existing residence, thus unnecessarily and significantly altering the appearance and character of the residence.

3. *Preservation of a substantial property right*

- a. As supported by Sheet A1.2, 19 properties in the neighborhood have received Variances in support of garage structures.
- b. The existing residence was constructed without on-site parking, where as the adjacent residences have been developed with on-site parking.

4. *Grant of special privilege*

- a. As supported by Sheet A1.2, 19 properties in the neighborhood have received Variances in support of garage structures, thus a new garage constructed within a side yard setback will not create a grant of special privilege.

5. *Impacts on public welfare*

- a. The project will be constructed to comply with the California Building Code, thus ensuring the project will be constructed to protect the health and safety of the occupants of the residence and the neighborhood.
- b. The Engineering Division has reviewed and supports the location of the garage as it relates to the Central Avenue public right-of-way.

- c. The project will eliminate the need for one on-street parking space, while still providing sufficient room to maintain an existing on-street parking space.

6. *Consistency with General Plan and Zoning Ordinance*

- a. As previously stated in the staff report the project is consistent with the intent of the General Plan.
- b. As supported on Sheet A1.0, the project is consistent with the R-1-6 development standards.

The applicant has also prepared a statement in support of the Variance findings (see **Exhibit D**). Therefore, staff concludes the required findings can be made to support the approval of the project as detailed in the attached draft resolution (see **Exhibit A**).

PUBLIC NOTICE AND CORRESPONDENCE

- December 10, 2012 – Notices were mailed to all residents and property owners within 300 feet of the project site.
- Written correspondence is included as **Exhibit F**.

RECOMMENDATION

Staff recommends the Zoning Administrator approve the attached draft resolution (**Exhibit A** which approves a Variance to allow for the new construction of a single car garage within the west side yard setback at 102 Central Avenue (APN 065-202-11)).

EXHIBITS

- A. Resolution – Draft
- B. Vicinity Map
- C. Project Plans date-stamped December 17, 2012
- D. Applicant's letter of Justification in support of the Variance, date-stamped July 9, 2012
- E. Adjacent Property Owner Review, date-stamped July 9, 2012
- F. Correspondence:
 - a. Jim and Kathy Schur, 72 Central Avenue, date-stamped received December 17, 2012.
 - b. William Keller, date-stamped received December 18, 2012
 - c. Robert and Adrienne Burton, 103 Central, date-stamped received December 18, 2012

**SAUSALITO ZONING ADMINSTRATOR
RESOLUTION NO. 2012- XX**

**APPROVAL OF A VARIANCE FOR THE CONSTRUCTION OF A SINGLE CAR GARAGE
LOCATED IN THE WEST SIDE SETBACK AT 102 CENTRAL AVENUE (VA 12-171)**

WHEREAS, an application has been filed by the applicant, Frei Design, on behalf of property owners, Thomas and Susan Newmeyer, requesting Zoning Administrator approval of a Variance to allow for the new construction of a single car garage within the west side yard setback at 102 Central Avenue (APN 065-202-11); and

WHEREAS, the Zoning Administrator conducted a duly noticed public hearing on December 20, 2012 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Zoning Administrator has reviewed and considered the project plans titled "Newmeyer Residence" date-stamped received on December 17, 2012; and

WHEREAS, the Zoning Administrator has considered all oral and written testimony on the subject application; and

WHEREAS, the Zoning Administrator has considered the information contained in the staff report dated December 20, 2012; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; and

WHEREAS, the Zoning Administrator finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated December 20, 2012.

NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES AS FOLLOWS:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.
2. A Variance to allow for the new construction of a single car garage within the west side yard setback at 102 Central Avenue (APN 065-202-11) is approved based upon the findings 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 meeting of the Sausalito Zoning Administrator the 20th day of December, 2012.

Jeremy Graves, AICP
Zoning Administrator

*Exhibit A
(9 pages)*

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Project Plans entitled "Newmeyer Residence" and date-stamped received on December 17, 2012

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**ZONING ADMINISTRATOR RESOLUTION
DECEMBER 20, 2012
VA 12-171
NEWMAYER RESIDENCE / 102 CENTRAL AVENUE**

ATTACHMENT 1: FINDINGS

VARIANCE FINDINGS

In accordance with Zoning Ordinance Section 10.68 (Variances), a Variance from the required side setback (Section 10.44.020.C.4 of the Zoning Ordinance) is approved based on the following findings:

- A. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

The project site was developed with a single family residence without on-site parking. Due to the narrow width of the Central Avenue public right-of-way, the congested street with a lack of sufficient on-street parking, the steep downward topography of the site, and the development of the project site, a one car garage has been designed to be located within the northwest corner of the site. This finding is further supported as described in the December 20, 2012 staff report and the applicant's Letter of Justification dated July 9, 2012 (see Exhibit D of the December 20, 2012 staff report).

- B. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the Title would result in practical difficulty or unnecessary hardship.

Due to the steep downward topography of the site, the development pattern of the site, being able to maintain the architecture and character of the building, and limited impacts on the adjacent properties, the only reasonable location for the one car garage is within the west side yard setback of the parcel.

- C. Such Variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

The nearby properties on Central Avenue have been development with on-site parking. Additionally, as supported by Sheet A1.2 of the project plans titled, "Newmeyer Residence", date-stamped December 17, 2012, many variances have been granted in the neighborhood in support of garages and on-site parking. The project would allow the property owner to construct on-site parking to move toward compliance with the current residential parking regulations, as well as being in compliance with the R-1-6 general development standards, with the exception of the subject side yard setback standards.

- D. The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

The new construction of the one car garage will comply with the California Building Code Title 24 to ensure the project is constructed to meet health and safety standards. The project will also be sufficiently distanced from adjacent properties to maintain existing privacy. Lastly, the City Engineer supports the location of the one car garage as it relates to the proximity of the Central Avenue public right-of-way.

- E) The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

The granting of the Variance does not constitute a grant of special privilege, being that there are other residences in the area that have had similar variances approved in support of on-site parking and garages.

- F) The granting of such Variance will be in harmony with the general purpose and intent of this title and General Plan.

The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the December 20, 2012 Staff Report.

DECEMBER 20, 2012
VA 12-171
NEWMAYER RESIDENCE / 102 CENTRAL AVENUE

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Frei Design and entitled " Newmeyer Residence" and date-stamped received on December 17, 2012:

General Conditions

1. All exterior lighting shall be shielded and downward facing.
2. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
3. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
4. 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 as a modification to this approval.
5. 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.
6. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
7. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
8. Prior to issuance of the Certificate of Occupancy, the applicant shall complete all necessary public safety improvements subject to the approval of the City Engineer.
9. The Developer's Architect or Civil Engineer shall submit as applicable site improvement plans, grading plans, public improvement plans and utility plans for review and approval by the Public Works Department prior to issuance of a building permit. They shall conform to the Cities and County of Marin "Uniform Construction Standards." The plans shall include, but not be limited to: drainage, frontage improvements, utilities, and earthwork.
10. Prior to issuance of a Construction Permit, the property owner shall receive authorization from the Department of Public Works for the removal of the two Coast Live Oak trees located within the Central Avenue public right-of-way.

11. Prior to issuance of a Certificate of Occupancy, Developer's Civil Engineer shall certify the actual pad elevation or as-built foundation corner elevations.

Drainage Conditions

12. Prior to issuance of a Building Permit all proposed surface and subsurface drainage facilities shall be clearly shown on the project drawings
13. Surface and subsurface drainage facilities shall be maintained separately to their discharge locations.

Street Conditions

14. Encroachment permits shall be obtained from the Department of Public Works prior to using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, sidewalk construction or demolition).
15. Applicant shall repair or replace, at no expense to the City, damage to existing public facilities due to construction activities prior to issuance of a Certificate of Occupancy. Contractor shall save and protect all existing public facilities not designated for removal or modification within the project limits.

Engineering Conditions

16. A construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.
17. Parking along Central Avenue in the vicinity of the proposed project is limited. The contractor shall be limited to two offsite parking places for construction related activities, which also includes contractor parking. Contractor's construction staging plan shall address these site constraints
18. The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may commence during the duration of this work.
19. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall lease 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.
20. Prior to the issuance of a building permit a traffic control plan showing all temporary traffic, pedestrian and bicycle control measures and signage shall be submitted for review and approval by the City Engineer. Pedestrian detours around the construction site shall be accessible.
21. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may commence during the duration of this work.
22. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.

23. Traffic Control signage shall be in compliance with Caltrans Standards for work in the Public Right-of-Way.
24. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris box shall be emptied on a regular basis, else as directed by the City. Material stock piles & debris boxes shall be covered when not being accessed or filled to prevent material from blowing around the neighborhood. Construction materials, equipment, vehicles, and debris boxes shall be placed off-site only after securing an encroachment permit.

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.

25. This approval will expire in one (1) year from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
26. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
27. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
28. An encroachment permit shall be obtained from the Department Public Works prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
29. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more, (SMC 17.08).
30. Grading on hillside lands composed of geologic formations known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
31. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
32. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
 - Weekdays – Between 8:00 a.m. and 6:00 p.m.
 - Saturdays – Between 9:00 a.m. and 5:00 p.m.
 - Sundays – Prohibited
 - City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.

33. 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.
34. 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 sewer laterals shall be repaired prior to approval of the building permit.
35. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
36. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.

Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;

Marin County Environmental Health Services (415-499-6907), including spas and septic systems; as well as facilities for preparation or sale of food;

Southern Marin Fire Protection District – (415-388-8182); and

Bay Conservation and Development Commission – (415-352-3600).

37. Pursuant to City of Sausalito Resolution No. 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
38. Pursuant to City of Sausalito Resolution No. 5117, new private sewer construction shall comply with the Sausalito Marin City Sanitary District Standard Specification.
39. 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.

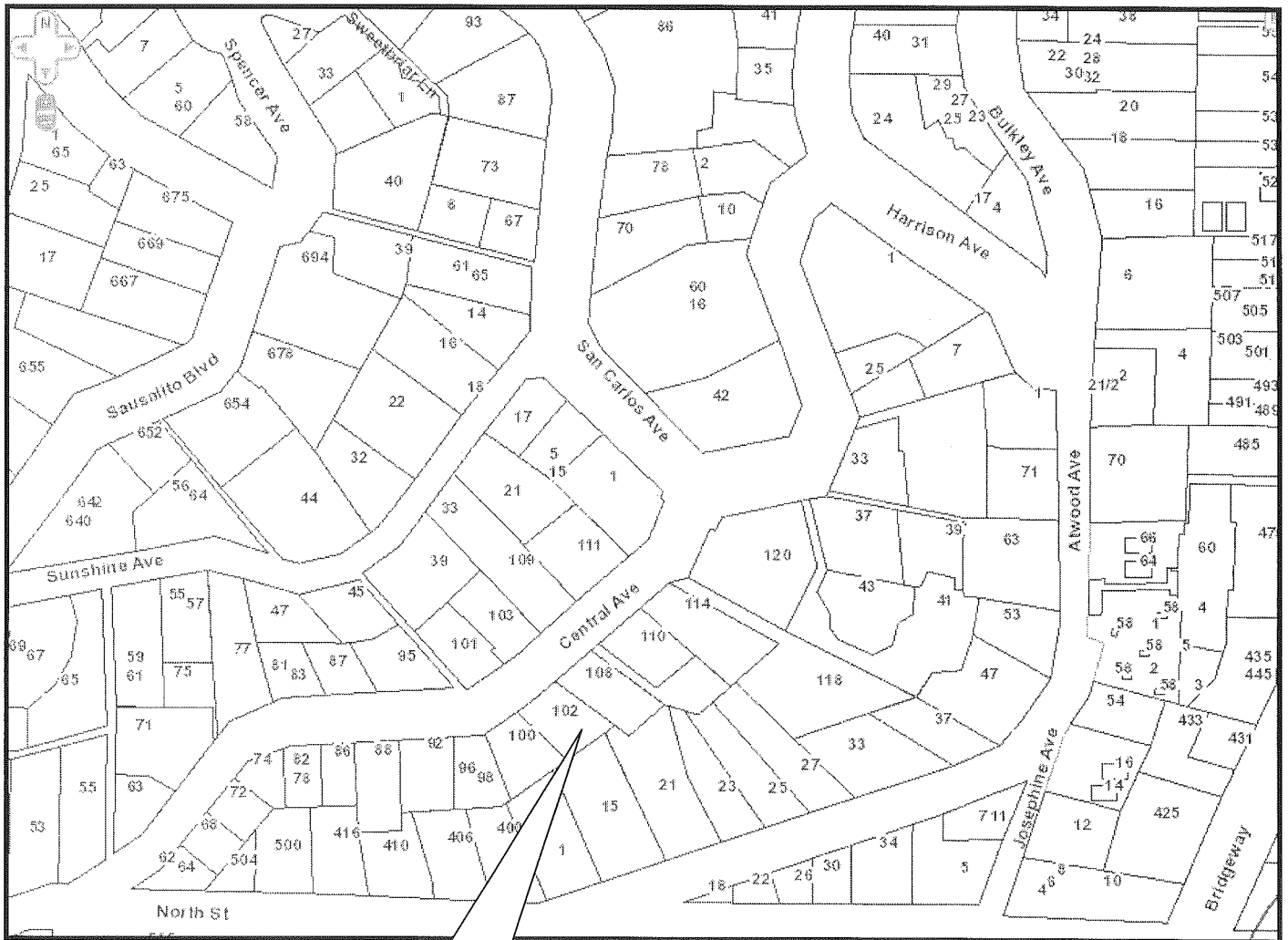
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DECEMBER 20, 2012
VA 12-171
NEWMAYER RESIDENCE / 102 CENTRAL AVENUE

ATTACHMENT 3: PLANS AND ELEVATIONS

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Vicinity Map
12-171



Project Site
102 Central Avenue

Exhibit B
(1 page)

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FREI DESIGN
 480 GATE FIVE ROAD
 SUITE 200
 SAUSALITO, CA 94965
 PH: 415-272-4988
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEUMEYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

DATE & DESCRIPTION:
 2/27/2012

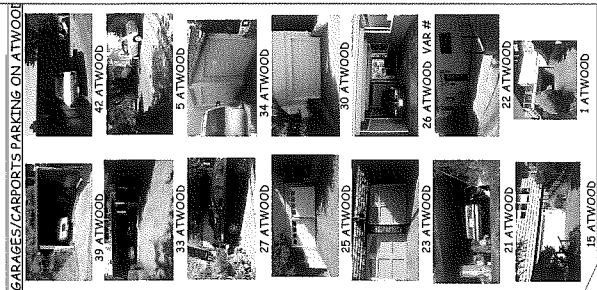
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**NEIGHBORHOOD
 ANALYSIS
 OF PARKING &
 VARIANCES**

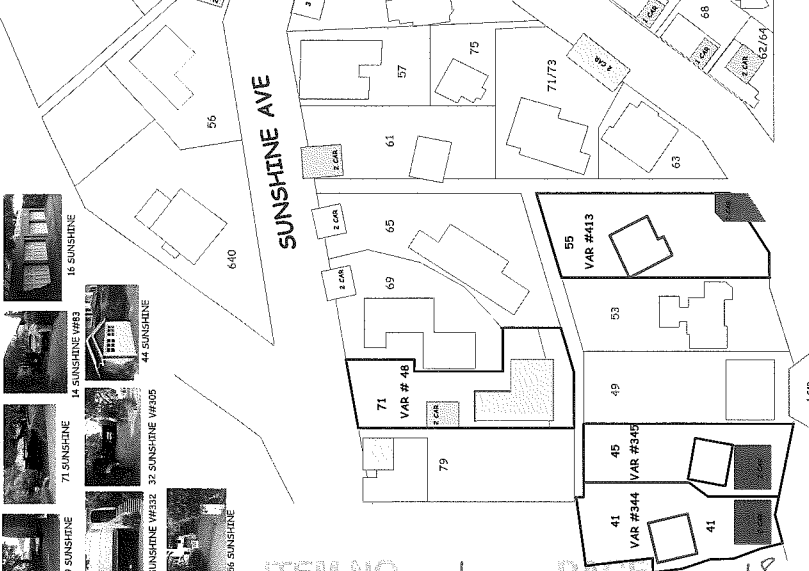
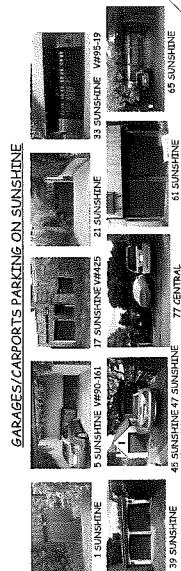
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CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT
 COMMUNITY DEVELOPMENT



LEGEND

	GARAGE W/ VARIANCE		CARPOT
	VARIANCE FOR COVERAGE		VARIANCE FOR F.A.R.
	VARIANCE FOR YARD SETBACK		VARIANCE FOR NON-COMFORMING
	REFERENCE W/ LOT VARIANCE		APPROXIMATE BUILDING FOOTPRINT
	REFERENCE W/ LOT VARIANCE		APPROXIMATE BUILDING FOOTPRINT



NORTH STREET

GARAGES/CARPOTS PARKING ON CENTRAL AVENUE

	103 CENTRAL (NON-COMFORMING) VAR #412		504 CENTRAL VAR #413
	101 CENTRAL VAR #413		500 CENTRAL VAR #414
	100 CENTRAL (NON-COMFORMING)		496 CENTRAL VAR #415
	74 CENTRAL VAR #76		492 CENTRAL VAR #416
	72 CENTRAL VAR #76		488 CENTRAL VAR #417
	68 CENTRAL VAR #76		484 CENTRAL VAR #418
	62/64 CENTRAL VAR #76		480 CENTRAL VAR #419
	56 CENTRAL VAR #420		476 CENTRAL VAR #421
	52 CENTRAL VAR #422		472 CENTRAL VAR #423
	48 CENTRAL VAR #424		468 CENTRAL VAR #425
	44 CENTRAL VAR #426		464 CENTRAL VAR #427
	40 CENTRAL VAR #428		460 CENTRAL VAR #429
	36 CENTRAL VAR #430		456 CENTRAL VAR #431
	32 CENTRAL VAR #432		452 CENTRAL VAR #433
	28 CENTRAL VAR #434		448 CENTRAL VAR #435
	24 CENTRAL VAR #436		444 CENTRAL VAR #437
	20 CENTRAL VAR #438		440 CENTRAL VAR #439
	16 CENTRAL VAR #440		436 CENTRAL VAR #441
	12 CENTRAL VAR #442		432 CENTRAL VAR #443
	8 CENTRAL VAR #444		428 CENTRAL VAR #445
	4 CENTRAL VAR #446		424 CENTRAL VAR #447
	102 CENTRAL VAR #448		420 CENTRAL VAR #449
	104 CENTRAL VAR #450		416 CENTRAL VAR #451
	106 CENTRAL VAR #452		412 CENTRAL VAR #453
	108 CENTRAL VAR #454		408 CENTRAL VAR #455
	110 CENTRAL VAR #456		404 CENTRAL VAR #457
	112 CENTRAL VAR #458		400 CENTRAL VAR #459
	114 CENTRAL VAR #460		396 CENTRAL VAR #461
	116 CENTRAL VAR #462		392 CENTRAL VAR #463
	118 CENTRAL VAR #464		388 CENTRAL VAR #465
	120 CENTRAL VAR #466		384 CENTRAL VAR #467

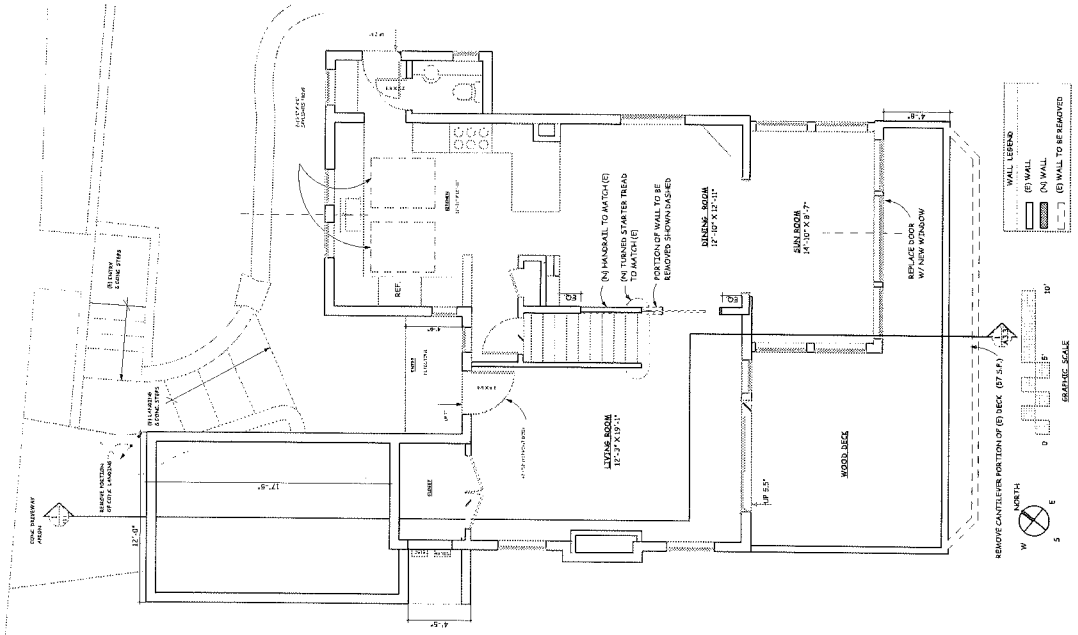
FREI DESIGN
 480 GATEFIVE ROAD
 SUITE 300
 SAUSALITO, CA 94965
 PH: 415-272-4888
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEWMAYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

DATE & DESCRIPTION
 APPROX 12/11 VARIANCE SUBMITTAL
 APPROX 12/11 VARIANCE RE SUBMITTAL
 THESE DRAWINGS CONSTITUTE THE ORIGINAL
 WORK OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN CONSENT
 OF THE ARCHITECT
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 CHECKED BY: AMF
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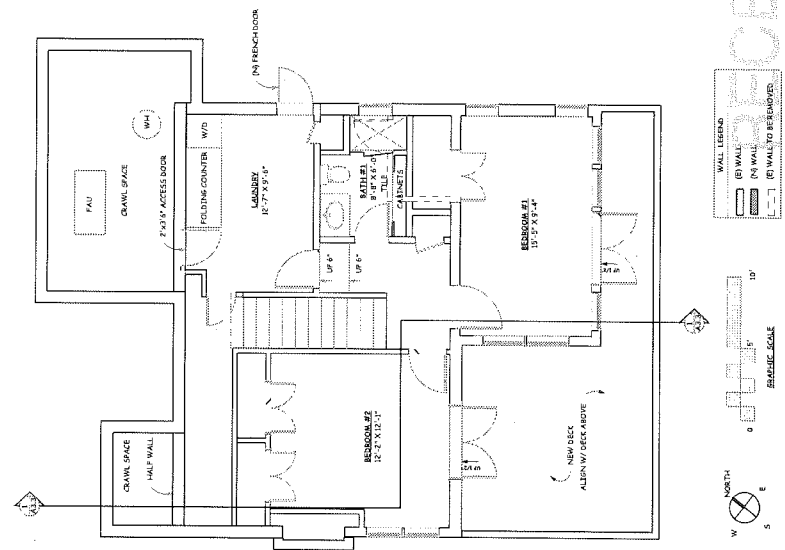
**NEW BASEMENT
 &
 FIRST FLOOR PLANS**
 SHEET

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NEW FIRST FLOOR PLAN

1



NEW BASEMENT FLOOR PLAN

DEC 17 2012

A2.1

2

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

FREI DESIGN
 480 GATE FIVE ROAD
 SUITE 200
 SAUSALITO, CA 94965
 PH: 415-272-4988
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEWMAYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

DATE & DESCRIPTION:
 4/20/12 VARIANCE SUBMITTAL
 7/20/12 VARIANCE SUBMITTAL
 10/21/12 VARIANCE RE SUBMITTAL

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF FREI DESIGN AND SHALL BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THEY WERE PREPARED.
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAUSALITO.

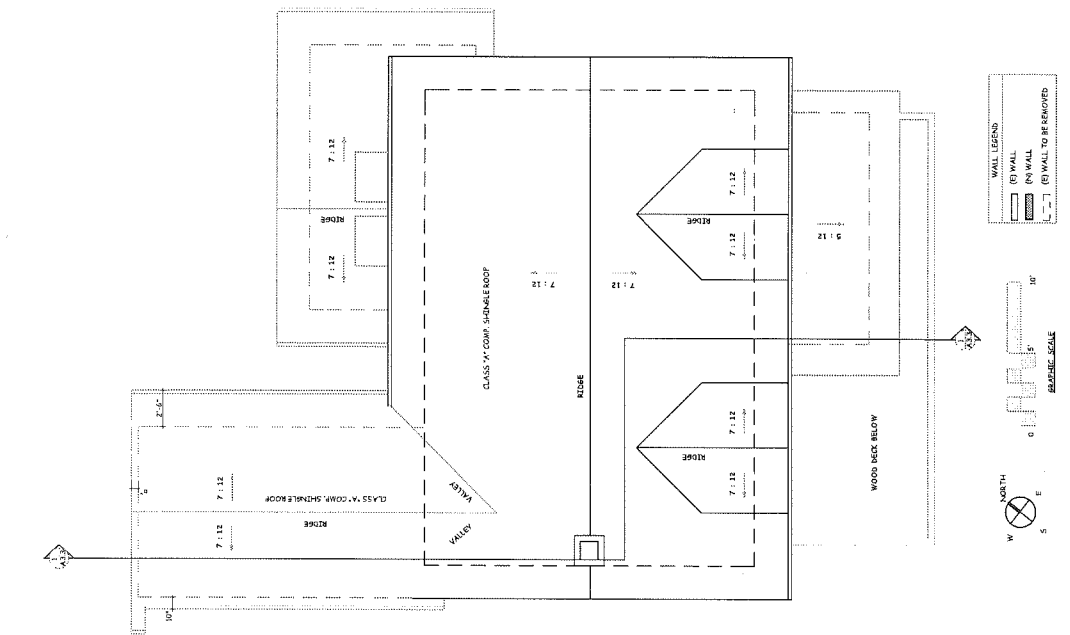
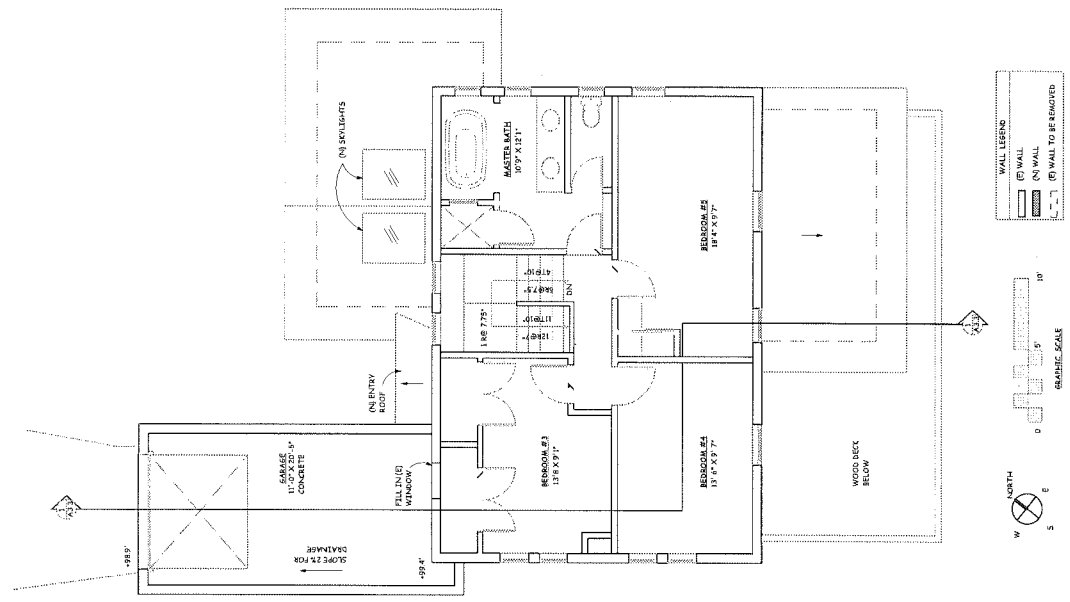
DESIGNED BY: NMF
 CHECKED BY: NMF
 SCALE: 1/8" = 1'-0"

NEW
 SECOND FLOOR
 & ROOF PLANS

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 A2.2

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CITY OF SAUSALITO
 COMMUNITY DEVELOPER



NEW SECOND FLOOR PLAN

NEW ROOF PLAN

1

FREI DESIGN
 480 GATEFIVE ROAD
 SUITE 200
 SAUSALITO, CA 94965
 PH: 415-272-4988
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEUMEYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

**NEW
 WEST & NORTH
 EXTERIOR
 ELEVATIONS**

A3.1

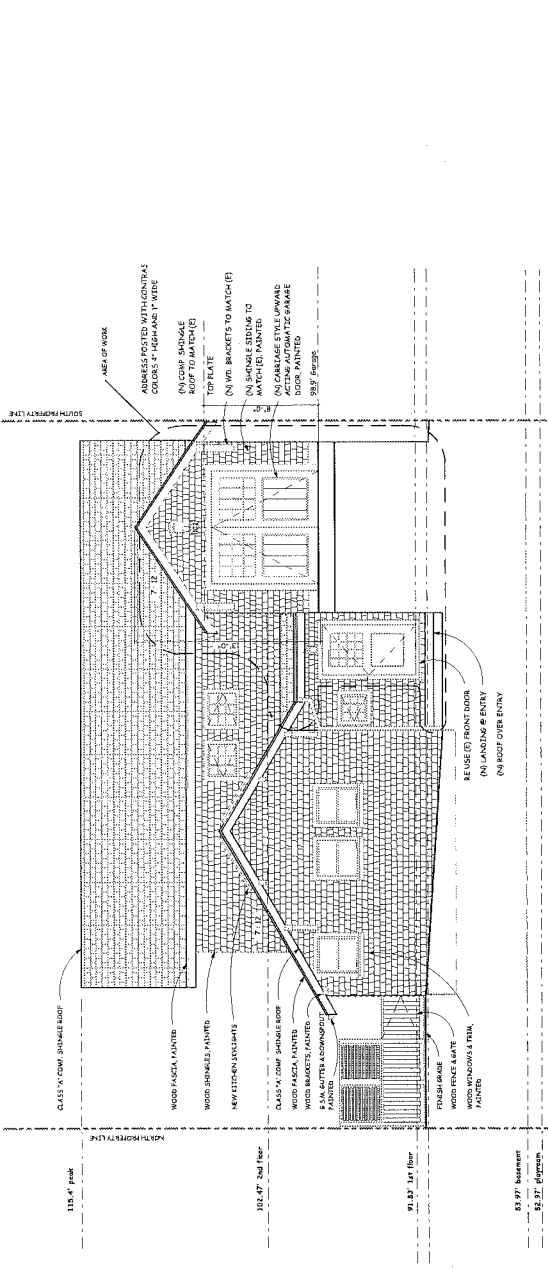
RECEIVED
 DEC 17 2012

NEW NORTH ELEVATION

NEW WEST ELEVATION

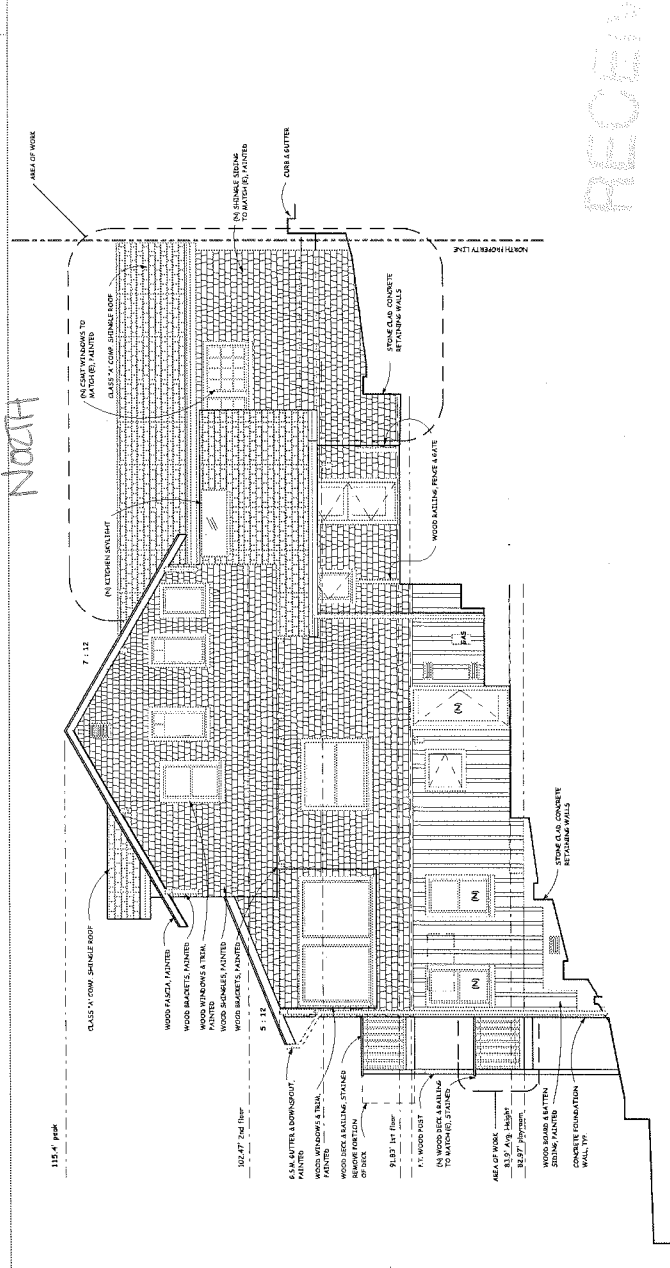
6451

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



2

NEW WEST ELEVATION



FREI DESIGN
480 GATE FIVE ROAD
SUITE 200
SAUSALITO, CA 94965
PH: 415.272-4988
freidesign@hotmail.com

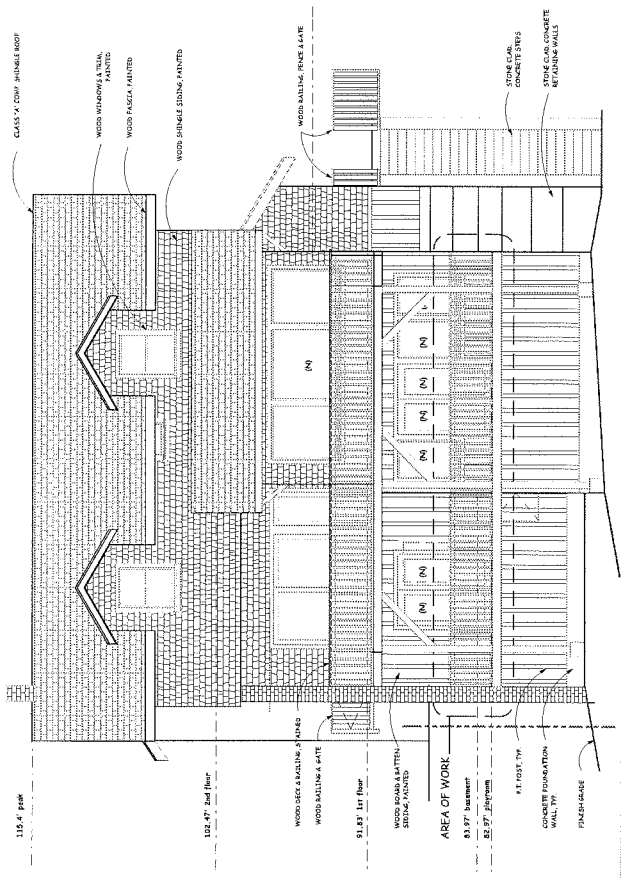
RENOVATIONS TO THE
**NEWMeyer
RESIDENCE**
102 CENTRAL AVENUE
SAUSALITO, CA 94965

**NEW
EAST & SOUTH
EXTERIOR
ELEVATIONS**

A3.2

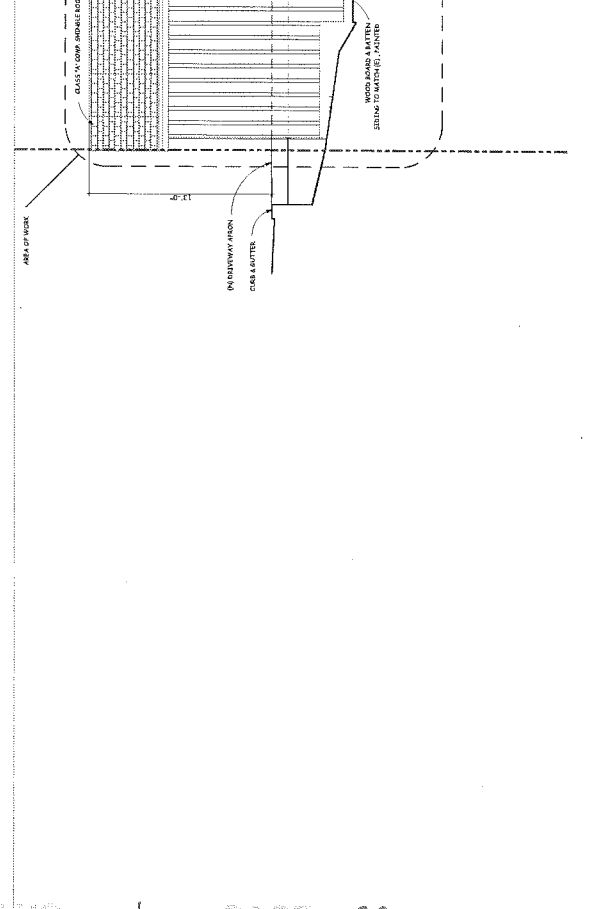
DATE & DESCRIPTION: 12/20/11 VARIANCE REVISIONAL
TYPICAL MATERIALS
DRAWN BY: MMF
CHECKED BY: MMF
SCALE: 1/8" = 1'-0"
PROJECT NO: 11-0037
SHEET NO: 1

THESE DRAWINGS CONSTITUTE THE ORIGINAL SET OF CONTRACT DOCUMENTS. ANY REVISIONS SHALL BE INDICATED BY A REVISION CLOUD AND THE DATE OF THE REVISION.



NEW EAST ELEVATION

2



NEW SOUTH ELEVATION

1

CITY OF SACKRAMENTO
COMMUNITY DEVELOPMENT

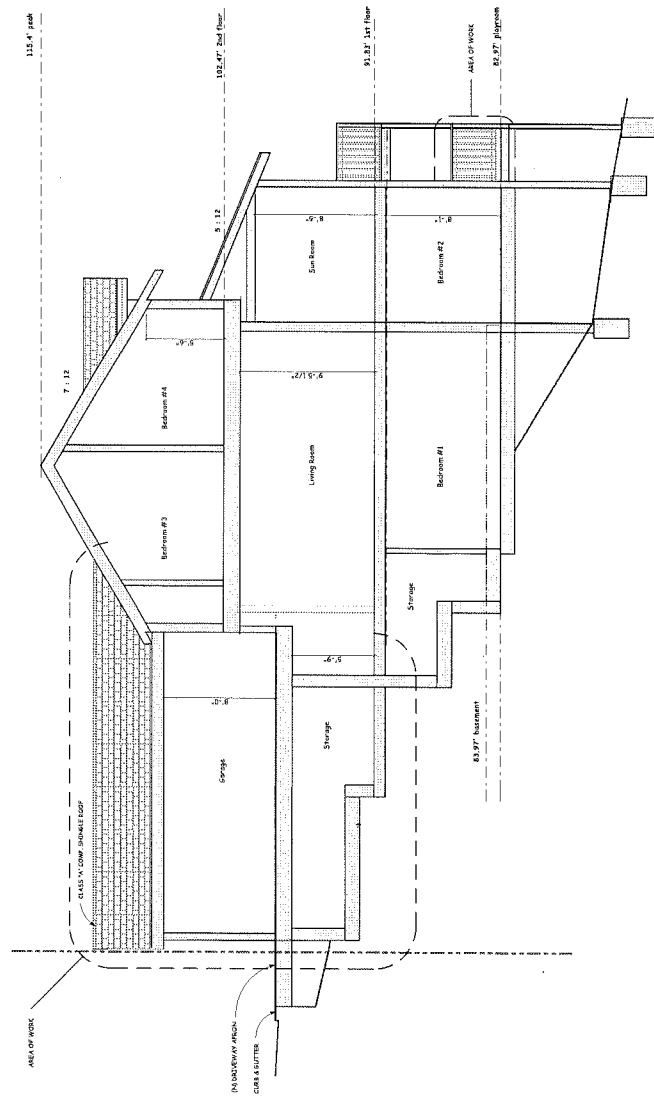
FREI DESIGN
 480 GATE FIVE ROAD
 SUITE 200
 SAUSALITO, CA 94965
 PH: 415-272-4988
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEUMEYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

DATE: 12/17/12	DESCRIPTION: 102 CENTRAL AVENUE
PROJECT: 102 CENTRAL AVENUE	DATE: 12/17/12
DESIGNER: FREI DESIGN	DATE: 12/17/12
DRAWN BY: MAF	DATE: 12/17/12
CHECKED BY: MAF	DATE: 12/17/12
SCALE: 1/8" = 1'-0"	DATE: 12/17/12

NEW
 BUILDING SECTION

A3.3



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BUILDING SECTION THROUGH NEW GARAGE

1

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 COMMUNITY DEVELOPMENT

FREI DESIGN
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 SUITE 200
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 PH: 415-272-4988
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEUMEYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

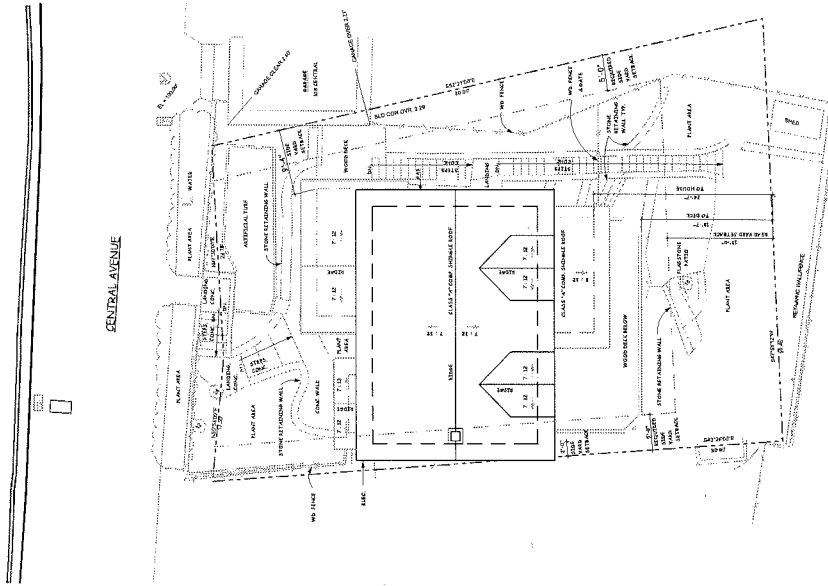
DATE: 12/17/2012
 DRAWN BY: NMF
 CHECKED BY: NMF
 SCALE: 1/8" = 1'-0"

THESE DRAWINGS CONSTITUTE THE ORIGINAL
 WORK OF THE ARCHITECT AND ARE NOT TO BE
 REPRODUCED OR TRANSMITTED IN ANY FORM
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE WRITTEN CONSENT
 OF THE ARCHITECT.

EXISTING
 CONDITION
 SITE & ROOF PLAN

EC 1.0

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EXISTING SITE AND ROOF PLAN

1

FREI DESIGN
 480 GATEFIVE ROAD
 SUITE 200
 SAUSALITO, CA 94965
 PH: 415-772-4988
 freidesign@hotmail.com

RENOVATIONS TO THE
**NEWMAYER
 RESIDENCE**
 102 CENTRAL AVENUE
 SAUSALITO, CA 94965

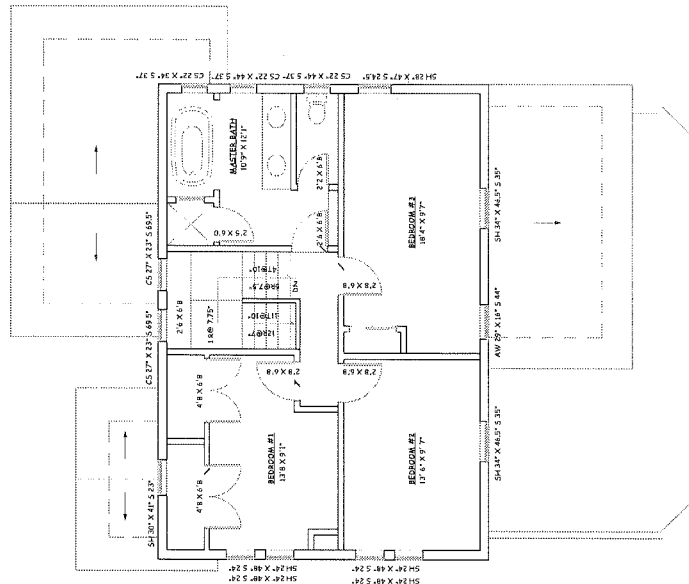
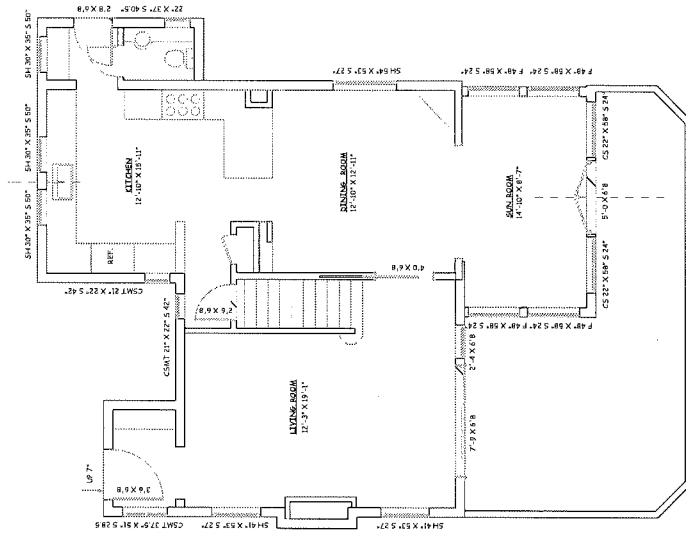
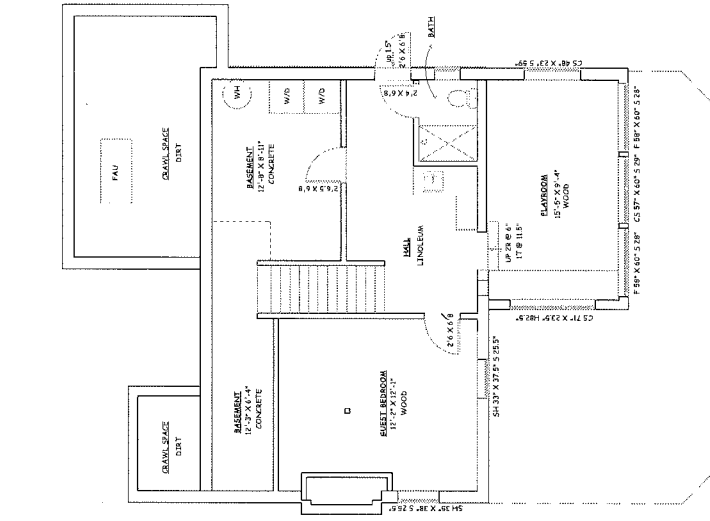
DATE	DESCRIPTION
08/20/12	VARIANCE SUBMITTAL
09/20/12	VARIANCE SUBMITTAL

THIS DRAWING CONSTITUTES THE ORIGINAL AND ONLY SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT. ANY CHANGES TO THIS DRAWING MUST BE MADE BY A REVISION SHEET.

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

EXISTING
 BASEMENT,
 FIRST & SECOND
 FLOOR PLANS

EC2.1



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 COMMUNITY DEVELOPMENT

EXISTING BASEMENT FLOOR PLAN

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN



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JUL - 9 2012
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

July 6, 2012

Jeremy Graves, Community Development Director
City of Sausalito
420 Litho Street,
Sausalito CA 94965

RE: Variance for relief from side yard setback to construct a garage at 102 Central Ave.

On behalf of my clients Susan and Thomas Newmeyer of 102 Central Avenue, I am writing to request a variance for relief from the side south side yard setback in order to construct a single car garage. The existing craftsman style shingled home was constructed in 1907, as a two story single family residence with a partial basement. The scope of work for this project is to remodel the existing basement and add a single car garage with storage below. We are requesting a variance for relief from the required side yard setback in order to build the garage. We are requesting that the city remove the dying and decaying trees on city property adjacent to the front of the garage so a driveway apron may be constructed to access the garage. Please see attached Arborist Report.

The existing 4,205 square foot lot is zoned R 1-6. The house complies with coverage, impervious surface, height, north side yard, front yard, and rear yard setbacks. It is legally non conforming regarding its lot size and FAR. The current FAR is over by 2% (100 sf) but with the addition of the garage and the elimination of the front entry room, it will be brought closer in conformity, making it over by just 1%. Currently there is no off street parking where two spaces are required, so the addition of a single car garage will bring the property closer to conformity. The existing south side yard setback is 2'-0" to 3'-8" because the house is not built parallel to the lot. The south side yard setback for the proposed garage would range from 1'-4" at the back side of the garage to 2'-9" at the front side of the garage. If the existing north side yard setback of 9'-4" is averaged with the new proposed side yard setback of 1'-4" the average for both side yard setbacks would be 5'- 1/2". That would comply with the 4.75' required side yard setback for narrow lots. The height is not changing.

Variance Findings: (Please refer to Neighborhood Analysis Drawing A1.2)

A: There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

- The lot is 30% smaller than it is zoned for, it is only 4,205 sf in a 6,000 (R1-6) zone.
- The parcel is narrower than the minimum standard lot width, measuring 47.5' at the front property line where 50' is minimum.

Exhibit D
(4 pages)

- The house was not built parallel to the property lines making it difficult to comply with the side yard setbacks.
- The house was built in 1907, well before the zoning code was established and does not conform to the south side yard setbacks, making it difficult to add onto the structure without encroaching upon the side yard setbacks.
- The garage of the neighbor to the north is built on this property impacting the use of this side yard.
- Because of the location of the existing house on the lot, parking can't be accommodated on any other part of the front yard.
- Central Avenue is a one way street, making street parking more onerous because once you drive past a spot you have to drive completely around the hill before you can drive down the street again.
- The Sausalito Women's Club is located just four doors away. They rent out the facility, hold meetings, rehearsals or events almost every day of the year making parking extremely challenging.
- This area of Sausalito consists mainly of old structures built before the zoning code and it is difficult to apply the current codes to these older buildings.
- There are 5 legal non-conforming duplexes / triplexes on this small street, and none of them have more than one (if any) parking spots per unit, where two are required. This causes further strain on the limited available street parking.
- Of the 31 houses on this part of Central Avenue only 8 have the required two off street parking spaces. Counting the non-conforming duplexes, there is a deficiency of 32 off street parking spots. There is a serious lack of parking on this narrow one way street, where it is only possible to park on one side.

B: Owing to these exceptional circumstances the literal enforcement of the provisions of the Title would result in practical difficulty and unnecessary hardship.

- The literal enforcement of the side yard setback would make it nearly impossible to build a garage on this property and provide a front entry to the house. If the garage were not allowed to encroach into the side yard setback the only space to enter the front of the house would be under the existing interior stair and there is not adequate headroom to enter the house at this location.
- Furthermore, an entry at this space would be too small and narrow for a front entry and would not be in keeping with the architectural style and massing of the house. Currently the building consists of a main two story gable structure that has two smaller perpendicular wings directed towards the street that create an inviting entry courtyard and central landing point of the existing entry walk and stair. Building a garage structure so close to the existing kitchen wing would be awkward and unbalanced and not provide enough space for a proper front entry.
- This would also provide hardship because the existing concrete stairs and walk would have to be removed and rebuilt. This is significant because part of the entry structure is supporting the street above.

C: This Variance is necessary for the preservation of a substantial property right of the owners possessed by other property in the same district.

- An on site covered parking area is a property right possessed by many other properties within the zoning district. Indeed, an analysis of parking on Central Avenue finds that the 3 houses directly to the north of the site, 1 directly to the south

and 9 in a row across the street all have garages or carports, In fact, 22 of the 30 residences on this part of Central have parking.

- The 2 properties directly across the street have received a variance for parking structures located in the side yard setback. There are 3 more on Central and 4 in the nearby vicinity that have all received variances for parking structures in the required side yard setback.
- When the houses on Atwood and North Avenues were reviewed, it was found that 20 of the 21 lots had parking.
- When the houses on Sunshine Avenue were reviewed, it was found that 19 of the 20 houses fronting Sunshine had parking.
- Granting this variance will bring this property in closer conformity with its neighbors and provide fairness and consistency between properties in the immediate vicinity. It will **not** provide a special privilege inconsistent with other properties classified in the same district, since the vast majority of properties have garages.

D: The granting of this Variance will not be detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

- Seven of the adjacent and nearby property owners have reviewed the proposed garage location and indicated their support by signing the city neighborhood outreach document that has been submitted.
- Because of the severity of the parking problem on this street, it is a great public service to get another car off the street while still providing adequate on street parking in front of the house.
- Because the new garage is located in front of the existing house, no view will be obstructed, and there will be plenty of light and air circulating. It will only provide shade to the owner's house and have no effect on neighboring houses. In fact after the removal of the dying trees, there will be more light and a greater view for the neighbors across the street.
- Building a garage and driveway directly across from the garages of 101 and 103 Central Avenue will facilitate vehicular access by providing a driveway to back in and out of when they are entering or leaving their garage.
- The construction of the garage in the materials, style and architectural character of the existing craftsman style home will improve the visual quality and character of the neighborhood.
- Allowing a garage to be built on this property will promote the safe and practical use of this property. It will prevent the current dangerous and hazardous situation of the owners and their small children having to park blocks away from their house, carrying groceries and walking with children in tow, on a dark street with no sidewalks.

E: The granting of this Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

- Due to the large number of neighboring properties (9 closest neighbors across the street, 3 consecutive neighbors to the north and 2 to the south) all have garages of similar scale and location. Therefore, allowing a variance so this property may also have a garage would not constitute a grant of special privilege.

- Additionally, the two neighbors directly across the street have received variances for garages located in the side yard setback.
- A garage is a basic privilege of the vast majority of property owners in this neighborhood, 9 of whom have received variances for garages or parking structures in the side yard setback creating substantial parity in the neighborhood.
- Furthermore, there are at least 10 more properties with existing non conforming garages in the side yard setback highlighting the difficulty of building garages in this neighborhood with older homes that don't comply with the setbacks and have numerous site challenges and restrictions due to the steep topography.
- Allowing this property to build a garage like many of its surrounding neighbors would be appropriate, compatible and consistent with the surrounding development patterns in the neighborhood.

F: The granting of this Variance will be in harmony with the general purpose and intent of this title and general plan.

- The variance for the side yard setback of this garage will allow the Property Owners to create an off street parking space where there currently is none, thus bringing their property into closer conformance with the parking requirements delineated by the Zoning Code.
- The location of this garage also brings the existing FAR closer into conformity with the zoning code by eliminating the FAR of the existing front entry room.
- Since the proposed garage will contain storage space within and below, as well as a parking area for bicycles and other sports equipment, there will be no need for the garage to be used for anything other than automobile parking.
- Due to the large number of neighboring properties that have garages of similar scale and location, allowing a variance so this property may have a garage would be appropriate and consistent with the surrounding development patterns in the neighborhood something that is a goal of the Zoning Ordinance.

For all the good reasons stated above we respectfully request that you grant the variance for relief from the side yard setback so we may build a garage. Thank you for your consideration of this very important matter.

Sincerely,

Norah Frei

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JUL 7 9 2012

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

ADJACENT PROPERTY OWNER REVIEW

102 CENTRAL AVE

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 (print) GEORGE HENSLEY Address 108 CENTRAL AVE
 Signature [Signature] Date 4-27-12

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 (print) ROBERT BURTON Address 103 CENTRAL AVE
 Signature [Signature] Date 4/27/12

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 (print) KARIN R. WILLIAMS Address 114 CENTRAL AVE.
 Signature [Signature] Date April 30th, 2012

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):

Cecely K. Muldoon

Name (print) Cecely K. Muldoon Address 100 Central Av
 Signature [Signature] Date 4/30/12

CDD\Forms\Planning Forms\Neighbor Approval

Exhibit E
(12 pages)

ADJACENT PROPERTY OWNER REVIEW

102 CENTRAL AVE

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 (print) PETER TRETENEY Address 110 CENTRAL AVE
 Signature [Signature] Date 05/02/12

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 (print) TEGGY TRETENEY Address 110 CENTRAL AVE
 Signature [Signature] Date 5/2/12

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 (print) PETER BROSYG Address 15 ATWOOD AV
 Signature [Signature] Date 5-3-2012

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 (print) [Signature] Address 111 Central, Sewall Pt
 Signature [Signature] Date 5/8/12

Heidi Burns

Subject: FW: 102 Central Avenue (VA 12-171)

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DEC 17 2012

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

-----Original Message-----

From: Jim & Kathy [mailto:jkschur@comcast.net]
Sent: Thursday, December 13, 2012 10:02 AM
To: Heidi Burns
Subject: 102 Central Avenue (VA 12-171)

Heidi Burns, Associate Planner
City of Sausalito, City Hall
420 Litho Street
Sausalito, CA 94965

Dear Ms. Burns,

We received the notice of public hearing for the garage construction at 102 Central Avenue and are in favor of any project that will improve the parking on Central.

Central Avenue's parking is greatly impacted due to a number of various factors, one of which are nonexistent and unusable garages on the south side of the street. Others include the existence of multiple dwellings and activities held at the Sausalito Women's Club.

Allowing an owner to improve a property in this area to gain use of a garage removes vehicles from the street. We would be in favor of approval for this property owner and encourage other owners with garages to utilize them if at all possible in this area.

Sincerely,

Kathy & Jim Schuricht
72 Central Avenue
Sausalito, CA 94965

jkschur@comcast.net

Exhibit F
(3 pages)

Heidi Burns

From: william keller [b4kel@sbcglobal.net]
Sent: Monday, December 17, 2012 4:18 PM
To: Heidi Burns
Cc: Newmeyer Thomas and Susan
Subject: 102 Central Garage plan

DEC 18 2012

Heidi

Hope you are well and things at planning are good. Wanted to let you know that I am in full support of the Newmeyer project.

Thanks, Bill Keller

Sent from my iPhone

Heidi Burns

From: robert burton [raburton@pacbell.net]
Sent: Tuesday, December 18, 2012 10:37 AM
To: Heidi Burns
Cc: s_newmeyer@yahoo.com
Subject: 102 Central Avenue

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DEC 18 2012

CITY OF Sausalito
COMMUNITY DEVELOPMENT

Hi, Heidi,

As neighbors of Thomas and Susan Newmeyer, we heartily approve of the planned new garage at 102 Central. As you know, parking around here is nearly impossible, and getting worse (if that is possible). Their new garage will be a substantial help. Also, the design is in keeping with the neighborhood feeling and architecture and will be a definite enhancement. We do hope that their plans are swiftly approved.

If you have any questions, feel free to contact us.

Best,

Robert and Adrienne Burton
103 Central Avenue
Sausalito, Ca. 94965
rburton.com
raburton@aya.yale.edu
332-2003

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