



**APPROVAL OF NEW  
ACCESSORY DWELLING UNIT (ADU) PERMIT  
ADU 13-042**

Address: 415 Johnson Street  
Property Owner: 415 Johnson Street LLC  
Applicant: Neil Gibbs

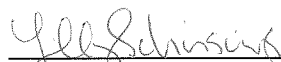
Date ADU Permit Approved: February 27, 2013  
Date ADU Notice Mailed\*: n/a  
Date ADU Permit Posted: February 27, 2013  
Final Appeal Date: March 11, 2013

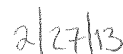
This Permit authorizes a new interior conversion Accessory Dwelling Unit at 415 Johnson Street in the City of Sausalito. The new Accessory Dwelling Unit must be maintained as an ancillary unit to the primary dwelling unit (415 Johnson Street #A) on the parcel. The new Accessory Dwelling Unit is authorized to be 336 square feet and must contain a kitchen facility, a bathroom, a separate entrance and will have one bedroom. Additionally, one parking space must be provided for the unit in the four-car garage. The new Accessory Dwelling Unit complies with the Zoning Ordinance and the specific requirements for Accessory Dwelling Units in Section 10.44.080 of the Sausalito Municipal Code. Plans for the approved Accessory Dwelling Unit are on file with the Community Development Department.

\*Mailed notice is only required for new attached and detached Accessory Dwelling Units

*Advisory Conditions:*

1. A sink, a refrigerator of more than five cubic feet capacity and a range or cooktop shall be installed in the kitchen of the Accessory Dwelling Unit.
2. Appropriate Construction Permits shall be required for the construction or conversion of an Accessory Dwelling Unit.
3. A Fire District Inspection shall be required in order to determine final occupancy requirements.
4. The applicant shall contact the Engineering Division at (415) 289-4111 for addressing requirements.
5. Only one Accessory Dwelling Unit shall be permitted per parcel.
6. The applicant shall contact the Marin Municipal Water District, Sausalito Marin City Sanitary District and Marin County Assessor's Office for additional permitting requirements.

  
Lilly Schinsing, Associate Planner

  
Date

*Administrative Decisions may be appealed within ten (10) days of the decision date. A request for an appeal of this decision must be submitted to the Community Development Department within 10 days of the Community Development Director's decision. NOTICE IS HEREBY FURTHER GIVEN that if you challenge in court this administrative decision you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Department within 10 days of a decision (Government Code Section 65009b2).*