



CITY OF SAUSALITO
NOTICE OF DECISION REGARDING AN ADMINISTRATIVE
DESIGN REVIEW PERMIT AT 617 LOCUST STREET
ADR 14-337

The Community Development Department has denied an Administrative Design Review Permit for the following project:

PROJECT DESCRIPTION

Peter Greenwood, on behalf of property owners Gordon Lu and Mei Poon, has submitted an application for an Administrative Design Review Permit (ADR 14-337) for the following project located at 617 Locust Street (APN 065-101-23) in the Two-Family Zoning District (R-2-2.5):


The Applicant is requesting approval of an Administrative Design Review Permit to allow a 101.5 square-foot addition on the third floor of the existing residence, and a reduction of 96.3 square feet of existing floor area on the two lower floors, for a net increase of 5.4 square feet of floor area within the residence.

DEADLINE FOR AN APPEAL

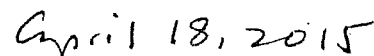
The deadline to appeal this decision is **12:00 noon on Tuesday, April 28, 2015.**

FOR MORE INFORMATION

Contact Contract Planner Steve Flint at the Community Development Department at (415)289-4131 (flint@ci.sausalito.ca.us) or come to the Community Development Department located in City Hall, 420 Litho Street to review the project plans, application materials, and Notice of Decision with findings for denial. The office is open 7:30 to 4:00 on Monday, 7:30 to 5:00 Tuesday through Thursday, and 7:30 to noon on Friday.



Danny Castro
Community Development Director



Date

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DESIGN REVIEW FINDINGS

Pursuant to Section 10.54.050.D (Findings) of the Sausalito Zoning Ordinance, the Community Development Director finds that the application for a Design Review Permit (ADR 14-337) is **not consistent** with the requisite findings as described below.

- D.1. The proposed project is consistent with the General Plan, any applicable specific plans, any applicable design guidelines and this chapter (10.54 Design Review Procedures).

Finding: *The proposed application is not consistent with all applicable policies, standards and regulations of the General Plan and Zoning Ordinance, particularly Policy LU 1.9 (Residential Development Intensity) and Program CD-1.3.1 of the General Plan, and Chapter 10.22, Table 10.22-2 of the City of Sausalito Zoning Regulations. Program CD-1.3.1 of the General Plan addresses the zoning regulations relating to design compatibility of the size and mass of structure. Chapter 10.22, Table 10.22-2 implements Program CD-1.3.1 and establishes a maximum floor area ratio limit of .65 in the R-2-2.5 zoning district. The proposed building addition would exceed the .65 FAR limit based on the measurement of floor area (Sausalito Zoning Code Section 10.40.040.B.) and is, therefore, not consistent with the General Plan and zoning regulations.*

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

Finding: *The proposed project is not consistent with the general scale of structures and buildings in the surrounding neighborhood or district because it exceeds the maximum .65 floor area ratio established in the R-2-2.5 zoning district.*

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