

1. SHEET TITLE: PROPOSED FIRST FLOOR PLAN
2. PROJECT NAME: WOODMAN RESIDENCE
3. CLIENT: [REDACTED]
4. ARCHITECT: ANDREW SKURMAN, ARCHITECT
5. ADDRESS: 3654 SACRAMENTO STREET, SAN FRANCISCO, CA 94116
6. APN: 065211407
7. SCALE: AS SHOWN
8. DATE: 06/19/13
9. DRAWN BY: [REDACTED]
10. CHECKED BY: [REDACTED]
11. APPROVED BY: [REDACTED]
12. [REDACTED]
13. [REDACTED]
14. [REDACTED]
15. [REDACTED]
16. [REDACTED]
17. [REDACTED]
18. [REDACTED]
19. [REDACTED]
20. [REDACTED]

Andrew Skurman,
Architect

3654 Sacramento Street
San Francisco, CA 94116
Tel: 415.461.4628
Fax: 415.461.4628

WOODMAN RESIDENCE
6 JOSEPHINE ST
SAUSALITO, CA
APN: 065211407

Sheet No: [REDACTED]
Project No: [REDACTED]
Drawing No: [REDACTED]

Proposed
First
Floor Plan
A2.1.1

WISCONSIN STREET

1.0	DATE: 06/19/2013
2.0	PROJECT: WOODMAN RESIDENTIAL
3.0	CLIENT: WOODMAN RESIDENTIAL
4.0	ARCHITECT: ANDREW SKURMAN ARCHITECT
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99.0	CLIENT: WOODMAN RESIDENTIAL
100.0	ARCHITECT: ANDREW SKURMAN ARCHITECT

Andrew Skurman,
Architect



5654 Sacramento Street
San Francisco, CA 94116
Tel: 415.440.4140
Fax: 415.440.4141
www.415.440.4140

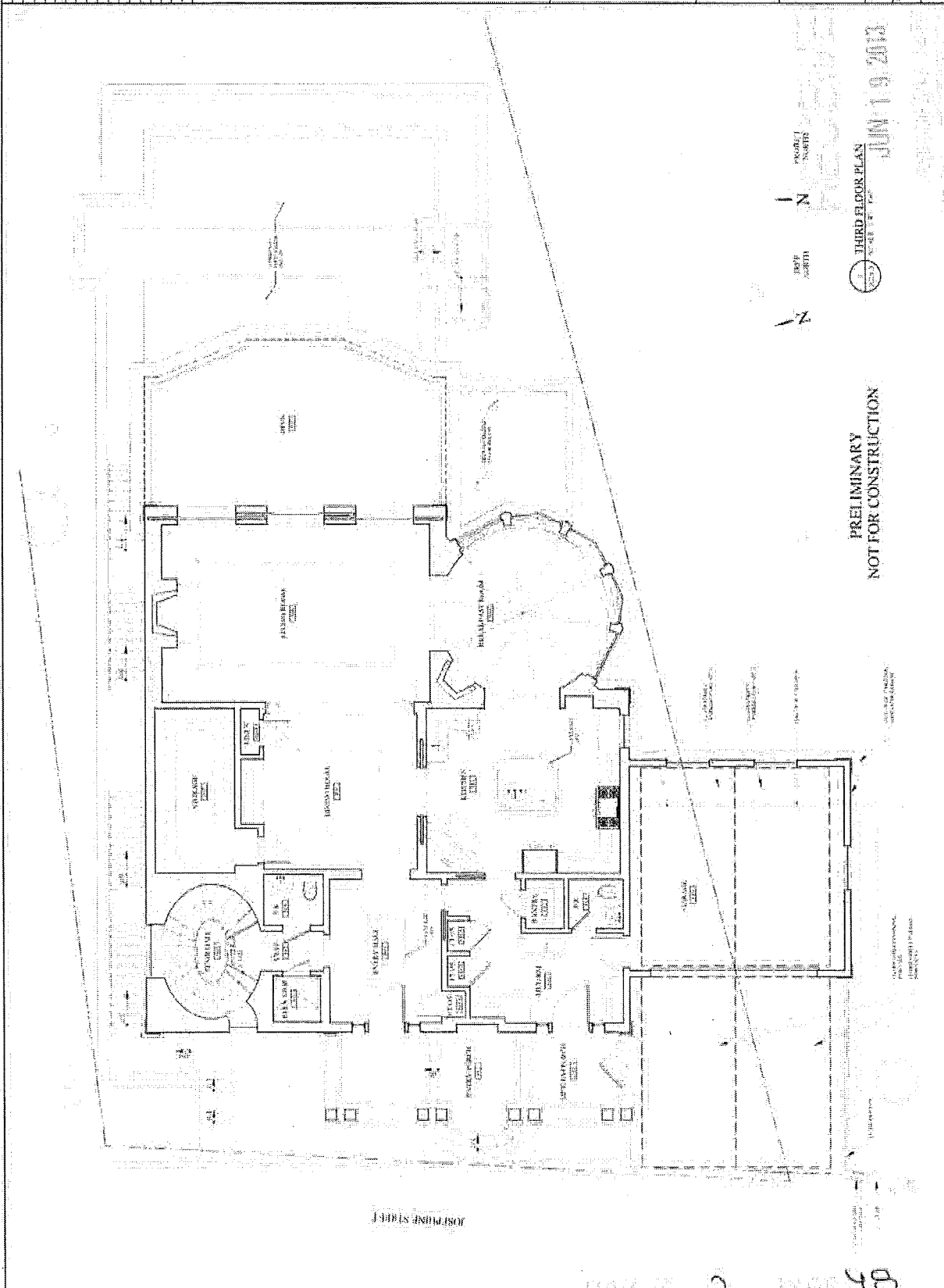
WOODMAN RESIDENTIE
6 JOSEPHINE ST.
SAUSALITO, CA
APN: 062-211-07

Sheet No.

PROPOSED
THIRD
FLOOR PLAN

Sheet No.

A2.13

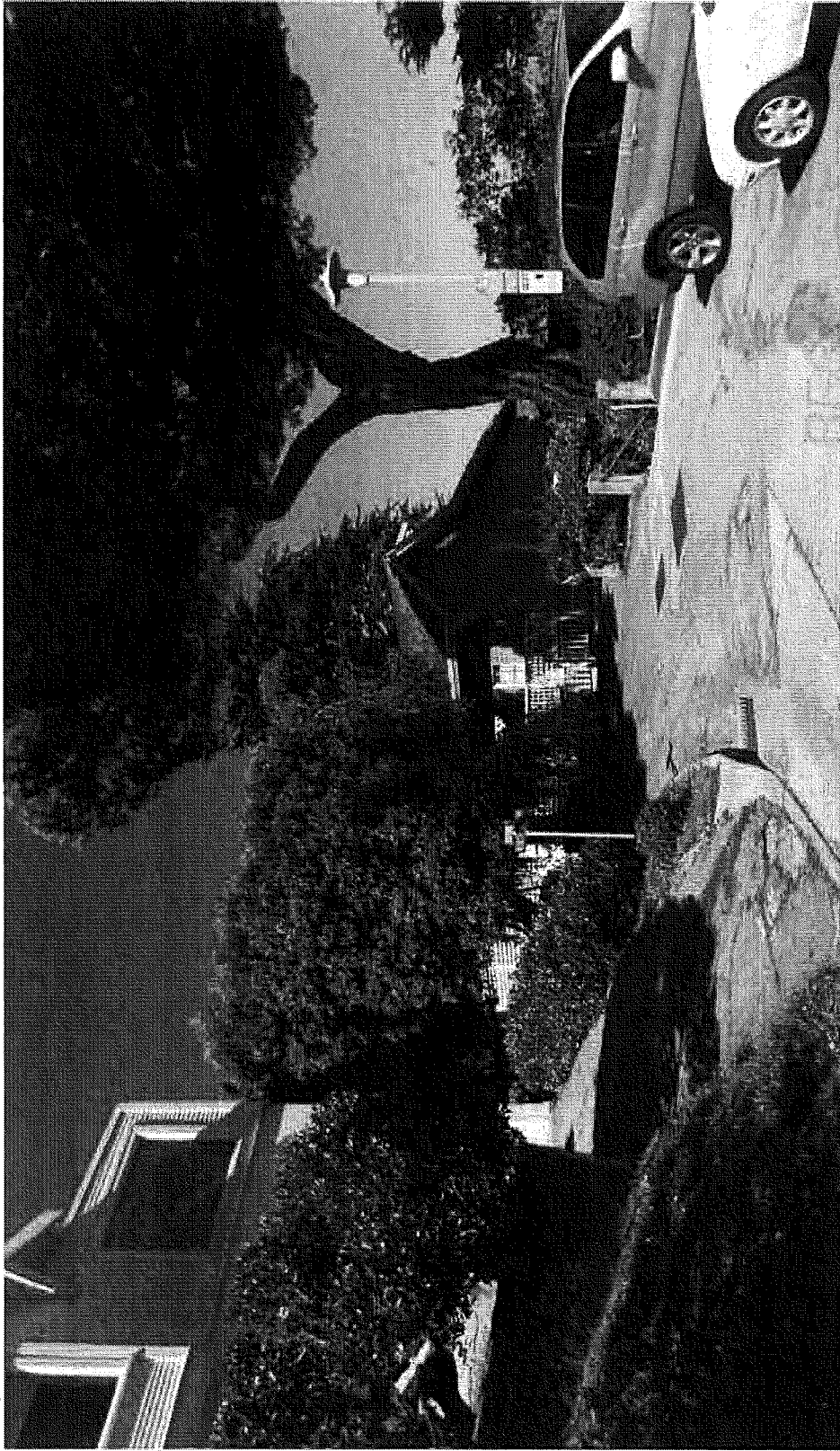


PRELIMINARY NOT FOR CONSTRUCTION

THIRD FLOOR PLAN JUN 19 2013

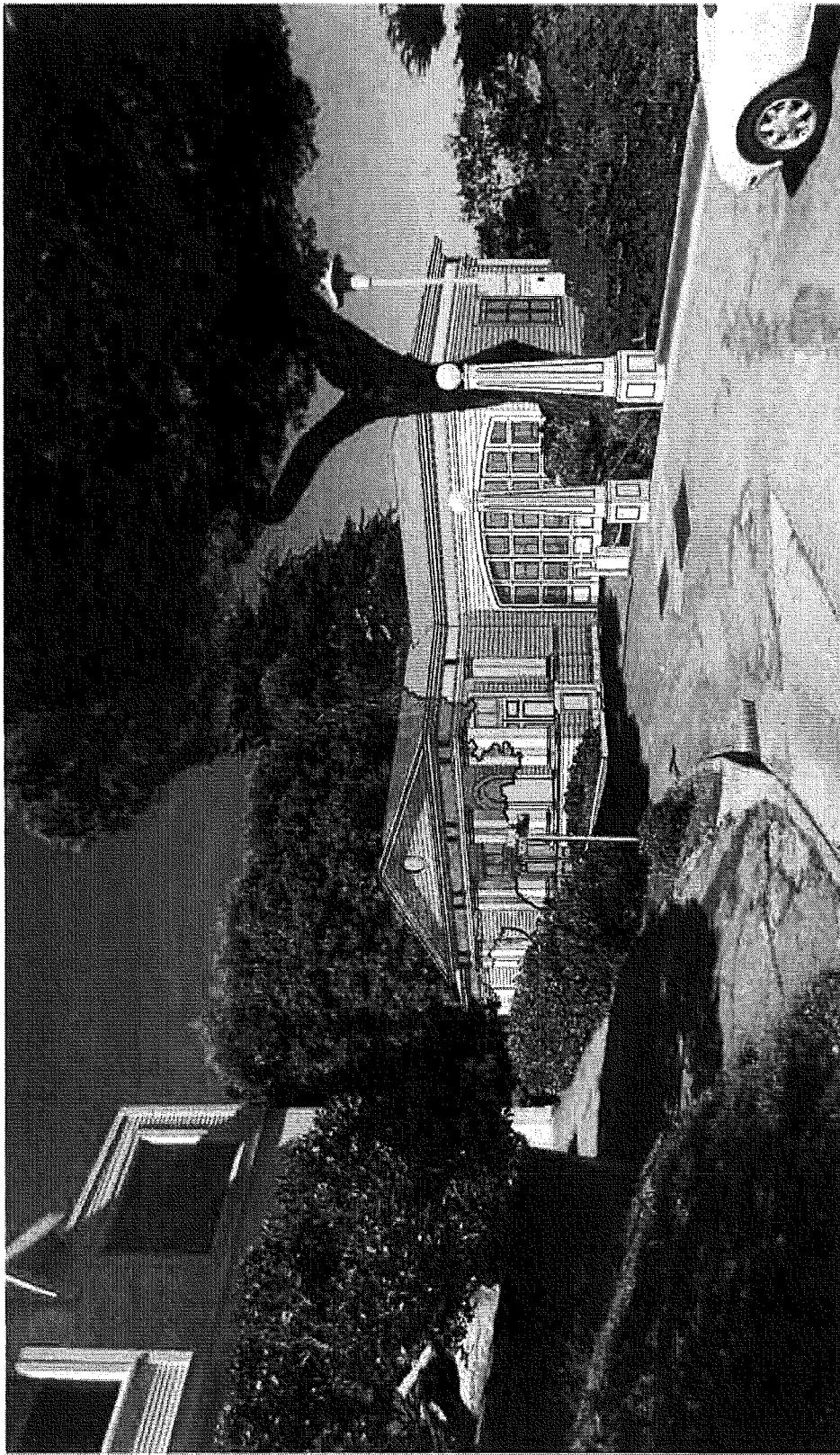
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ITEM NO. 2 PAGE 52



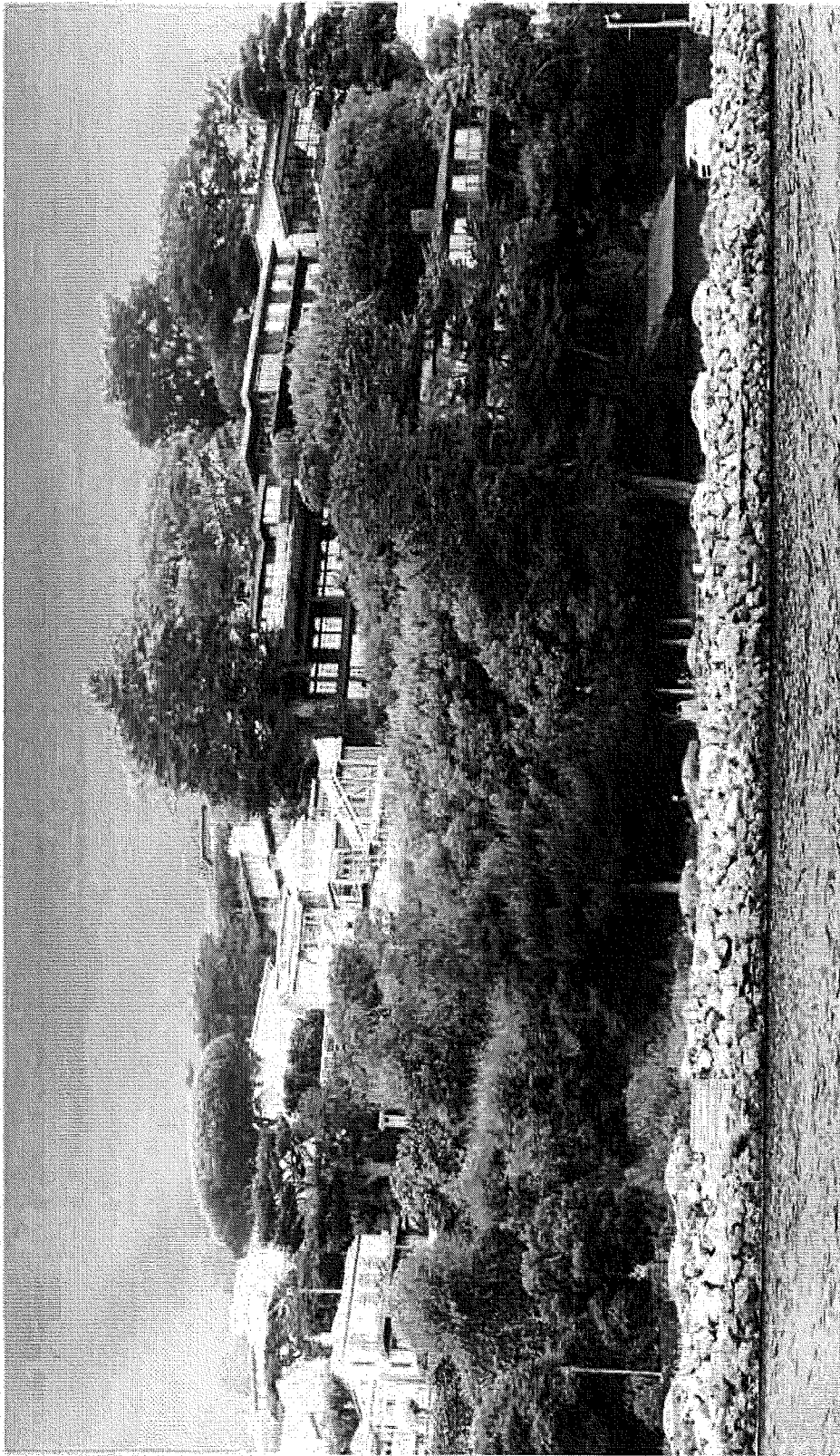
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6 JOSEPHINE STREET
SAUSALITO, CA
JUN 19 2013

EMNO 2 57



WOODMAN RESIDENCE - PROPOSED PERSPECTIVE FROM STREET JUN 19 2012
6 JOSEPHINE STREET
SAUSALITO, CA

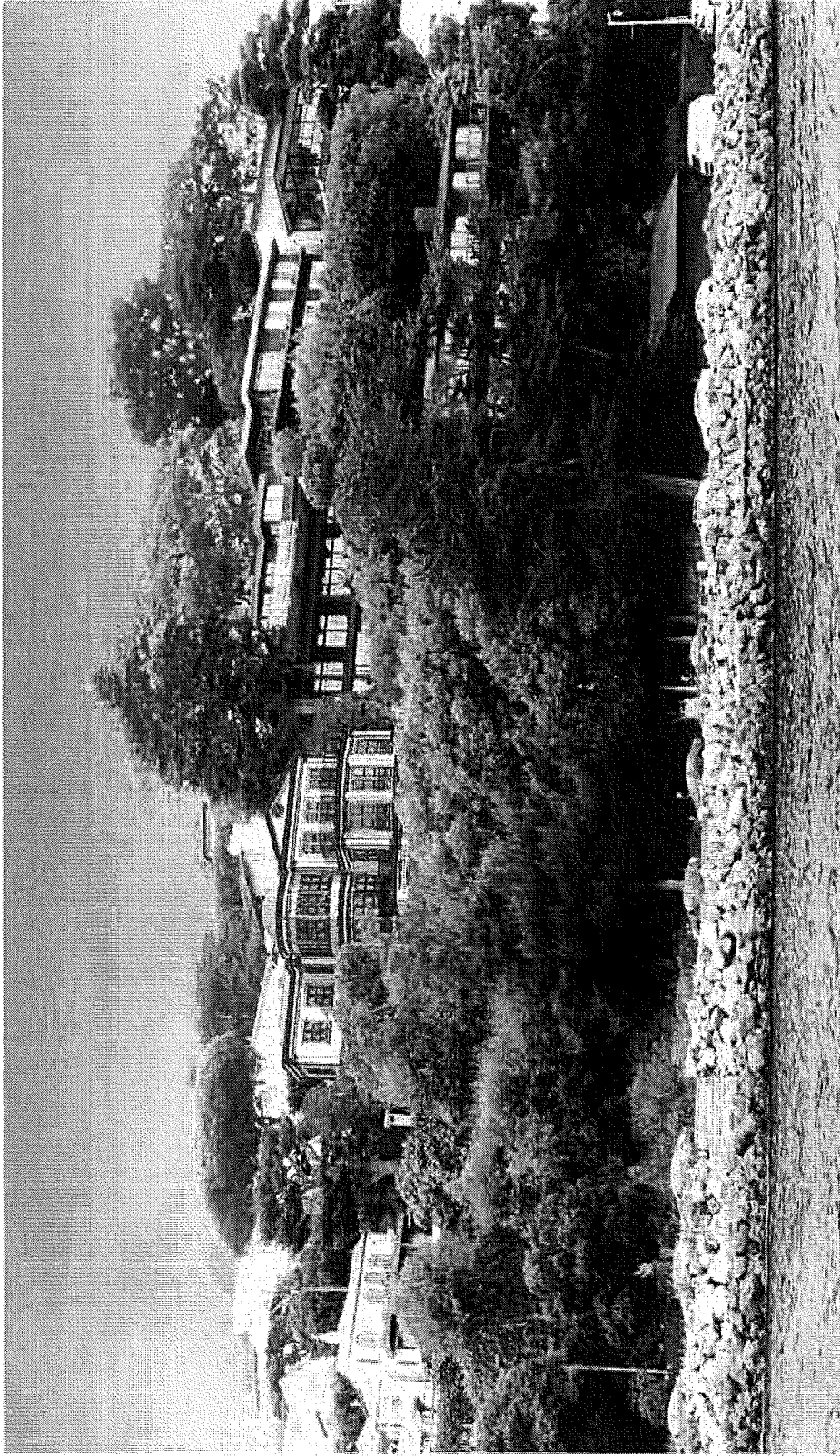
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WOODMAN RESIDENCE- EXISTING PERSPECTIVE FROM BAY
6 JOSEPHINE STREET
SAUSALITO, CA

JUN 19 2013

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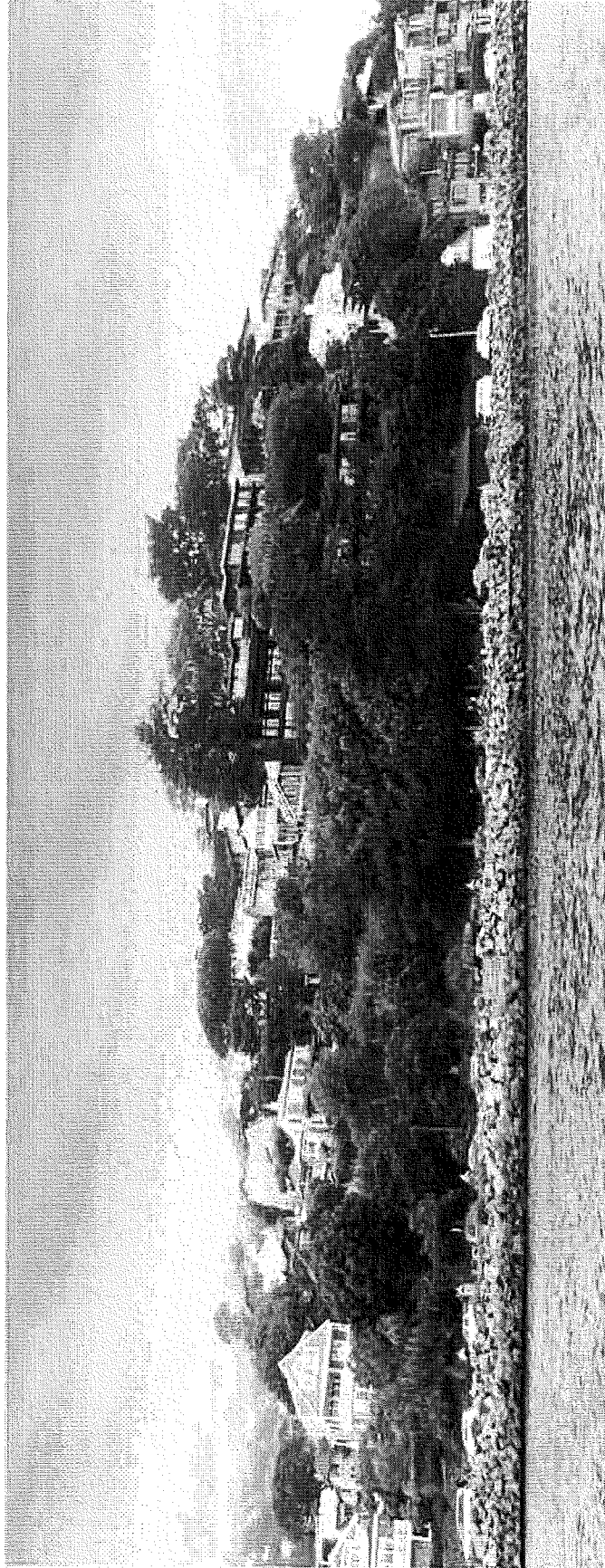
WOODMAN RESIDENCE - PROPOSED PERSPECTIVE FROM BAY

6 JOSEPHINE STREET
SAUSALITO, CA

JUN 18 2010

PHOTOGRAPH BY
MICHAEL J. BROWN

ITEM NO. 7 60



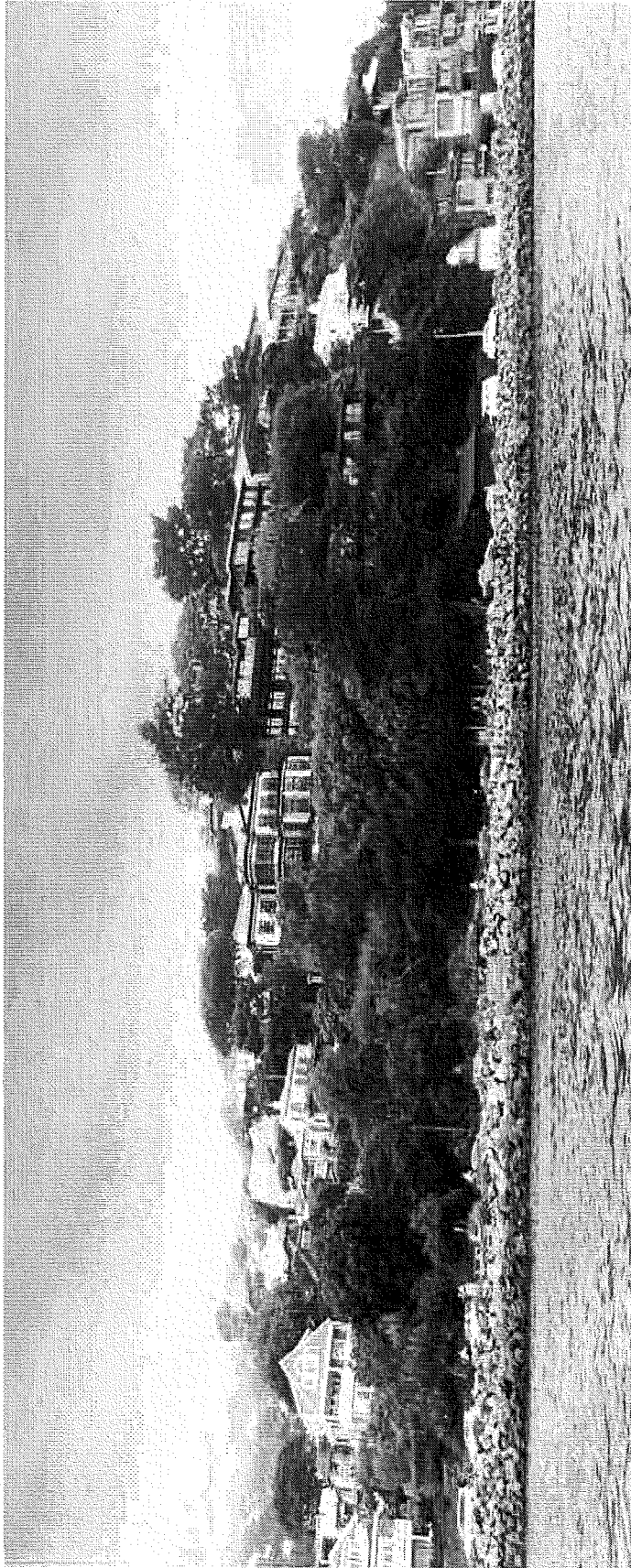
WOODMAN RESIDENCE- EXISTING PANORAMIC FROM BAY
6 JOSEPHINE STREET
SAUSALITO, CA

HOUSING

11/11/16 10:45 AM
JAN 19 2016

WOODMAN RESIDENCE

ITEM NO. 2 PRICE 61

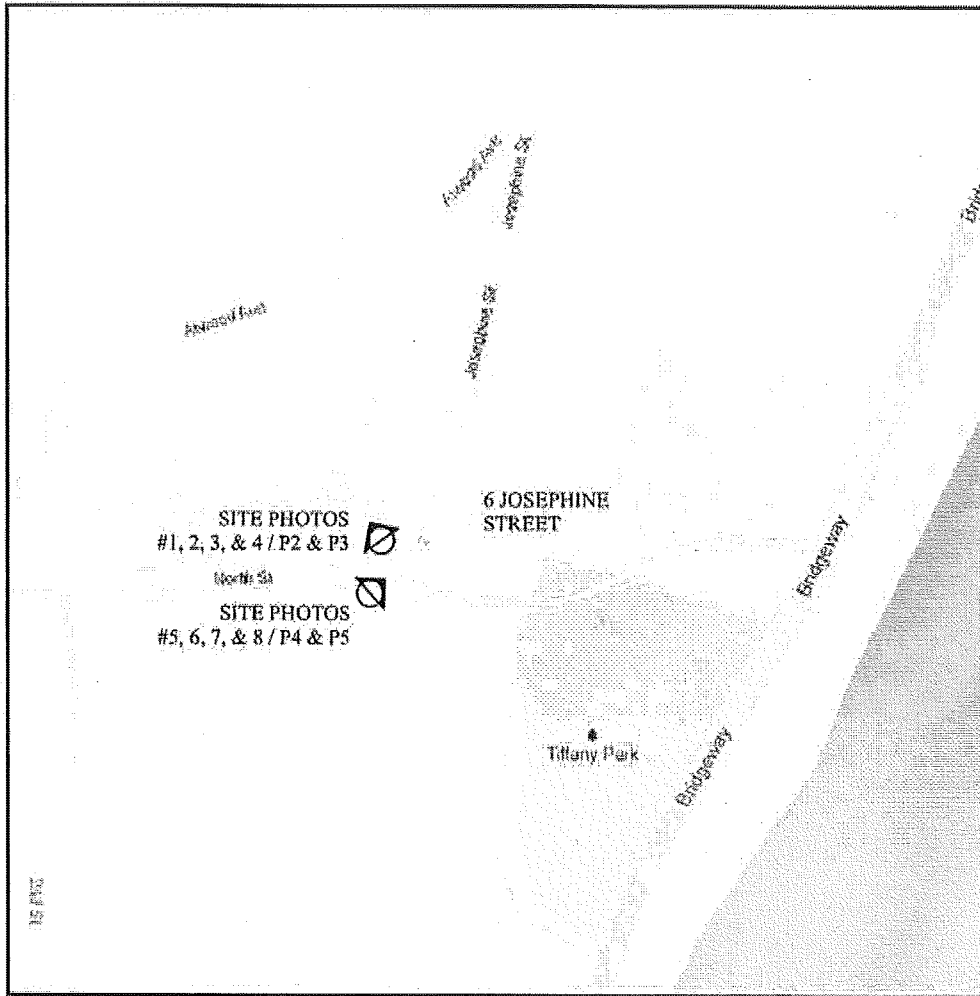


JUN 19 2013

WOODMAN RESIDENCE- PROPOSED PANORAMIC FROM BAY
6 JOSEPHINE STREET
SAUSALITO, CA

PHOTOGRAPHED BY
COURTESY OF DORLAND PHOTOGRAPHY

2 62



RECEIVED

JUN 20 2013

CITY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

Exhibit F
 (5 pages)

<p>Andrew Skurman, Architect</p> <p>3654 Sacramento Street San Francisco, CA 94118 tel. 415/440.4480</p>	<p>WOODMAN RESIDENCE 6 Josephine Street Sausalito, CA 94965</p>	<p>SITE MAP ITEM NO.</p>	<p>Date: 23 May 2013 2 PAGE</p>	<p>63 P1</p>
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2.



1.

Andrew Skurman,
Architect

3654 Sacramento Street
San Francisco, CA 94118
tel. 415940.6180

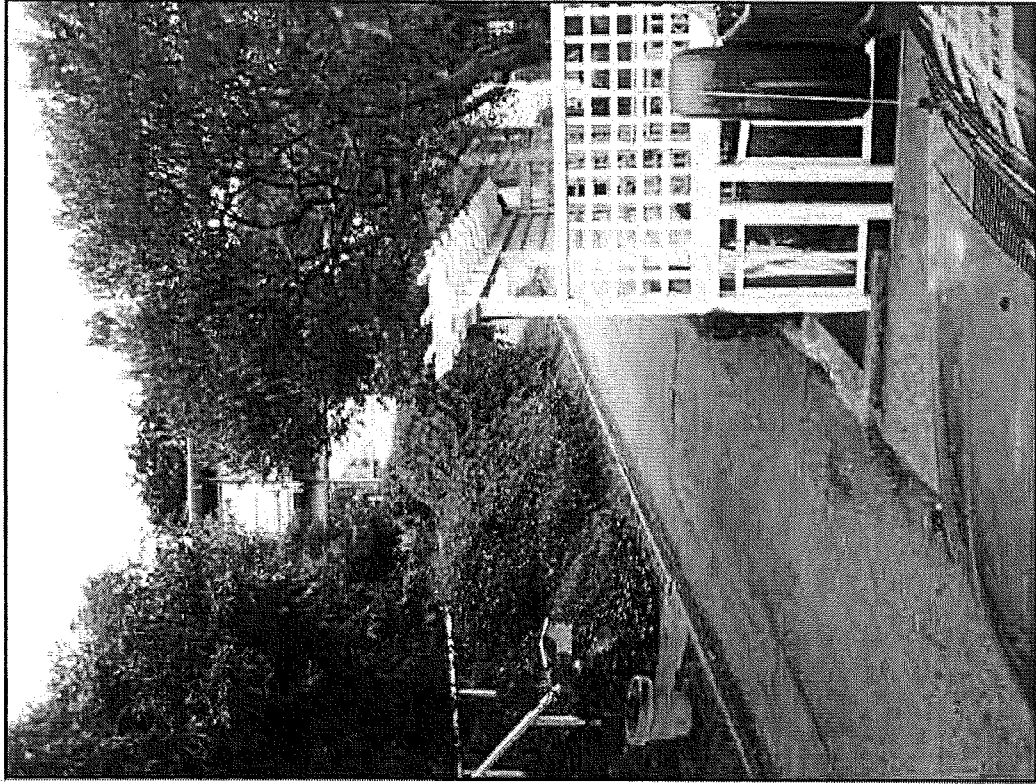
WOODMAN RESIDENCE
6 Josephine Street
Sausalito, CA 94965

ITEM NO. 2
SITE PHOTOS

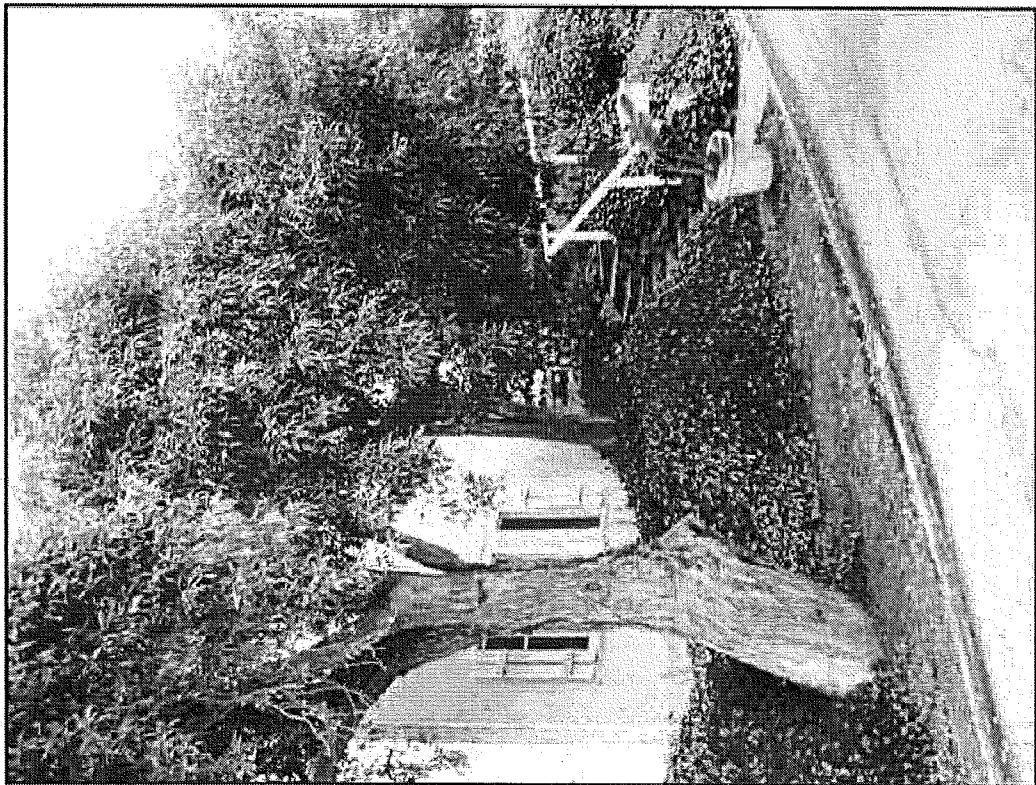
PAGE May 2013 4

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P2



4.



3.

JUN 20 2013

Andrew Skurman,
Architect

3654 Sacramento Street
San Francisco, CA: 94118
tel. 415/480.4480

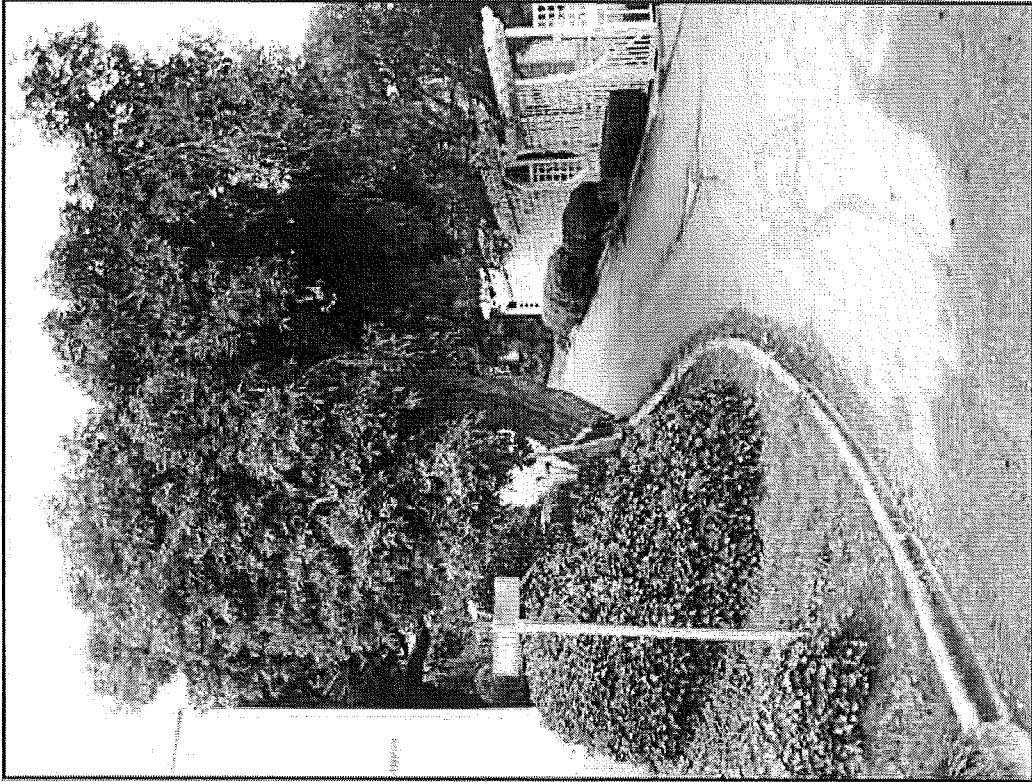
WOODMAN RESIDENCE
6 Josephine Street
Sausalito, CA 94965

SITE PHOTOS
ITEM NO. 2

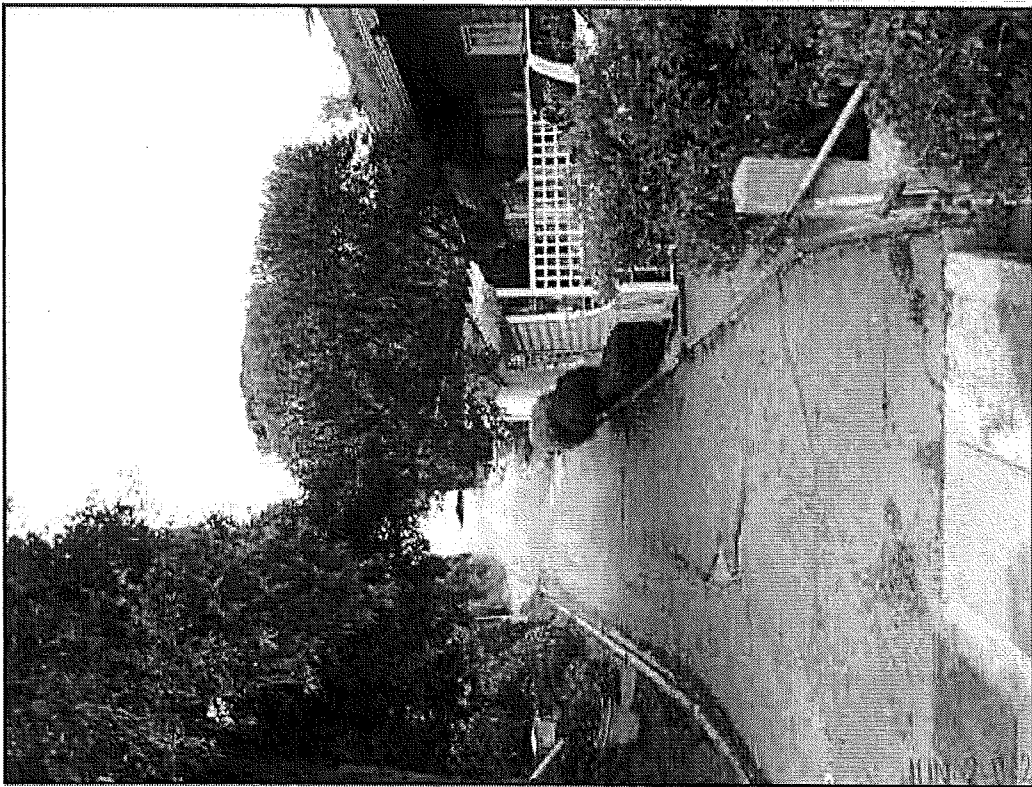
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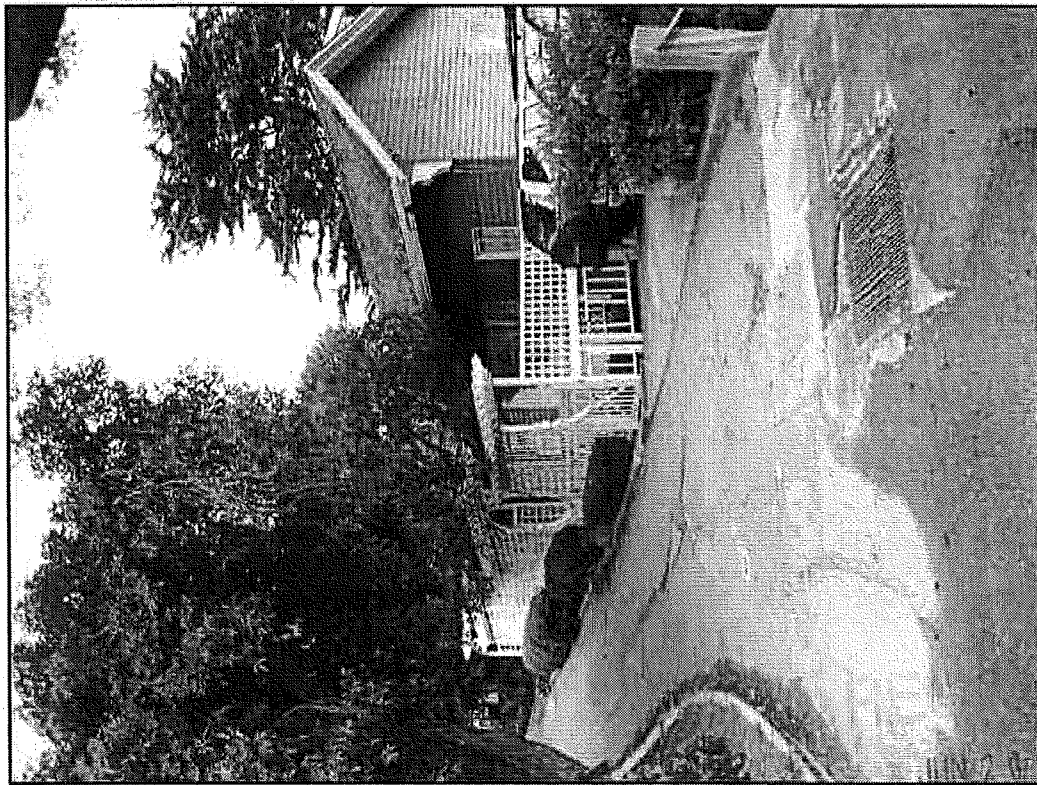


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<p>Andrew Skurman, Architect</p> <p>3654 Sacramento Street San Francisco, CA, 94118 tel. 415/440.4480</p>	<p>WOODMAN RESIDENCE 6 Josephine Street Sausalito, CA 94965</p>	<p>ITEM NO. <u>2</u> PAGE <u>65</u> SITE PHOTOS</p>	<p>Date: 23 May 2013</p> <p>Scale: NTS</p>	<p>P4</p>
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ITEM NO. 2 PAGE 67

<p>Andrew Skurman, Architect</p> <p>3654 Sacramento Street San Francisco, CA. 94118 tel: 415/440-4489</p>	<p>WOODMAN RESIDENCE 6 Josephine Street Sausalito, CA 94965</p>	<p>SITE PHOTOS</p>	<p>Date: 23 May 2013</p> <p>Scale: NTS</p>	<p>P5</p>
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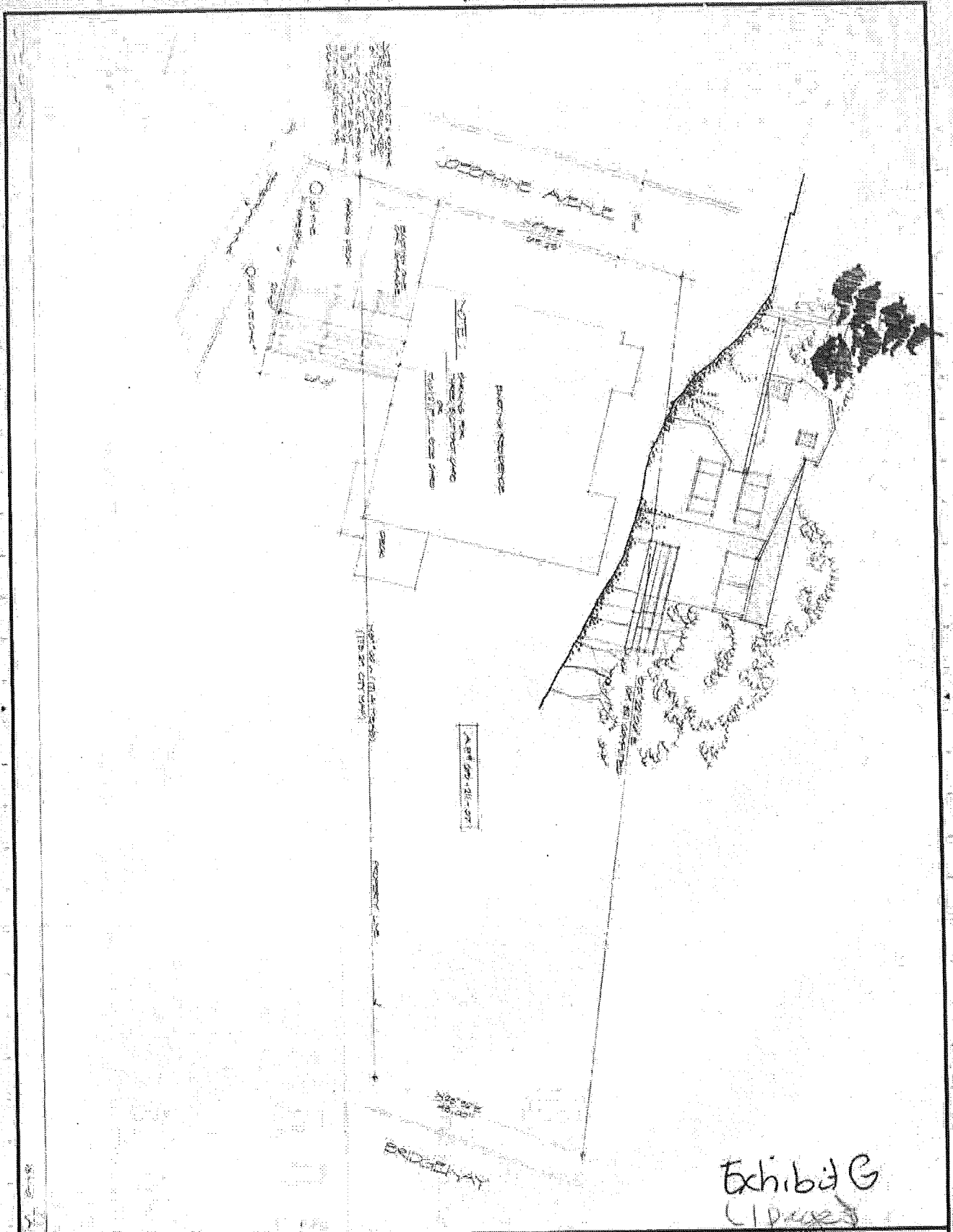


Exhibit G
 (1 page)

<p>7</p> <p>PROJECT NO. 1001</p> <p>SHEET NO. 1</p>	<p>DATE</p> <p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>	<p>NO. DATE</p> <p>BY</p> <p>REVISIONS</p>
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MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 6 Josephine Street
DATE: March 28, 2012

Methodology

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

Property Description

The property known as 6 Josephine actually has three addresses even though it is occupied as a single-family residence: 4 Josephine = lower floor, 6 Josephine = middle floor, and 10 Josephine = top floor.

The wood-framed structure was built circa 1892 and is comprised of three stories on a lot that extends from Bridgeway to Josephine uphill from Tiffany Park and was once known as "The Abbey" according to the files in the Sausalito Historic Reading Room (this is consistent with the period which pre-dates street addresses during which time homes were identified by name). According to the Marin County 1924 Tax Assessment the address was once 10 Bulkley and the owner of record at that time was the Piedmont Land & Cattle Co. with the building shown as "rented". Only the top floor of the structure is visible from the street, with the lower floors being visible from the North Street Steps that connect Bridgeway with Josephine Street/North Street. Allegedly this property was part of a larger parcel owned by William Randolph Hearst who in the 1930's [time frame?] had begun construction of a home just to the north of this site.

Immediately adjacent to the home on the south is a concrete and timber parking deck which occupies the site of a former garage, which was demolished around 1980.

In 1952 the property is referred to as the Winterburn Tract according to a building permit issued for an addition to the lowest level.

The overall condition of the property appears to be in fair to poor condition due to visible rot, structural failure, and general deterioration. "Pancho" Greene, who owned the home

Exhibit H
(12 pages)

from 1964 to 1980 (when it was sold to the present owners) confirmed that the house had suffered from "major termite infestation".

Architectural Research

In order to determine the construction date of the property, the following resources were consulted:

- Sanborn Fire Insurance maps from 1901 through 1957
- 1924 Marin County Tax Assessor's records
- Marin Municipal Water District records
- City Permit records

Sanborn Fire Insurance Maps: The house at 6 Josephine appears on the 1901 [not 1909?] Sanborn Fire Insurance Map which is consistent with it being built sometime in latter part of the 19th century. The garage appears on the 19__ Sanborn map and the basement addition appears on the 1957 Sanborn Map which is consistent with its permit date of 1952.

Marin Municipal Water District Records: [Do we have any information on this?]

City Permit Records: The earliest permit found for this property is dated February 26, 1952 for "addition of one room on back of existing house - on basement level, and refinish present rooms to make an apartment of same. A subsequent permit [date?] was issued to "add a new 'lav', tile etc. and remodel a bathroom". In 1964 a permit was issued to perform infestation repairs and repair leaks. Subsequent work performed between 1984 and present includes roof replacement and repair of shingle siding, replacement of kitchen counters and sink, a new lattice fence, and addition of sprinkler system (permit expired). In 1987 a retaining wall was replaced.

Summary: The findings above indicate that the existing house at 6 Josephine was built prior to 1901 and is one of the earlier properties in the area. The style is eclectic and may be regarded as "modest Victorian" though it possesses fragments of the Georgian, Italianate and Shingle styles.

Historical Research

In order to identify the owners of the parcel and the occupants of the property, the following resources were consulted:

- 1924 Marin County Tax Assessment
- 1920 and 1930 Census Records
- Marin County/Sausalito City Directories 1925 and 1946-47
- Marin Independent Journal Obituaries
- Local Oral History

1924 Marin County Tax Assessment: In the 1924 Marin County Tax Assessment the address is listed as 10 Bulkley Avenue and the owner of record as the Piedmont Land & Cattle Co. with the building classified as "rented". The names Theodore Van Tassel and Theodore S. Van Tassel appear in connection with the address at this time.

1920 and 1930 Census Records: [Any information from these?]

Marin County Directories: [Any information from these?]

Marin Independent Journal Obituaries: [Any information from these?]

Local Oral History: Mr. Greene claims in a letter to the SHS that the house was bought from Hearst in 1939 or 1940. He also states that Mr. William Hynes of Sausalito lived in the property as a child in 1915. The Hodgsons have noted that some of his letter is incorrect but it is not specific. "Pancho" Greene who sold to Mr. Woodman, said the property had major termite infestation when he sold it. There is also a spring running through the side of the hill that contributes to water exposure. Mr. Greene believes that the property was purchased from the Randolph Hearst estate. His original site for his "castle" is several doors to the north of the Woodman property on Atwood Avenue.

Mr. Green visited the property many times in his youth visiting his grandmother and believes that it was originally a one family dwelling.

ANN B. PERRY. Ann Perry was Mr. Greene's grandmother and her name was Annie Sophia Ross Perry. She was not related to the Sausalito Perry family but rather connected with the Ross family who had the Sunnyside Nursery in the Ross Valley. Her mother, Annie Worn, married James Ross in the 1850s. Ross had made a fortune connected with the Comstock Lode. After the crash of the silver market, Annie Worn and many other women were required to work to help with their families. She set up a floral design business with several others and the enterprise was known as "The Missus Worn". She provided floral design for the opening of the Marshall Field Department Store and the Royal Hawaiian Hotel. Her expertise and creativity were used in creating the design for the Filoli Gardens at the estate on the Peninsula.

Permit # 1497 was issued to Mr. Floyd Weimer, who was identified as the owner to add a new "lav", tile etc. and remodel a bathroom. Mr. Green clarified that Weimer was Ann Perry's husband. He did not believe that Mr. Weimer ever owned the property.

In 1964 Mr. Green began living at the house and remained there for two years after his marriage. He sold the property to the Woodmans in approximately 1980.

Summary: We were unable to associate the property with any individuals of local, regional or national significance.

Integrity

In order to qualify for listing in any national, state, or local register, a property must possess significance and it must be found to have historic integrity. The seven variables that define integrity location, design, setting, materials, workmanship, feeling and association are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

6 Josephine retains **integrity of location** because it remains in the same location on the same parcel of land on which it was originally constructed.

The neighborhood, or setting, in which it is located, does not appear to have significantly changed over the course of the time since the house was built. The density of the neighborhood has increased since then, but the parcel size, relationship of buildings to the street, street width, and character of vegetation appear to remain consistent. Therefore, 6 Josephine retains **integrity of setting**.

6 Josephine retains **integrity of feeling** as a shingleclad, single family residence. Nothing in the public record has been found to suggest that the character of the house or the feeling it conveys has been significantly altered since it was constructed. We have two historic images of 6 Josephine that were available to review, and the Sanborn Maps that were updated through 1957 indicate that the house has had a similar configuration, size and relationship to its site from the time the house first appears on the Sanborn Maps to today. Because of this, we conclude that the property retains **integrity of design**.

Though limited alterations appear to have been made to the house, including replacement of the roof, repairs to the shingle siding, replacement of kitchen counters, the addition of

a basement level apartment and installation of a new lattice fence, we are concerned that the house does not retain integrity of materials and workmanship due to the appearance of significant structural and subsurface failure. Further research, access to the property and review of historic images of the property would be required to make any further or more accurate comment about the **integrity of existing materials and workmanship**.

6 Josephine maintains no **integrity of association** due to its connections and associations with current or previous owners or occupants.

Although the property has undergone only minor alterations since its original construction in the 1890's, and it maintains its original configuration, character and relationship to the street and surrounding setting, its integrity is questionable due to its potentially uninhabitable/hazardous condition. As a result, the property retains a modest degree of integrity.

Findings

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?

The board finds Moderate Significance under this criterion.

2. Is this structure associated with the life or lives of one or more people important to our past?

The board finds No Significance under this criterion.

3. Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?

The board finds No Significance under this criterion.

4. Has the structure yielded, or may be likely to yield, information important in prehistory or history?

The board finds No Significance under this criterion.

Recommendations

It is recommended that further research be done on this structure to further validate its significance.

6 Josephine Street
Historic Landmarks Board Review
March 28, 2012

2

Researched and Submitted by:

Vicki Nichols and Morgan Pierce

**The Sausalito Historic Landmarks Board, at their publicly noticed meeting of
March 28, 2012, acknowledged this memorandum:**

AYES: Kiernat, Nichols, and Pierce

NOES: None

ABSTAIN: None

ABSENT: None

6 Josephine
Historic Landmarks Board Review
March 28, 2012

Exhibits



Exhibit F: Aerial View

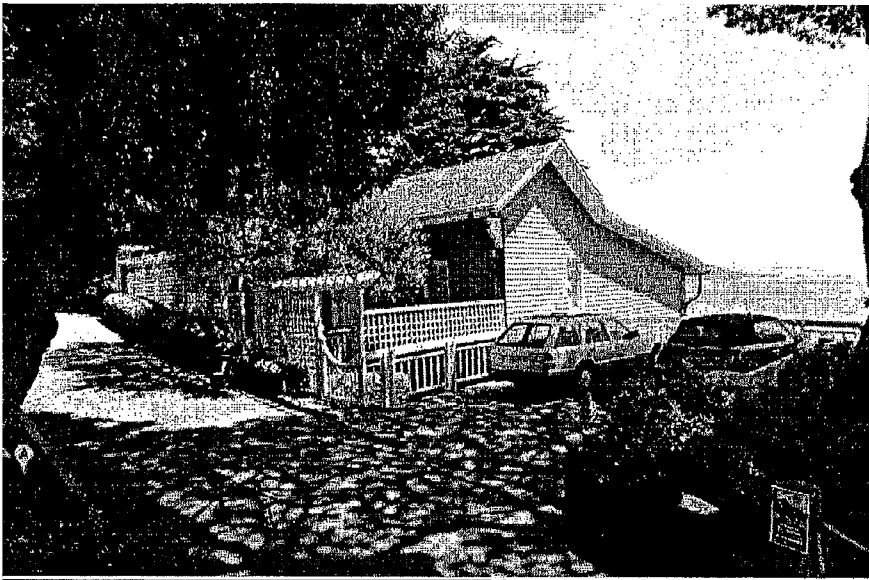


Exhibit F: Street Elevation

6 Josephine Street
Historic Landmarks Board Review
March 28, 2012

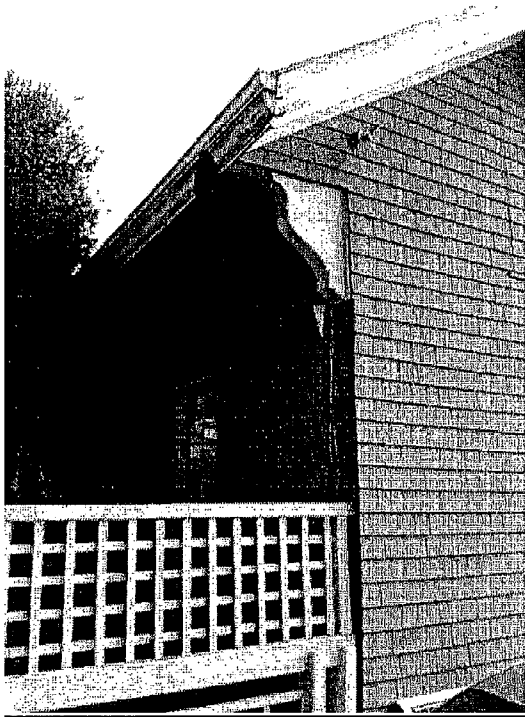


Exhibit A: Southwest Corner

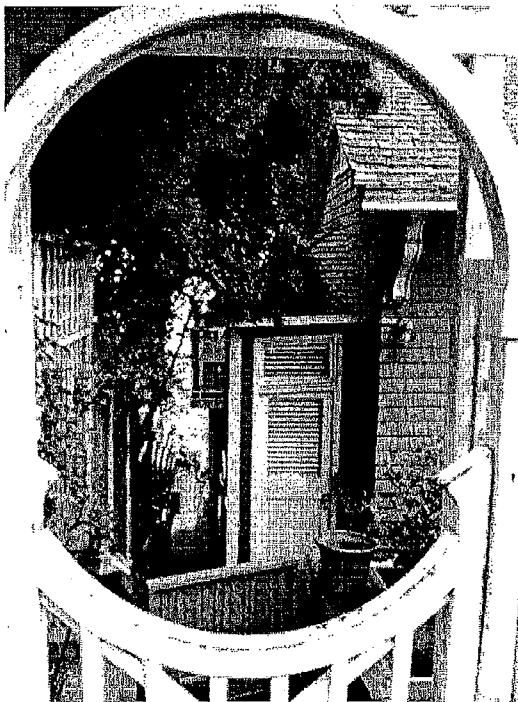


Exhibit B: Northwest Corner

6 Josephine
Historic Landmarks Board Review
March 28, 2012



Exhibit C: North Side Elevation



Exhibit D: Eave Detail

6 Josephine Street
Historic Landmarks Board Review
March 28, 2012



Exhibit E: Eave/Entry Detail

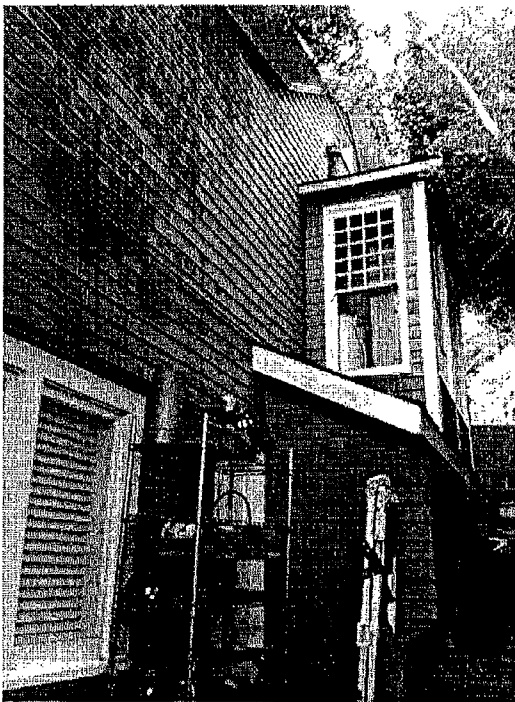


Exhibit F: Northeast Corner

6 Josephine
Historic Landmarks Board Review
March 28, 2012



Exhibit F: Rear Elevation



Exhibit F: Southeast Corner

6 Josephine Street
Historic Landmarks Board Review
March 28, 2012



Exhibit F: Lower Level Entry

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JUN - 5 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

May 24, 2013

Dear Neighbors:

Dean and I are writing to ask for your support for our application to build a new home.

We have lived at Six Josephine Street for 32 years. We raised our family here, and used all three stories of the house as our family residence.

The original house was built in 1892. Over the past 121 years, it has received numerous alterations and additions. The existing house has been reviewed by the Historical Landmark Board, and due to the many changes made, HLB has found it to lack historical significance.

We love our house and have repaired and maintained it over the years, but the wood beetles, termites, and dry rot finally overwhelmed our efforts. We moved out in 2012. We are now submitting an application to the City of Sausalito to demolish the existing house and to build a new one that accommodates 2 living units.

The top two floors of the new house would make up one unit, and the third floor would be a separate 2 bedroom/2 bath unit. We have included off-street parking for four cars in our plans, as required by City code. There are explanatory notes and a summary of the project's size on the attached sheet.

The story poles will go up next week (the week of May 27). We are having an Open House at 6 Josephine on Saturday, June 1st from 2pm to 5pm. We invite you to come by and review our plans. If that is inconvenient for you, please call Sonja and she will arrange a time that works for you. We hope to present the project to the Planning Commission in June.

There will be comment forms available at 6 Josephine that can be sent directly to the City's Planning Department with any comments and/or concerns you may have about the project.

Thank you for your consideration.

Sincerely,

Dean and Jane Woodman

Please feel free to contact us with any questions you might have:

Jane Woodman : woodbaumer@baumer.us

Sonja Hanson, Project Co-ordinator: sonyahanson@hotmail.com , 415-254-6741

Ed Watkins, Senior Architect, Andrew Skurman Architects: ewatkins@skurman.com

Exhibit I
(5 pages)

6 Josephine Information

Here are a few points we hope will help make our project more understandable:

- Our property lines run from Josephine Street to Bridgeway along the North Street steps, and is zoned R-3.
- For 32 years the three stories of the house has been our family residence.
- The exterior of our proposed new house will be sided in shingles like the existing house.
- The height of the proposed new structure is 6" below the height of the current structure and under the City's 32 feet height limit.
- We are bringing the South/East corner of the proposed house within our property lines. The existing house was mistakenly built over the lines in 1892.
- Historically, there had been a 1-car garage on the site of the current parking deck. The previous owner demolished the garage in 1979, and built the parking deck in its place. We are proposing a 2-car garage and deck parking for two cars on the site of the existing parking deck.

Summary of proposed project size:

- Lot area: 8851 sq. ft.
- Floor Area Ratio: 57%, City code allows up to 80% FAR
- Square footage: 5,046 = 71% of allowed (Existing sq. ft.: 4,236 = 60% of allowed)
 - First Floor: 1,081 sq. ft.
 - Second Floor: 2,044 sq. ft.
 - Third Floor: 1,921 sq. ft.
- Maximum roof height: 6 inches below existing height and under the City's 32 ft. limit
- Building coverage: 44% of the lot, City code allows up to 50%
- Impervious surfaces coverage: 52% of the lot, City code allows up to 75%

Adjacent Property Owner Review

I have reviewed the plans for the replacement structure for:
6 Josephine Street

_____ I have no objections

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

Name: _____

Address: _____

Signature: _____

Date: _____

Please return this form and any comments you might have by June 5th ,2013 to:

Heidi Scoble, Associate Planner
City of Sausalito Planning Department
420 Litho Street
Sausalito, Ca. 94965

or e-mail: hscoble@ci.sausalito.ca.us

Heidi's phone number: 415-289-4135

ADAMS STEVE &
210 RICHARDSON ST
SAUSALITO, CA 94965

dup

ADAMS STEVE &
431 BRIDGEWAY
SAUSALITO, CA 94965

ALLEAVITCH DOUGLAS A &
33 ATWOOD AVE
SAUSALITO, CA 94965

BARONDES SAMUEL TR PERSONAL
RESIDENCE TRUST ETAL
425 BRIDGEWAY BLVD
SAUSALITO, CA 94965

BARTON TED S &
1577 SPERRINE
SONOMA, CA 95476

BERENZWEIG KAREN A REVOC LIVING
TRUST
214 RICHARDSON ST
SAUSALITO, CA 94965

BLATT MICHAEL T &
475 BRIDGEWAY
SAUSALITO, CA 94965

BUCKLEY FAMILY TRUST ETAL
207 NORTH ST
SAUSALITO, CA 94965

BUCKLEY P STEPHEN &
207 NORTH ST
SAUSALITO, CA 94965

CALL SHARON
PO BOX 852
STINSON BEACH, CA 94970

CARY WILLIAM S &
2777 YULUPA AVE #151
SANTA ROSA, CA 95405

COTTRELL KEVIN C
47 ATWOOD AVE
SAUSALITO, CA 94965

COX FAMILY TRUST 2007 ETAL
311 SECOND ST
SAUSALITO, CA 94965

D AGOSTINO RONDI H TR
342 CEDARWOOD DR
ORANGE, CT 06477

DARK PURPLE IRIS LLC
433 BRIDGEWAY BLVD
SAUSALITO, CA 94965

DAVIS RICHARD E /TR/ &
308 SECOND ST
SAUSALITO, CA 94965

returned
DE FOREST FOX LLP
100 N ARLINGTON AVE
RENO, NV 89501

ELIACHAR LESLIE A /TR/ ETAL
32 ATWOOD AVE
SAUSALITO, CA 94965

FIGEL JOHANNES &
22 ATWOOD AVE
SAUSALITO, CA 94965

GOODWIN C VERNON JR /TR/ *dup* GOODWIN C VERNON JR /TR/
14 JOSEPHINE AVE
SAUSALITO, CA 94965

HICKS ANNE TR
118 CENTRAL AVE
SAUSALITO, CA 94965

HOERNER FREDRICK C /TR/ &
30 ATWOOD AVE
SAUSALITO, CA 94965

HULIN WILLIAM H /TR/
200 SAUSALITO BLVD
SAUSALITO, CA 94965

JACKIE RICO TRUST
5750 WILSHIRE BLVD #580
LOS ANGELES, CA 90036

JENSEN PETER C TR &
53 ATWOOD
SAUSALITO, CA 94965

KANE PAMELA
67 SELBY LN STE 100
ATHERTON, CA 94027

LEHMKUHL CAROL TR
303 BRIDGEWAY
SAUSALITO, CA 94965

LINCOLN MICHAEL P REVOC TRUST ETAL
435 BRIDGEWAY BLVD
SAUSALITO, CA 94965

O CALLAGHAN NANCY L &
123 EDGEWOOD AVE
SAN FRANCISCO, CA 94117

PHELPS IOLA M L/E ESTATE OF ETAL
315 SECOND ST
SAUSALITO, CA 94965

POPP CHERYL
2013 SO WHEALAN RD
MERCED, CA 95341

PORTER DAVID B JR &
309 BRIDGEWAY
SAUSALITO, CA 94965

PORTER DAVID B JR &
313 315 BRIDGEWAY
SAUSALITO, CA 94965

POWER EDWIN I JR TR
PO BOX 859
KENWOOD, CA 95452

PR & JR TRUST ETAL
63 ATWOOD AVE
SAUSALITO, CA 94965

PULVERMAN KENNETH
530 CHESTNUT ST #403
SAN FRANCISCO, CA 94133

RALSTON LONNER O IV ETAL
12 JOSEPHINE ST
SAUSALITO, CA 94965

REILLY FAMILY TRUST ETAL
60 ATWOOD AVE
SAUSALITO, CA 94965

ROLLER-HOANG TRUST 2013 ETAL
PO BOX 192266
SAN FRANCISCO, CA 94119

ROSENTHAL DANIEL 1999 TRUST
26 ATWOOD AVE
SAUSALITO, CA 94965

~~SAUSALITO CITY OF
SAUSALITO, CA 94965~~

SAUSALITO ESTS LTD
PO BOX 3227
STAMFORD, CT 06905

SCHOENBRUN MARY L TR
39 ATWOOD AVE
SAUSALITO, CA 94965

SCHOFFERMAN LESLIE
39 SAN CARLOS AVE
SAUSALITO, CA 94965

SUNBOW PROPERTIES LLC
67 SELBY LN
ATHERTON, CA 94027

← dup →

SUNBOW PROPERTIES LLC
67 SELBY LN STE 100
ATHERTON, CA 94027

SUTAK BARBARA P
18 ATWOOD AVE
SAUSALITO, CA 94965

TORRETTO RICHARD P /TR/
PO BOX 265
SAUSALITO, CA 94965

TREIBER WALTER G JR TR
1100 N LAKE SHORE DR APT 24B
CHICAGO, IL 60611

WARD FAMILY LTD PTNRS
100 SOUTH ST - 304
SAUSALITO, CA 94965

WEDELL SIMONE /TR/
318 SECOND ST
SAUSALITO, CA 94965

WEINSTEIN FRIEDA L TRUST
366 MOUNTAIN AVE
SONOMA, CA 95476

WELLS KENNETH G TR ETAL
54 ATWOOD AVE
SAUSALITO, CA 94965

~~WOODMAN DEAN S TR &
233 MOCKINGBIRD TRL
PALM BEACH, FL 33480~~

WULLE CHRISTA
43 SAN CARLOS AVE
SAUSALITO, CA 94965

BLANK

RECEIVED

JUN - 3 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

June 3, 2013

To: City of Sausalito Planning Commission
Re: Proposed construction at 6 Josephine

Dear Planning Commission,

We live at 425 Bridgeway and our home is immediately adjacent to the proposed new project.

We are aware that 6 Josephine is in need of substantial repair, have visited the current house and reviewed the plans. We understand that it is reasonable to replace the old house with a new one. But we are concerned that the considerable expansion that is proposed and the addition of a second unit will interfere with our privacy.

The proposed new unit would extend in the direction of our home. Furthermore, the addition of another set of occupants right next to us (in the ground floor of the proposed new residence) would interfere with the privacy of our living room and decks. For this reason we believe that, if the current house must be torn down, it should be replaced with a single family residence of equal size--without extending the footprint towards us, and without windows or decks that look down on us.

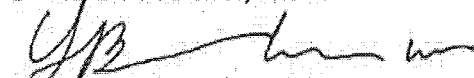
We also take strong objection to the drawing that shows the potential addition of a third unit at the bottom of the property on Bridgeway. This is a very narrow space between established cyprus trees and is not appropriate for a free standing dwelling. It would require street parking which is already inadequate, would interfere with the privacy of our entrance, and would radically change the green zone immediately to the north of the north steps. We believe this part of the proposal should be deleted.

Thank you for your consideration.

Sincerely,



Samuel Barondes, M.D.



Louann Brizendine, M.D.

Exhibit J
(10 pages)

Heidi Scoble

RECEIVED

From: Stephen Buckley [pstephenbuckley@gmail.com]
Sent: Wednesday, June 05, 2013 1:52 PM
To: Heidi Scoble
Subject: six Josephine

JUN - 5 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Ms. Scoble,

I would like you to know that Penny and I are glad to see that the Woodmans are finally able to take care of their house. We have seen the plans and think it's a very attractive project. The story poles are now up and we are pleased that the new structure has relatively no impact on us street or view wise.

We feel that the earlier the construction begins the sooner it will finish.

Steve Buckley
207 North St

--
P. Stephen Buckley

PSB Real Estate
415-608-0842

Heidi Scoble

From: sonja hanson [sonyahanson@hotmail.com]
Sent: Wednesday, June 05, 2013 1:27 PM
To: Heidi Scoble
Subject: FW: Six Josephine - Ralston

RECEIVED

JUN - 5 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

From: woodbaumer@baumer.us
Subject: Fwd: Six Josephine
Date: Wed, 5 Jun 2013 16:22:50 -0700
To: sonyahanson@hotmail.com

From: Lonner Ralston <lon4@yahoo.com>
Date: May 28, 2013 9:55:44 AM PDT
To: Jane Woodman <woodbaumer@baumer.us>
Subject: Re: Six Josephine

Hi Jane, good to hear from you. If Sonja wants to drop a set of drawings off at #12 on the north entry, I am in town the next couple of days.

.....

With respect to your project, my primary concern is the number of months under construction that potentially affect the renters in my place. So, whatever can be done to speed up the building when it starts, would be greatly appreciated.

Lonner's iPhone

RECEIVED

JUN - 5 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Adjacent Property Owner Review

I have reviewed the plans for the replacement structure for:
6 Josephine Street

X I have no objections
 I have the following concerns (please attach additional sheets if necessary)

Name: Nancy + Michael O'Callaghan

Address: 123 Edgewood Ave. San Francisco, CA
94117

Signature: Nancy O'Callaghan

Date: 6/1/2013
415-819-3390

Please return this form and any comments you might have by June 5th, 2013 to:

Heidi Scoble, Associate Planner
City of Sausalito Planning Department
420 Litho Street
Sausalito, Ca. 94965

or e-mail: hscoble@ci.sausalito.ca.us

Heidi's phone number: 415-289-4135

Adjacent Property Owner Review

RECEIVED

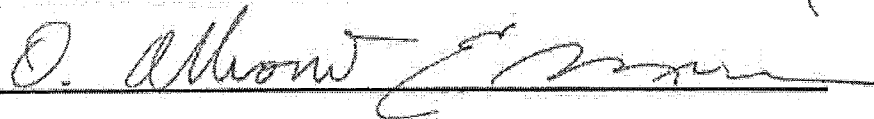
I have reviewed the plans for the replacement structure for:
6 Josephine Street

JUN - 5 2013
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

I have no objections
 I have the following concerns (please attach additional sheets if necessary)

Name: DOUG ALLEAVITCH & ELIZABETH MIAREZKI

Address: 33 ATWOOD AVENUE

Signature: 

Date: 1- JUNE - 2013

Please return this form and any comments you might have by June 5th ,2013 to:

Heidi Scoble, Associate Planner
City of Sausalito Planning Department
420 Litho Street
Sausalito, Ca. 94965

925-719-3523

or e-mail: hscoble@ci.sausalito.ca.us

Heidi's phone number: 415-289-4135

RECEIVED

JUN - 5 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Heidi Scoble
Associate Planner
Sausalito Planning Department
420 Litho Street
Sausalito, CA 94965

Re: 6 Josephine Street Project Support

Dear Ms. Scoble:

I am the neighbor of Jane and Dean Woodman whose property at 6 Josephine Street is located across the street from my property at 42 Atwood/7 Josephine Street.

I have met with Jane's architect Ed Watkins and Sonja, their project coordinator to discuss their project and would like to state my support for their application to rebuild their residence as indicated on drawings submitted to the Planning department in May.

Sincerely,

Elaine Zhou
Property Owner
42 Atwood Avenue/7 Josephine Street
Sausalito, CA 94965

Heidi Scoble

From: Ronan Paul [pjonan35@gmail.com]
Sent: Friday, June 07, 2013 7:30 AM
To: Heidi Scoble
Subject: 6 JOSEPHINE SAUSALITO

RECEIVED

JUN 10 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

DEAR HEIDI: MY WIFE AND I WHO LIVE AT 63 ATWOOD AVE ARE NEIGHBORS OF JANE AND DEAN WOODMAN AND HAVE SEEN THE PLANS AND VERY MUCH APPROVE OF WHAT THEY ARE DOING. THEIR NEW HOME WILL BE A GREAT ASSET TO OUR NEIGHBORHOOD AND IF WE CAN ASSIST IN ANY WAY WITH THE APPROVAL PROCESS PLEASE GIVE ME A CALL AT 415 250 0085. PAUL RONAN PS, I WAS A MEMBER OF THE DESIGN REVIEW BOARD" MANY YEARS AGO"

ITEM NO. 2 PAGE 95

RECEIVED

JUN 10 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Jane and Dean
Greetings from MV4,
Athas Vineyard SACT Mill Valley!
and and I wish you every
success with your new home,
a great pleasure in the
building and planning it's
in every way possible, just
it up the phone.
Warmly,
D

ITEM NO. 2 PAGE 96

RALSTON RENTALS

City of Sausalito, Planning Commission

18 June 2013

RE: Project Proposed for 6 Josephine St.

To whom it may concern,

When the project's story poles first went up, my tenants and I had concerns that #6 Josephine's proposed northeast corner would obstruct our view to the south to the extent we would be unhappy.

After discussion regarding possible remedies with Jane Woodman, and coming to what I think is a reasonable compromise, and seeing the resulting proposed building's new outline, we are in agreement that the modified design is acceptable to us. I have no other objections to the proposed design.

Finally, I hope the City allows the project to proceed with minimal delay, as construction will have a direct and significant impact on my family's income from rents collected at our property, 8 - 10 - 12 Josephine Street. The sooner complete the better.

Thank you for your consideration,



Lonner Ralston

12 JOSEPHINE ST. SAUSALITO, CA 94965
LONN@YAHOO.COM T 415.285.3234

ITEM NO. 2 PAGE 97

Heidi Scoble

From: cctreiber@aol.com
Sent: Tuesday, June 18, 2013 8:31 AM
To: Heidi Scoble
Subject: 6 Josephine Street

RECEIVED

JUN 18 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Hi Heidi - We are Jane and Dean's next door neighbors and have been since 1986. We have a great neighborhood of caring people and Jane has always spearheaded our watch groups and concerns. We are in total support of their plans and construction. Demolition is never easy but in this case, totally necessary and we understand the implications of their project. They will be considerate of us and our concerns. We will be meeting with them next week to see if we can assist in anyway. Please do not hesitate to contact me if I can be of assistance to you. Here is our Sausalito number - (415)887-9770. This is my cell number - (630)215-5039. Thanks in advance for your help with this project. Carolyn and Walter Treiber

ITEM NO. 2 PAGE 18