

# STAFF REPORT

## ZONING ADMINISTRATOR

**Project**    **Garnick Residence / 26 Atwood Avenue**  
**Administrative Design Review Permit, Encroachment**  
**Agreement, and Variance**  
**ADR-EA-VA 16-061**

**Meeting Date**    June 29, 2016

**Staff**    Joshua Montemayor, Assistant Planner

### REQUESTS

Michael Rex Architects, on behalf of property owners Larry and Terri Garnick, is requesting approval of the following for the existing two-family residence at 26 Atwood Avenue:

- **Administrative Design Review Permit** for major landscaping located within the public right-of-way fronting Atwood Avenue. The project entails the removal of a roof deck above an existing carport and the enclosure of the carport for use as a two-car garage.
- Recommendation for City Council approval of an **Encroachment Agreement** for major landscaping located within the public right-of-way fronting Atwood Avenue.
- **Variance** to allow encroachment into the required side-yard setback for a roof overhang.

### PROJECT INFORMATION

**Applicant**    Michael Rex Architects

**Owner**    Larry and Terri Garnick

**Location/Parcel Size**    26 Atwood Avenue (APN 065-203-03)  
Approximately 2,041 square-feet (see **Exhibit A** for Vicinity Map)

**General Plan**    High Density Residential

**Zoning**    Multi-Family Residential Zoning District (R-3)

**Authority**    Administrative Design Review Permit (SMC 10.54.040.B.6)  
Encroachment Agreement (SMC 10.56.030.A.1)  
Variance (SMC 10.68.020)

**CEQA**    This project is Categorically Exempt under §15303 *New Construction or Conversion of Small Structures* of the CEQA Guidelines.

## **BACKGROUND**

### **SITE LOCATION**

The project site of 26 Atwood Avenue is in the R-3 Multi-Family Residential Zoning District. The trapezoidal-shaped parcel is approximately 2,041 square feet and is a through-lot between Atwood Avenue and North Street. The property contains an existing three-level duplex and a two-car carport with roof deck above. The project site is improved with landscaping, walls, a trellis, and concrete patio and steps within the City right-of-way adjacent to Atwood Avenue. The parcel is located in the Old Town/Hurricane Gulch neighborhood with surrounding land uses consisting of a mixture of single and multi-family residential dwellings.

### **HISTORIC LANDMARKS BOARD REVIEW**

According to the Marin County Assessor, the existing residential structure was constructed in approximately 1907 (approximately 109 years old). Pursuant to the City Council policy regarding properties older than 50 years, the Historic Landmarks Board (HLB) reviewed the project on June 9, 2016 for potential for historic resources. The HLB determined that the residential site and structure are not historically significant and therefore no recommendation is forwarded to the Zoning Administrator regarding the proposed project (see **Exhibit B** for HLB Review Memorandum).

## **DESCRIPTION**

### **PROJECT**

The applicant is requesting approval of an Administrative Design Review Permit and a recommendation for City Council approval of an Encroachment Agreement to allow major landscaping within the City right-of-way fronting Atwood Avenue. The project also entails the removal of a roof deck above the existing carport, and the enclosure of the carport for a two-car garage. The project includes improvements to the interior of the structure; the interior improvements will not increase the building footprint (see **Exhibit C** for project plans). Major landscaping is proposed in front of the existing residence within the right-of-way along Atwood Avenue. These improvements include, but are not limited to, major landscaping, a landscape wall with maximum height of 39" wrapping around the courtyard, and a 42" high stucco wall. Additionally, a new concrete courtyard will be constructed to provide improved access from Atwood Avenue to the entrance of the residence.

The applicant requests approval of a Variance for eaves on the easterly elevation that will encroach into the required side-yard 3' minimum setback. The design will improve the appearance of the residence by adding an eave along the eastern elevation, 4" from the property line. The existing residence is 1'-2.5", from the wall of the structure to the eastern property line. Pursuant to SMC 10.40.090.B.1.a, projections into minimum yards are permitted for eaves not exceeding 3' provided that at all times a minimum setback of 3' is provided. The residence, itself, exists within the required setback area and is an existing non-conformity. A Variance is needed to create the roof overhang that will encroach entirely into the required side-yard 3' minimum setback.

## **ANALYSIS**

An Encroachment Agreement is required for major landscaping and improvements within the public right-of-way (SMC 10.56.030.A.1). An Administrative Design Review Permit is required with any Encroachment Agreement request for major landscaping (SMC 10.54.040.B.6). A Variance is required to allow the project to encroach into the required 3' side-yard setback (SMC 10.40.090.B.1.a).

### GENERAL PLAN CONSISTENCY

The project site is located within the High Density Land Use designation—this density reflects the urban character to a greater extent than the Medium High Density Residential category. The area is intended to provide opportunities for residents to live within easy walking distance of commuter and shopping facilities. To approve the proposed project, the Zoning Administrator must determine that the project is consistent with the General Plan. The project is consistent with the General Plan by meeting the applicable policies and programs that support the proposed project.

#### *Policy CD-1.3: Neighborhood Compatibility*

The proposed landscaping improvements within the right-of-way are consistent with other encroachments within the immediate vicinity. Numerous residences along Atwood Avenue are developed up to the front property line. The existing residence is located along the front property line with existing landscaping and walls within the Atwood Avenue right-of-way.

#### *Program CD-1.3.1: Zoning Ordinance (Size and Mass)*

The size of the proposed landscaping improvements is generally consistent with landscaping encroachments in the immediate vicinity.

The request for a Variance would result in a reduced side-yard setback for the eaves along the eastern property line for aesthetic purposes. The granting of the Variance for such design has the potential to negatively affect the adjacent property by allowing the roof expansion closer to the property line and essentially eliminating all setback.

**ZONING ORDINANCE CONSISTENCY**

The Project Summary Table below compares existing conditions to the proposed project and shows that the project necessitates the approval of a Variance for relief from the side-yard setback requirement in order to be fully compliant with the Zoning Ordinance.

<b>Project Summary Table – 26 Atwood Avenue</b>				
<b>Development Standard</b>	<b>Existing</b>	<b>Ordinance</b>	<b>Proposal</b>	<b>Compliance</b>
<b>Parcel Area</b>	2,041 sq. ft.	5,000 sq. ft.	No change	Legal non-conforming
<b>Land Use</b>	Two-Family Residential (Duplex)	Multi-Family Residential	No change	Yes
<b>Dwelling Units</b>	2 dwelling units	1 dwelling unit per 1,500 sq. ft.	No change	Legal non-conforming
<b>Setbacks</b>				
<b>Front</b>	0'	0'	No change	Variance required for side-yard
<b>Side</b>	1 ft. 2 ½ in. (Bldg. to PL) 3 ft. 10 ¾ in. (Bldg. to PL)	3 ft. min (for eaves)	4 in. (Eave to PL) 3 ft. (Eave to PL)	
<b>Rear</b>	5 ½ in.	15 ft. min.	No change	
<b>Height</b>	22.75 ft.	32' max	19.75 ft.	Yes
<b>Building Coverage</b>	1,309 sq. ft. 64%	1,021 sq. ft. 50% max	No change	Legal non-conforming
<b>Floor Area (FAR)</b>	1,686.5 sq. ft. 0.83	1,633 sq. ft. 0.80 max	1,625.5 sq. ft. (reduction by 61 sq. ft.) .80	Yes
<b>Impervious Surface Area</b>	1,888 sq. ft. 93%	4,780 sq. ft. 75%	No change	Legal non-conforming
<b>Parking</b>	2 spaces	4 spaces	No change	Legal non-conforming

**ADMINISTRATIVE DESIGN REVIEW PERMIT FINDINGS**

In order to approve the Administrative Design Review Permit, the Zoning Administrator must determine whether the project is in conformance with the following Design Review Permit Findings (SMC 10.54.050.D):

1. The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.

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

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.



*The major landscaping maintains the prevailing neighborhood character in both materials and design.*

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

*The improvements within the City right-of-way for major landscaping will be of a similar mass, size, and scale as other residential structures within the immediate vicinity.*

4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

*The landscaping improvements and structure modifications have been thoughtfully designed to not affect public view corridors and private views from surrounding properties.*

5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

*The project is located on a through-lot between Atwood Avenue and North Street. The project does not result in a prominent building profile above a ridgeline.*

6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

*The project entails landscape improvements that exist within the City right-of-way. The proposed landscaping and related improvements are designed to provide appropriate visual relief to the building on site, and provides an attractive environment for the enjoyment of the public along Atwood Avenue.*

7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

*The project is consistent with other residences within the immediate vicinity and will not result in significant light and air impacts. There will be no increase to the mass or size of the structure, as the project entails removal of a roof deck above the existing carport.*

8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

*The project does not propose any new mechanical equipment, aside from solar panels and landscape lighting. The project is subject to the standard condition of approval that all exterior lighting be shielded and downward facing.*

9. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window deck and patio configurations.

*The existing conditions of the site and surrounding residences is dense and structures are within close proximity to one another. The project has been thoughtfully designed and will not create significant privacy impacts to adjacent properties.*

10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an

appropriate level of traffic safety and ease of movement.

*The project will not affect circulation to, from, or within the site.*

11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

*The project will not affect any trees and protects natural features of the site.*

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened Design Review Findings).

*The existing property is legal-nonconforming for exceeding the maximum Floor Area Ratio and site coverage. The project entails a reduction in floor area by 61 square feet for interior improvements within the existing duplex. The project is not subject to Heightened Design Review.*

13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

*The existing condition of the site and surrounding residences is heavily dense and structures are within close proximity to one another. The landscaping in the right-of-way and structural improvements to the carport have been thoughtfully designed and will not overwhelm structures on neighboring properties. The landscape and carport design improves the appearance of the façade along Atwood Avenue.*

Staff has reviewed all applicable Administrative Design Review Permit findings and has determined that the project is compliant (see draft Resolution in **Exhibit A**).

#### ENCROACHMENT AGREEMENT FINDINGS

Pursuant to Section 10.56.010, the purpose of the Encroachment Agreement is to provide “an opportunity to review permanent and/or semi-permanent encroachments onto public lands, easements, and rights-of-way of the City.” Encroachments include fences, walls, trellis work, garages, runway ramps, buildings, structures of any kind, or any other use of improvements, such as landscaping, for three or more years.

In order to recommend City Council approval of the Encroachment Agreement, the Zoning Administrator must determine that the proposed project is in conformance with the Encroachment Agreement findings listed in Section 10.56.060 of the Zoning Ordinance. In reviewing the project, the Zoning Administrator must determine whether the following findings can be achieved:

- A. The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.

*The encroachment related to the project within the Atwood Avenue public right-of-way has a neutral impact along the streetscape based on the following factors:*

1. *The project involves the use of an existing area encroaching into the right-of-way. Removal of existing landscape, planters, walls, trellis, and patio will be removed and replaced with a modified design that will not increase impervious surface area.*
2. *The project does not impact adjacent properties in terms of light, air, and privacy.*
3. *The project does not impact the usability of the Atwood Avenue public right-of-way in terms of vehicular and pedestrian access.*
4. *The project is consistent with the extent of similar encroachments within the Atwood Avenue public right-of-way.*
5. *Public enjoyment of the area would not be diminished, as part of the right-of-way in question is not accessible.*

- B. The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.

*The project encroachments fronting Atwood Avenue do not impact the adjoining parcels nor set a new land use precedent due to the location, orientation, and topography of the site. The improvements would provide visual relief along Atwood Avenue. The proposed encroachment improvements are limited to the existing front yard area fronting Atwood Avenue. Improvements in this area will not create an undesirable land use precedent.*

- C. The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.

*The project utilizes the existing area that is used as the entryway to the upper-level unit of the duplex. An existing wood sided fence, trellis, planter, low concrete wall, wooden walkway, patio and steps that serve as the entryway will be removed. There is no record of Encroachment Agreements for the existing property. However, due to the size of the site and the configuration of the proposed residence, the project provides reasonable use of the right-of-way. The location of the improvements within the Atwood Avenue public right-of-way do not impact the public usability (i.e., vehicular and pedestrian access) of the street.*

- D. The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.

*The encroachments, as conditioned, do not affect access and circulation on Atwood Avenue since the travel ways remain unchanged beyond the current conditions. Circulation would not be adversely effected as the existing right-of-way fronting 26 Atwood Avenue is not used for pedestrian access.*

- E. The value of the proposed improvements will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.

*The value of the project improvements in the right-of-way do not preclude or make difficult the establishment or improvement of streets or pedestrian ways in the future.*

Staff suggests that the findings can be made as described in the attached draft resolution (see **Exhibit A** for draft Resolution).

#### VARIANCE FINDINGS

In order to approve a Variance for relief from the required 3' side-yard setback, the Zoning Administrator must determine whether the project is in conformance with the following Variance

Findings (SMC 10.68.050):

- 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.
- 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.
- C. Such Variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.
- 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.
- 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.
- F. The granting of such Variance will be in harmony with the general purpose and intent of this Title and the General Plan.

Staff has reviewed all applicable Variance findings and suggests that the required findings for a Variance cannot be made. The Variance request for the roof overhang in the side-yard setback is intended to improve the appearance of the exterior of the residence. Improvements to aesthetics and continuity in design are not adequate support to meet the required Variance findings mandated by the State. Staff recommends that the applicant consider design modifications to eliminate the roof overhang or supply further evidence to support the confirmation of the requisite Variance findings.

## **PUBLIC NOTICE AND CORRESPONDENCE**

On June 17, 2016, a public hearing notice was posted on the project site and mailed to all property owners and residents within 300 feet of the project site, as well as interested parties.

On June 21, 2016, Staff received a letter from Fred and Carol Hoerner (see **Exhibit D**).

## **RECOMMENDATION**

Staff recommends the Zoning Administrator to conduct a public hearing and continue the public hearing with specific direction provided to the applicant to address the eave encroachment portion of the project and the required findings for a Variance.

Alternatively, the Zoning Administrator may:

1. Approve the Administrative Design Review Permit and Variance and recommendation for City Council approval of an Encroachment Agreement and direct Staff to prepare a resolution with the specific findings for approval.
2. Deny the Administrative Design Review Permit and Variance and recommendation for City Council approval of an Encroachment Agreement and direct Staff to prepare a resolution with the specific findings for denial.

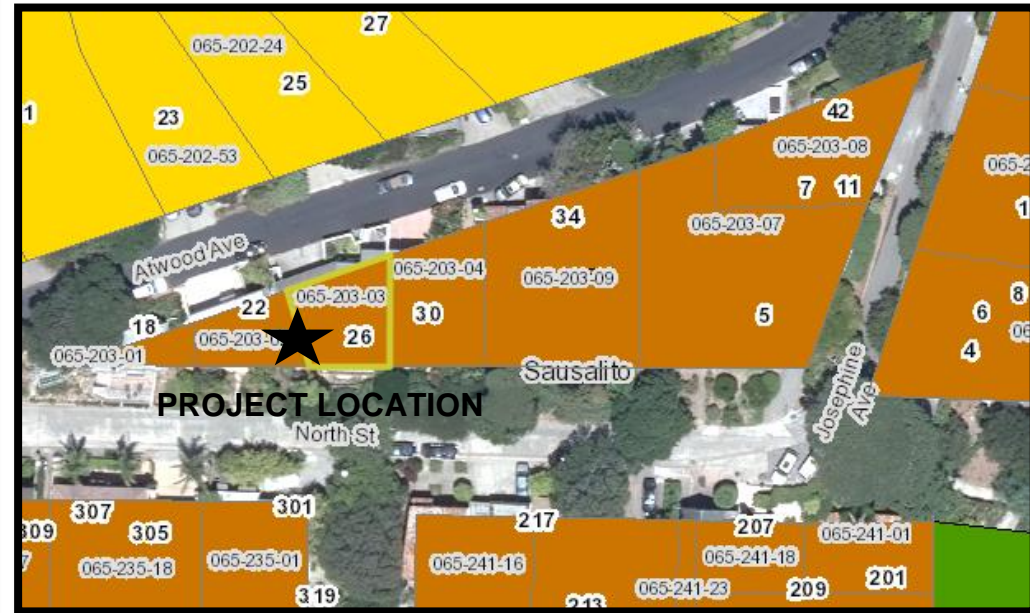
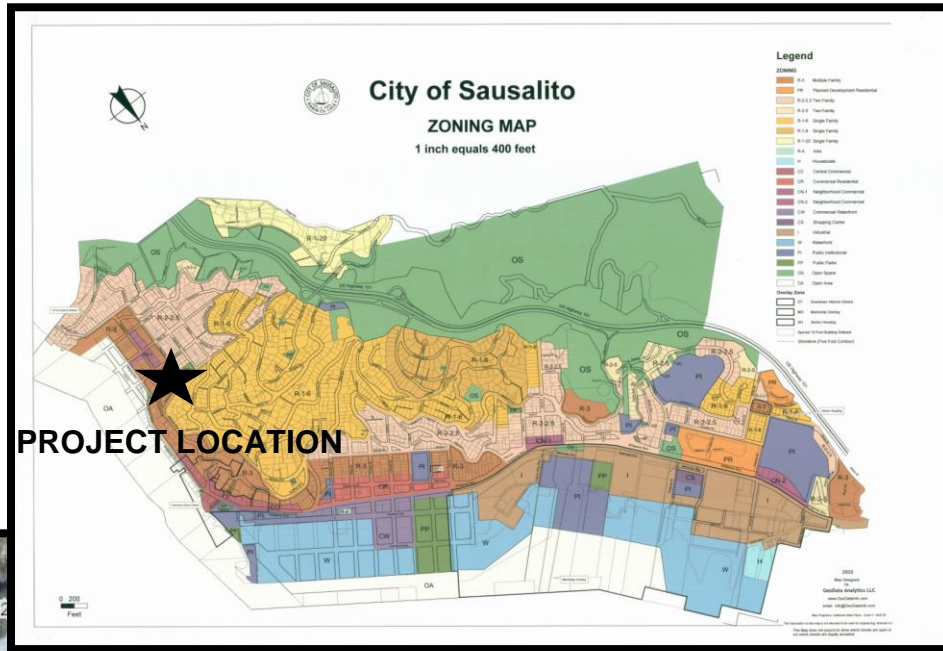
## **EXHIBITS**

- A. Vicinity Map
- B. Historic Landmarks Board 50-Year Review Memorandum, dated June 9, 2016
- C. Project Plans, date-stamped received June 16, 2016
- D. Letter from Fred and Carol Hoerner, date-stamped received June 21, 2016

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**VICINITY MAP**

26 ATWOOD AVENUE (APN 065-203-03)



# MEMORANDUM

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TO: Sausalito Planning Commission  
FROM: Sausalito Historic Landmarks Board  
RE: 26 Atwood Avenue (APN 065-203-03)  
DATE: May 24, 2016

## **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.

## **Architectural Research**

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 26 Atwood Avenue to determine its historic significance.

## **Property Description**

26 Atwood Avenue is located in a residential neighborhood at the Southwest end of Sausalito.

The Lot size is approximately 2041. The structure is a 2-unit residence with a carport adjacent to the upper unit. There is an enclosed patio adjacent to the carport. The house design is mid century modern.

**Sausalito City Permit Records Reviewed : YES**

**Construction Date: 1907**

**Address Change: NO**

**Alterations: YES**

See enclosed

**Historical Society Archive Property File Available and Reviewed: YES**

**Marin County Assessor's and Recorder's Office Records Reviewed:**

**Ownership History:** List of owners



Fred Field  
John and Nancy Chandler  
Terri Garwick and Lawrence Garwick  
Dan Rosenthal

**Historical Significance Listings:**

- Sausalito List of Notable Structures : **NO**
- California Historic Resource Information Systems Database: **NO**
- Previously Identified as a Historic Resource: **NO**
- Architectural Drawings Found: **YES**

**Findings**

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history, culture, or heritage of Sausalito, California, or the United States? Such structures may include but are not limited to civic structures, properties featured in publications, and sites where significant events occurred.

The board finds no significance under this criterion.

2. Is this structure associated with the life or lives of one or more people important in our past? Such structures may include but are not limited to homes of prominent persons and places referenced by prominent persons.

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? Such structures may include but are not limited to exceptional examples of architecture or an architect's work; more ordinary examples of such work are emblematic of a particular style or era; and any works by prominent creative individuals.

The board finds no significance under this criterion.



4. Has the structure yielded, or may it be likely to yield, information important in prehistory or history? Such structures may include but are not limited to archeological sites.

The board finds no significance under this criterion.

**Recommendations:**

**The Board offers no recommendations.**

Aldo R. Mercado

Sources: Sausalito Planning Department address files, Sanborn Fire Insurance Maps

**The Sausalito Historic Landmarks Board, at their publicly noticed meeting of June 9, 2016 acknowledged this memorandum:**

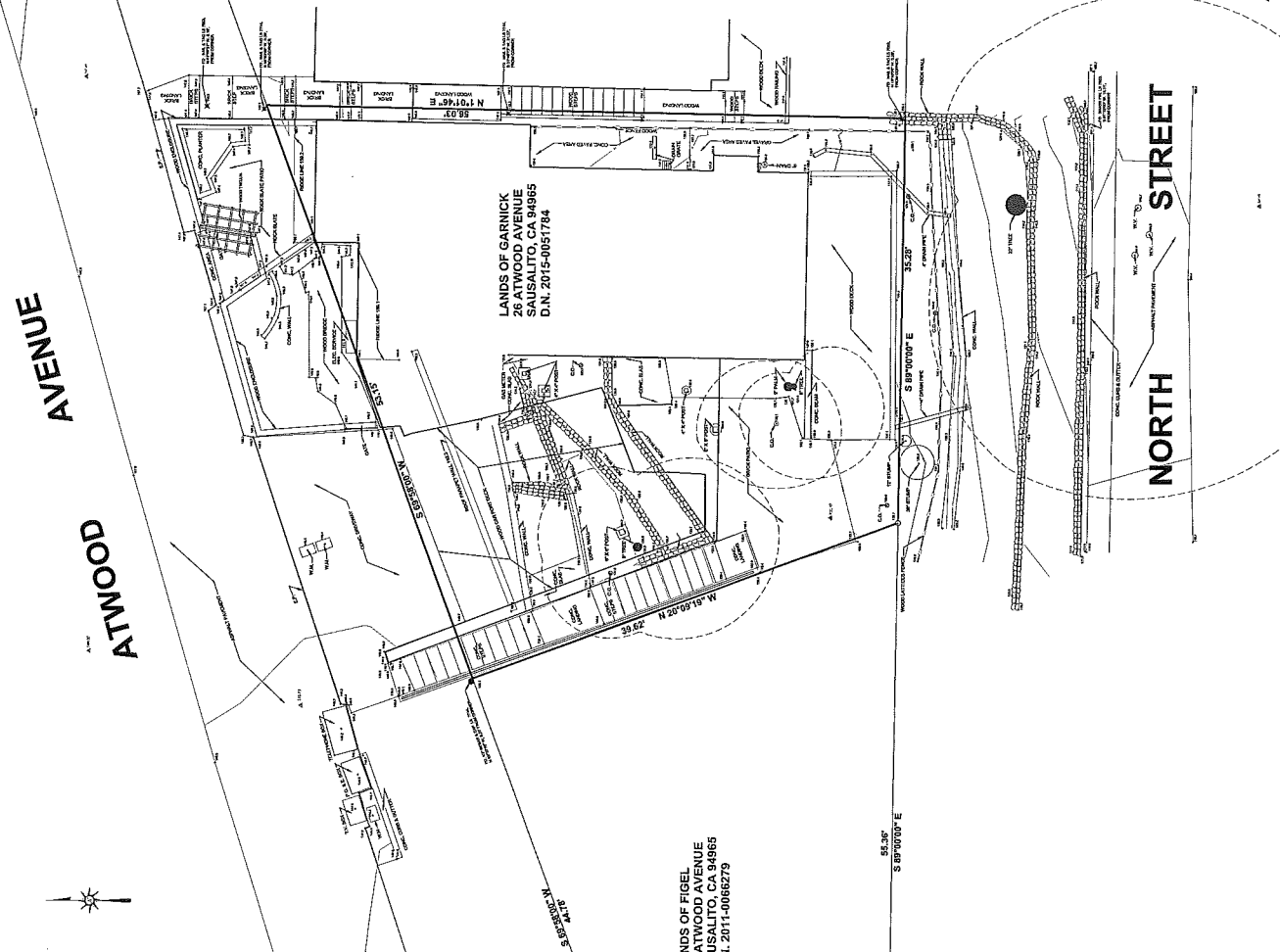
AYES: 4  
ABSTAIN:       

NOES: 0  
ABSENT:





# ATWOOD AVENUE



- NOTES:**
- UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 477-5889 PRIOR TO ANY CONSTRUCTION.
  - THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON SURVEY BEING PROCESSED FOR FILING WITH MARIN COUNTY.
  - THE ELEVATIONS ON THIS MAP CONFORM WITH THE CONTOURS USED ON MARIN MAP. THE CONTROL POINT ON ATWOOD AVENUE WAS ESTIMATED TO BE AT ELEVATION 146.00.
  - THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
  - THE AREA OF THE PARCEL BEING SURVEYED = 2,041.37 SQ. FT. OR 0.047 ACRES.

- LEGEND**
- PROPERTY BOUNDARY LINE.
  - FOUND 1/2" REBAR & CAP. L5 7744.
  - ✕ FOUND BRASS PLUG. L5 7725.
  - △ SET 3/8" REBAR & CAP. ROE 24093.
  - CONTROL POINTS.
  - TREE SIZE AND TYPE, IF KNOWN.
  - DRIP LINE.

LANDS OF HOERNER  
30 ATWOOD AVENUE  
SAUSALITO, CA 94965  
D.N. 2003-0034670

LANDS OF GARNICK  
26 ATWOOD AVENUE  
SAUSALITO, CA 94965  
D.N. 2015-0051784

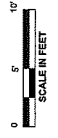
LANDS OF FIGEL  
22 ATWOOD AVENUE  
SAUSALITO, CA 94965  
D.N. 2011-0068279

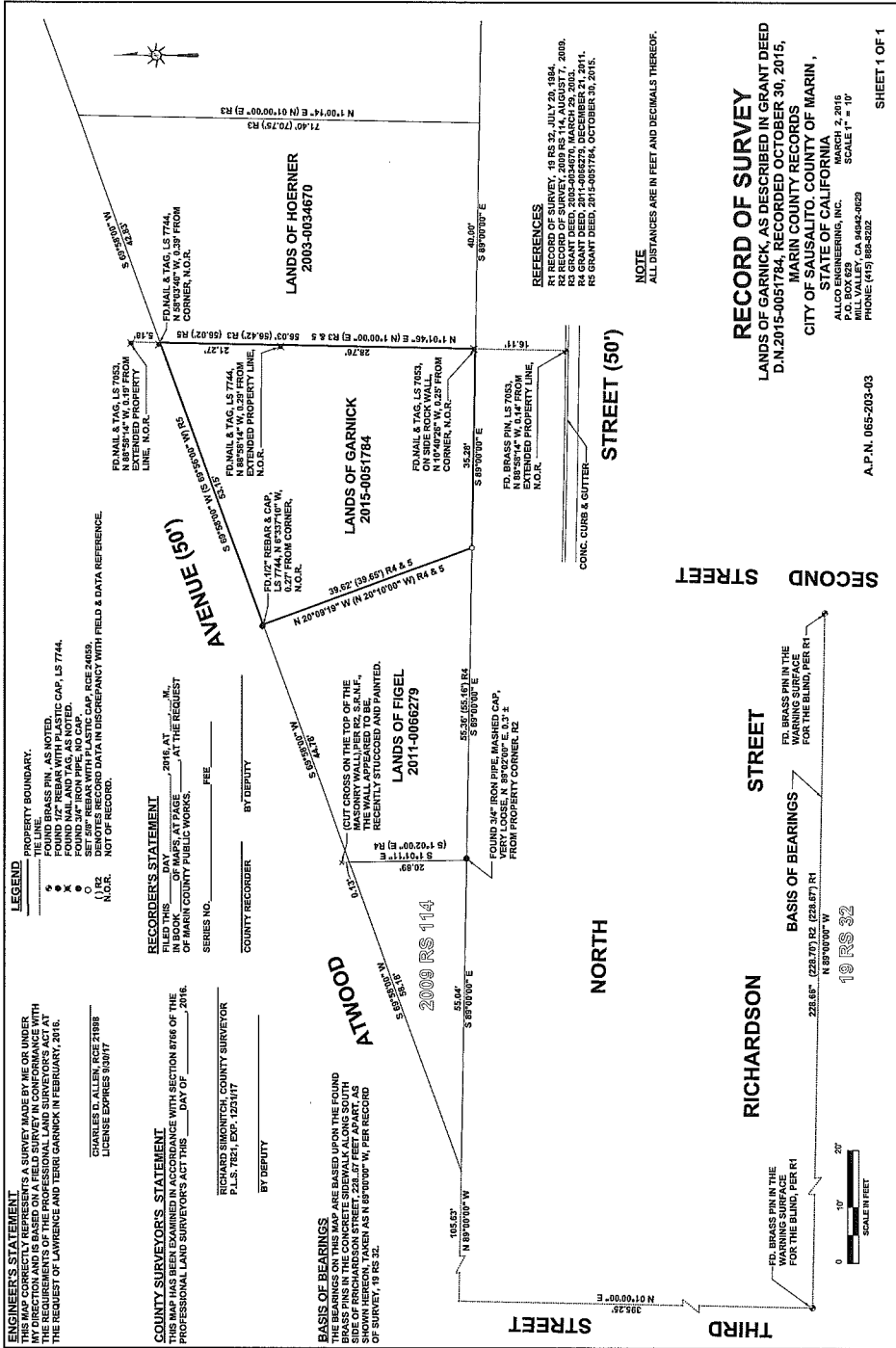
**TOPOGRAPHIC SURVEY**  
OF THE LANDS OF LAWRENCE AND TERRI GARNICK, TRUSTEES,  
AS DESCRIBED IN GRANT DEED D.N. 2015-0051784, RECORD  
OCTOBER 30, 2015, IN THE OFFICE OF THE COUNTY RECORDER  
OF MARIN COUNTY, CALIFORNIA  
CITY OF SAUSALITO, MARIN COUNTY, CALIFORNIA  
PROJECT # 14-2016  
DATE OF SURVEY: 11/11/15  
SCALE: 1" = 40'



*Charles R. Davis*

A.P.N. 065-2483-03 SHEET 1 OF 1  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT





**ENGINEER'S STATEMENT**  
 THIS MAP IS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF LAWRENCE AND TERRI GARNICK, IN FEBRUARY, 2016.

CHARLES D. ALLEN, RCE 21888  
 LICENSE EXPRESS 930417

**COUNTY SURVEYORS' STATEMENT**  
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

RICHARD SIMONITCH, COUNTY SURVEYOR  
 P.L.S. 7821, EXP. 1/23/17

**RECORDER'S STATEMENT**  
 THIS MAP IS ON PAGE \_\_\_\_\_ OF \_\_\_\_\_ AT THE REQUEST OF MARIN COUNTY PUBLIC WORKS.

SERIES NO. \_\_\_\_\_ FEE \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

**LEGEND**

- PROPERTY BOUNDARY.
- FOUND BRASS PIN, AS NOTED.
- ✱ FOUND MAIL AND METAL WASTIC CAP, LS 7744.
- ✱ FOUND 3/4" IRON PIPE, NO CAP.
- FOUND 1/2" REBAR & CAP, LS 7744.
- FOUND 3/4" IRON PIPE, WASHED CAP.
- ( ) 1/2" DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.
- N.O.R. NOT OF RECORD.

**LANDS OF FIGEL**  
 2011-0066279  
 (CUT CROSS ON THE TOP OF THE MASONRY WALL) PER RZ, S.A.M.F., THE WALL APPEARED TO BE RECENTLY ATTACHED AND PAINTED.

**LANDS OF HOERNER**  
 2003-0034670

**LANDS OF GARNICK**  
 2015-0051784

**LANDS OF HOERNER**  
 2003-0034670

**LANDS OF GARNICK**  
 2015-0051784

**LANDS OF HOERNER**  
 2003-0034670

**REFERENCES**

- R1 RECORD OF SURVEY, 01 18 25 JULY 29, 1984.
- R2 RECORD OF SURVEY, 2009 03 17 AUGUST 29, 2009.
- R3 GRANT DEED, 2002-0034670, MARCH 29, 2002.
- R4 GRANT DEED, 2002-0034670, MARCH 29, 2002.
- R5 GRANT DEED, 2011-0066279, OCTOBER 31, 2011.
- R6 GRANT DEED, 2011-0066279, OCTOBER 31, 2011.
- R7 GRANT DEED, 2011-0066279, OCTOBER 31, 2011.

**NOTE**  
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

**RECORD OF SURVEY**  
 LANDS OF GARNICK, AS DESCRIBED IN GRANT DEED D.N.2015-0051784, RECORDED OCTOBER 30, 2015, MARIN COUNTY RECORDS CITY OF SAUSALITO COUNTY OF MARIN, STATE OF CALIFORNIA

ALLOD ENGINEERING, INC. MARCH 2, 2016  
 P.O. BOX 629 CALIFORNIA 94542-0629  
 PHONE (415) 682-2202

A.P.N. 065-2003-03

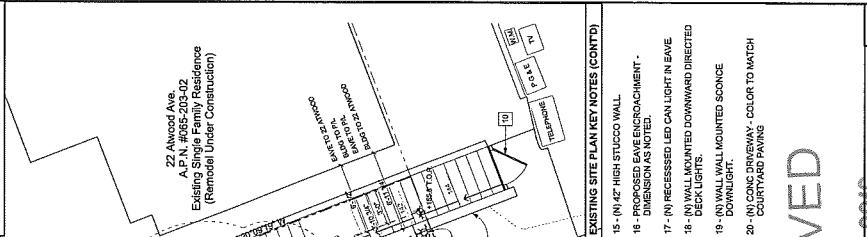
SHEET 1 OF 1

**RECEIVED**

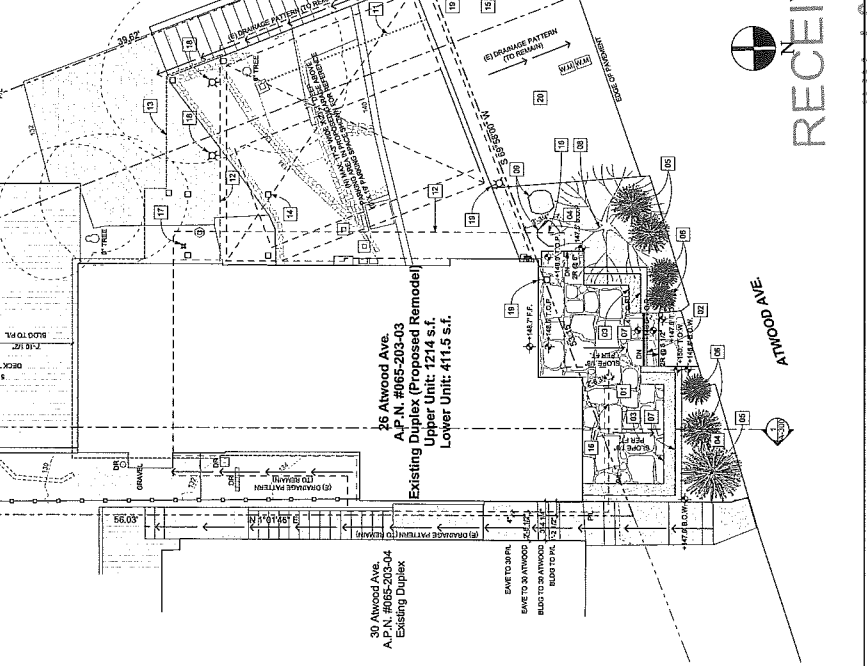
**JUN 16 2016**

**CITY OF SAUSALITO**  
 COMMUNITY DEVELOPMENT DEPT

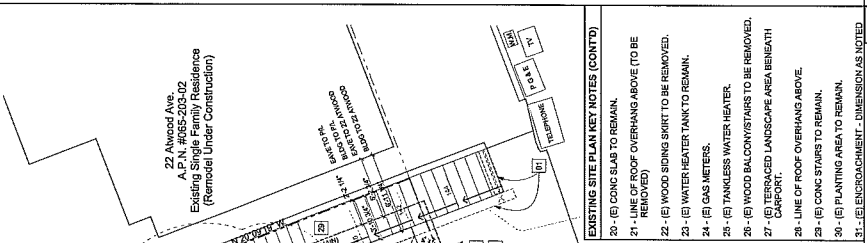
- PROPOSED SITE PLAN KEY NOTES**
- 01- (N) CONCRETE COURTYARD IN BLUE FLAGSTONE PAVERS SET IN MORTAR. SLOPE 1/8" PER FT. TO STREET.
  - 02- (N) METAL FRAMED GATE W/ BLACK PAINTED FINISH. INFL. PANELS TO BE TEMPORARILY REMOVED.
  - 03- (N) METAL FRAMED GATE W/ BLACK PAINTED FINISH. INFL. PANELS TO BE TEMPORARILY REMOVED.
  - 04- (N) LANDSCAPE W/ MULCH GROUND COVER. DRAINAGE @ COURTYARD FACE.
  - 05- (N) JAPANESE SILVER GRASS SHRUB.
  - 06- (N) JAPANESE SILVER GRASS SHRUB.
  - 07- (N) JAPANESE SILVER GRASS SHRUB. ADJACENT GRADE VARIES TO 38" MAX.
  - 08- JAPANESE MAPLE TREE.
  - 09- BLUE QUARTZITE PATH STONES.
  - 10- (N) PINGED GATE - METAL FRAMED W/ BLACK PAINTED FINISH. INFL. PANELS TO BE TEMPORARILY REMOVED.
  - 11- (N) WOOD LATTICE SHIRT - PAINT TO MATCH STUCCO.
  - 12- LINE OF ROOF OVERHANG ABOVE.
  - 13- LINE OF UPPER LEVEL OVERHANG ABOVE.
  - 14- (N) SUPPORT POSTS FOR MASTER BATH ADDITION ABOVE TYP.



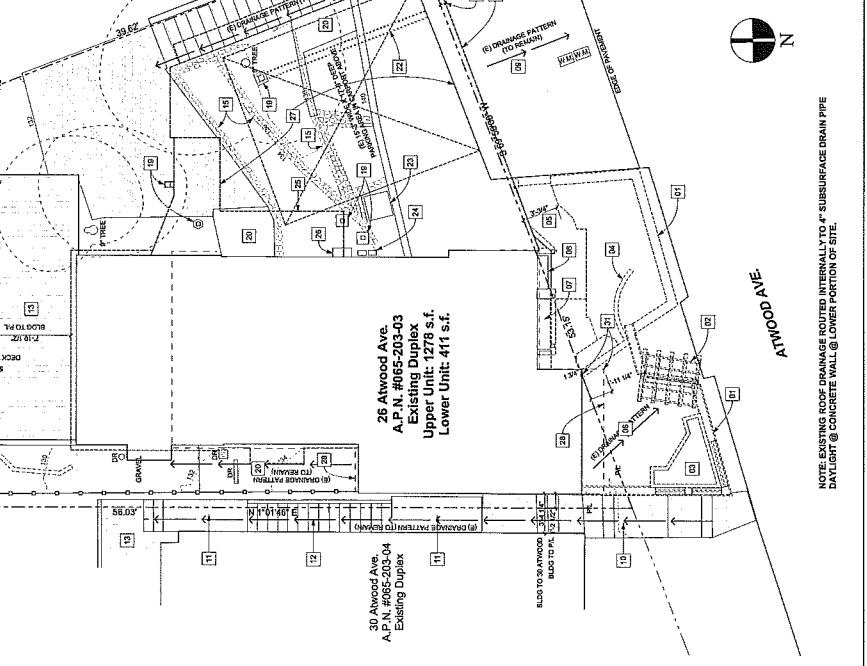
- EXISTING SITE PLAN KEY NOTES**
- 01- (E) WOOD SIDED FENCE TO BE REMOVED.
  - 02- (E) WOOD TRELLIS TO BE REMOVED.
  - 03- (E) PLANTER TO BE REMOVED.
  - 04- (E) WOOD WALKWAY TO BE REMOVED.
  - 05- (E) WOOD WALKWAY TO BE REMOVED.
  - 06- (E) CONG PATO & STERS W/ SLATE FINISH SET IN MORTAR TO BE REMOVED.
  - 07- (E) LIGHT WELL TO BE INFILLED - REMOVE WOOD SUBSTRATE SURROUNDING.
  - 08- (E) CONG DRIVEWAY TO BE REPLACED IN KIND WITH BLUE QUARTZITE PATH STONES.
  - 09- (E) CONG DRIVEWAY TO BE REPLACED IN KIND WITH BLUE QUARTZITE PATH STONES.
  - 10- (E) BRICK STEPS TO REMAIN.
  - 11- (E) WOOD LANDING TO REMAIN.
  - 12- (E) WOOD STEPS TO REMAIN.
  - 13- (E) WOOD DECK TO REMAIN.
  - 14- (E) 4" DRAIN PIPE TO REMAIN.
  - 15- (E) ROCK WALL TO REMAIN.
  - 16- (E) CURB & GUTTER.
  - 17- (E) CONG WALL TO REMAIN.
  - 18- (E) WOOD FENCE TO REMAIN.
  - 19- (E) POSTS/BASES TO REMAIN.



- EXISTING SITE PLAN KEY NOTES (CONT'D)**
- 20- (E) CONG SLAB TO REMAIN.
  - 21- LINE OF ROOF OVERHANGS ABOVE (TO BE REMOVED).
  - 22- (E) WOOD SIDING SHIRT TO BE REMOVED.
  - 23- (E) WATER HEATER TANK TO REMAIN.
  - 24- (E) GAS METERS.
  - 25- (E) TANKLESS WATER HEATER.
  - 26- (E) WOOD BALCONY/STAIRS TO BE REMOVED.
  - 27- (E) TERRACED LANDSCAPE AREA BENEATH CARPORT.
  - 28- LINE OF ROOF OVERHANGS ABOVE.
  - 29- (E) CONG STAIRS TO REMAIN.
  - 30- (E) PLANTING AREA TO REMAIN.
  - 31- (E) ENCROACHMENT - DIMENSION AS NOTED.



- EXISTING SITE PLAN KEY NOTES (CONT'D)**
- 15- (N) 42" HIGH STUCCO WALL.
  - 16- PROPOSED EAVE ENCROACHMENT - DIMENSION AS NOTED.
  - 17- (N) RECESSED LED CAN LIGHT IN EAVE DECK LIGHTS.
  - 18- (N) WALL MOUNTED DOWNWARD DIRECTED DOWNLIGHT.
  - 19- (N) WALL MOUNTED SCONCE DOWNLIGHT.
  - 20- (N) CONG DRIVEWAY - COLOR TO MATCH COURTYARD PAVING.



NOTE: EXISTING ROOF DRAINAGE ROUTED INTERNALLY TO 4" SUBSURFACE DRAIN PIPE DAYLIGHT @ LOWER PORTION OF SITE.

RECEIVED  
 CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT





MICHAEL BEX  
ARCHITECTS  
1745 BIRCHWAY, SUITE 201  
SAUSALITO, CA 94965  
TEL: 415.333.1500  
FAX: 415.333.1463

Owner: Larry & Terri Garrick  
421 Parrot Drive  
San Marin, CA 94402

RENOVATION TO THE  
Garrick Residence  
26 Alwood Ave. Sausalito, CA 94965  
APN 065-203-03

DATE: 02/15/16  
PLANNING SUBMITTAL

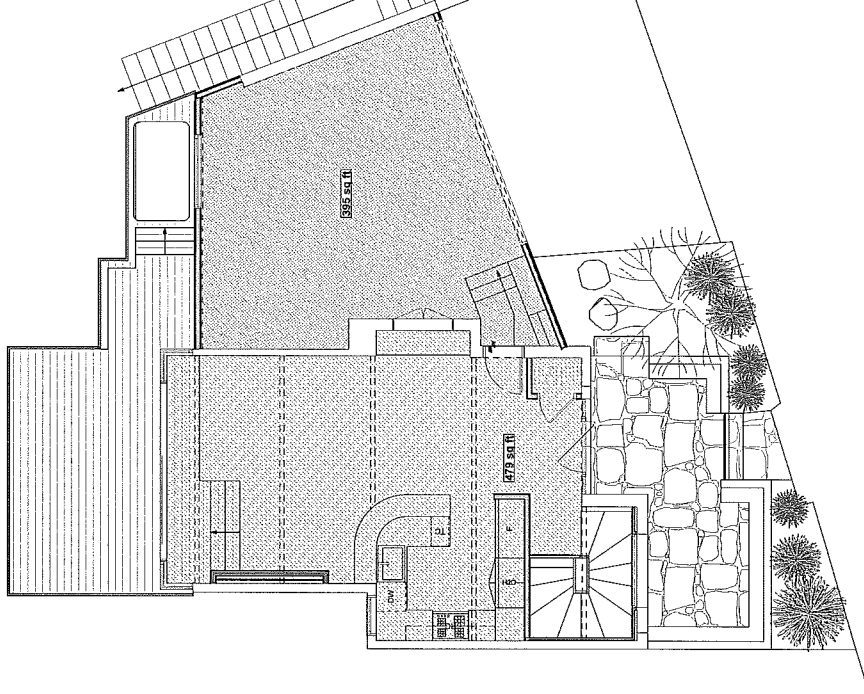
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
MVA: \_\_\_\_\_  
MBA: \_\_\_\_\_

PROPOSED FLOOR  
AREA PLANS

SHEET

AS102

UPPER FLOOR (NEW) AREA 2016 SCALE: 1/4" = 1'-0"



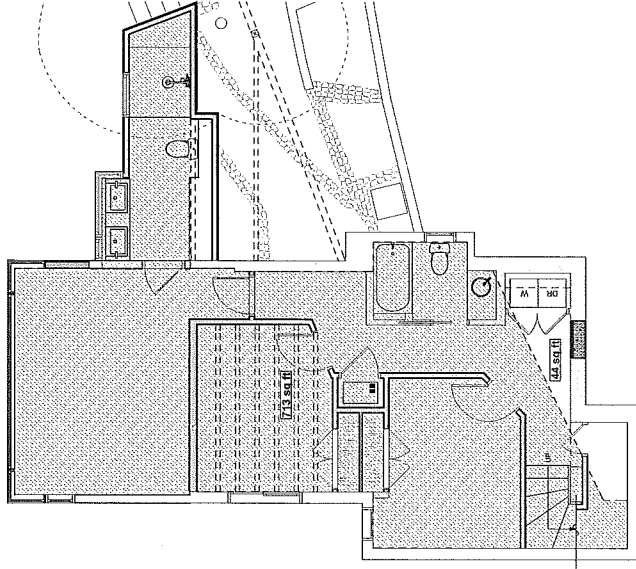
**UPPER FLOOR AREA:**  
TOTAL: 479 S.F.

**TOTAL PROPOSED FLOOR AREA:**  
UPPER FLOOR: 479 S.F.  
MIDDLE FLOOR: 735 S.F.  
TOTAL UPPER UNIT: 1214 S.F.

**LOWER FLOOR TOTAL:**  
TOTAL: 411.5 S.F.  
TOTAL: 1214 S.F.

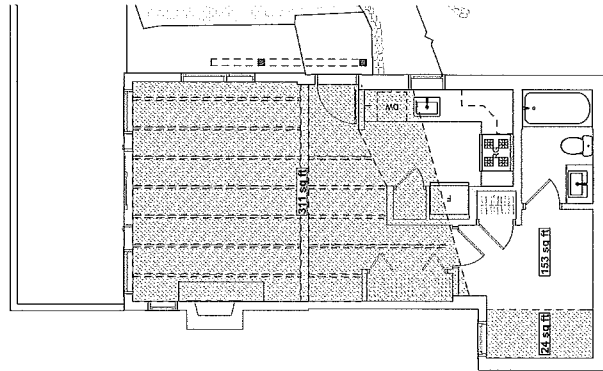
RECEIVED

MIDDLE FLOOR (N) AREA SCALE: 1/4" = 1'-0"



**MIDDLE FLOOR AREA:**  
ABOVE GRADE: 719 S.F.  
BELOW GRADE (LESS 50%): 22 S.F.  
TOTAL: 735 S.F.

LOWER FLOOR (N) AREA SCALE: 1/4" = 1'-0"



**LOWER FLOOR AREA:**  
ABOVE GRADE: 585 S.F.  
BELOW GRADE (LESS 50%): 75.5 S.F.  
TOTAL: 411.5 S.F.



MICHAEL REX  
ARCHITECTS  
200 BROADWAY  
SAUSALITO, CA 94965  
MICHAELREXARCHITECTS.COM  
PH 415.333.1483  
FAX 415.333.1483

Owner: Larry & Terri Garnick  
521 Parrot Drive  
San Mateo, CA 94402

RENOVATION TO THE  
Garnick Residence  
26 Atwood Ave.  
Sausalito, CA 94965  
APN 065-203-03

DATE: 06/16/2016  
PLANNING SUBMITTAL  
02-152-6

DATE: 06/16/2016  
PROJECT: MNA  
CHECKED: MRA

THESE PLANS HAVE BEEN PREPARED BY MICHAEL REX ARCHITECTS AND I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA.

BUILDING COVERAGE  
PLANS

AS103



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JUN 16 2016

PROPOSED BUILDING COVERAGE SCALE: 1" = 5'

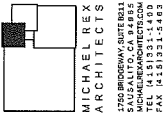
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

EXISTING BUILDING COVERAGE SCALE: 1" = 5'

1

2





MICHAEL REX  
ARCHITECTS  
1720 BROADWAY, SUITE 801  
SAN FRANCISCO, CA 94103  
TEL: 415.398.1100  
FAX: 415.393.1483

Owner: Larry & Terri Garkik  
421 Parrot Drive  
San Mateo, CA 94402

RENOVATION TO THE  
Garnik Residence  
26 Atwood Ave.  
Sausalito, CA 94965  
APN 065-203-03

DATE APPROVED:  
PLANNING SUBMITTAL  
02-12-15

TITLE: DRAWINGS, CONDITIONS  
OF CONTRACT, SPECIFICATIONS  
AND ALL INFORMATION REQUIRED  
FOR THE PROVISION OF A PERMIT  
FOR THE COMMENCEMENT OF  
CONSTRUCTION OF THE PROJECT  
DATE: 02-12-15

DATE: 02-12-15  
SCALE: AS SHOWN  
DRAWN BY: MRM  
CHECKED BY: MRM

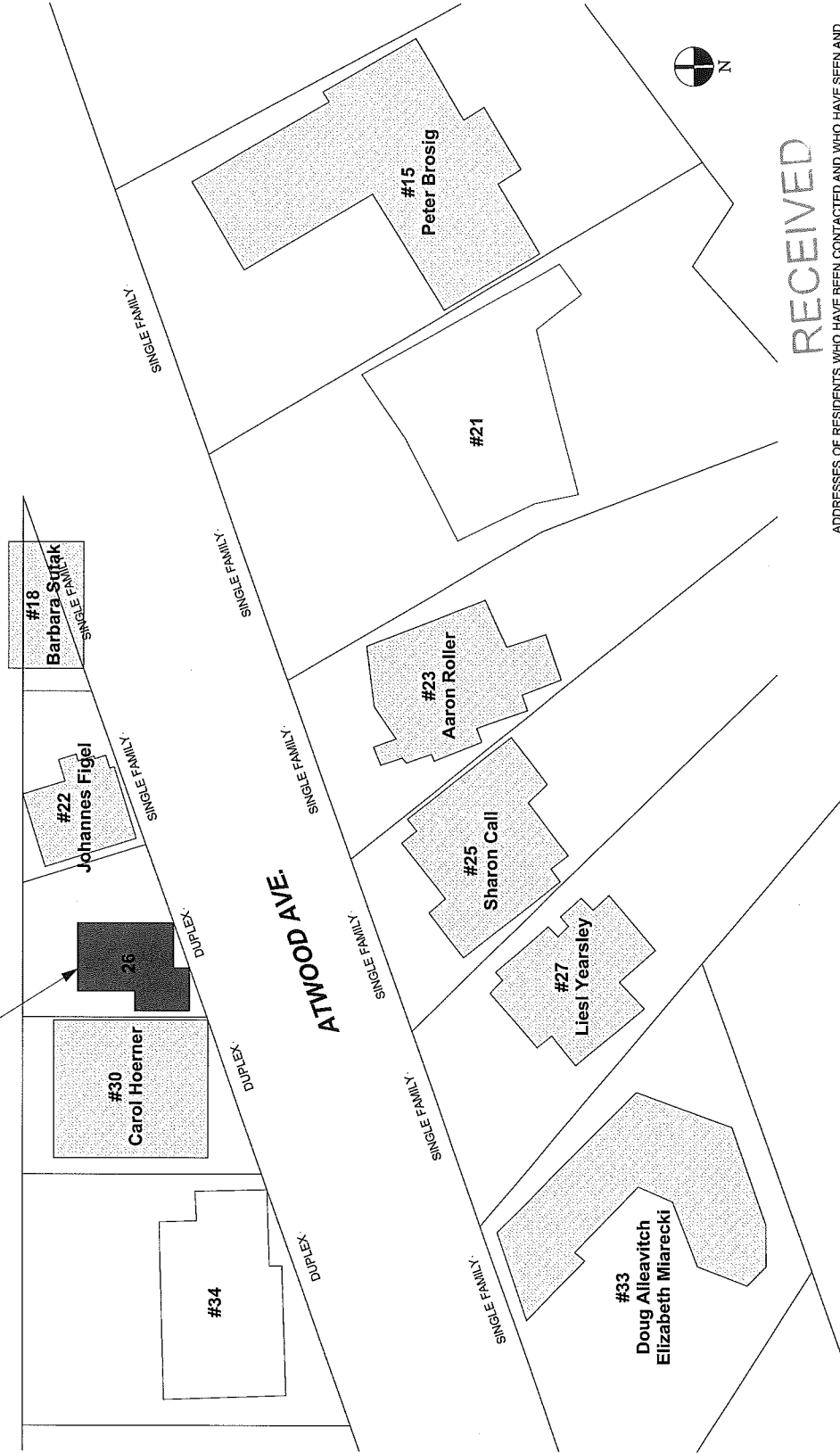
VICINITY MAP

SHEET

AS104

NORTH ST.

PROJECT LOCATION  
26 ATWOOD AVE.



RECEIVED  
JUN 16 2016

ADDRESSES OF RESIDENTS WHO HAVE BEEN CONTACTED AND WHO HAVE SEEN AND  
SIGNED OFF ON THE PROJECT SHOWN DIAGONAL HATCHED

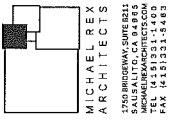
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

1









MICHAEL BREX  
ARCHITECTS  
3700 BAYVIEW CT, SUITE 801  
SAN FRANCISCO, CA 94134  
MICHAELBREXARCHITECTS.COM  
PAX 4153331543

Owner: Larry & Terri Garnick  
421 Parrot Drive  
San Mateo, CA 94402

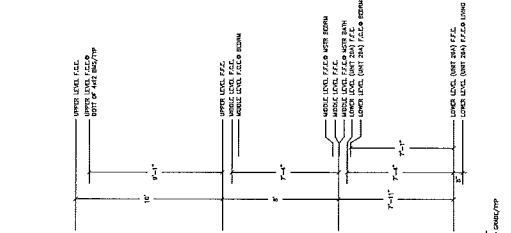
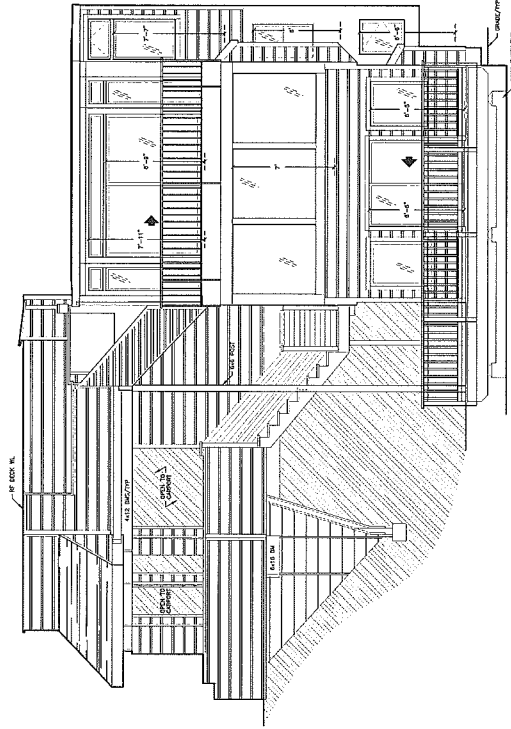
RENOVATION TO THE  
Garnick Residence  
26 Atwood Ave.  
Sausalito, CA 94965  
APN 065-203-03

DATE: 05/25/16  
DRAWN BY: MNA  
CHECKED BY: MNA

EXISTING ELEVATIONS

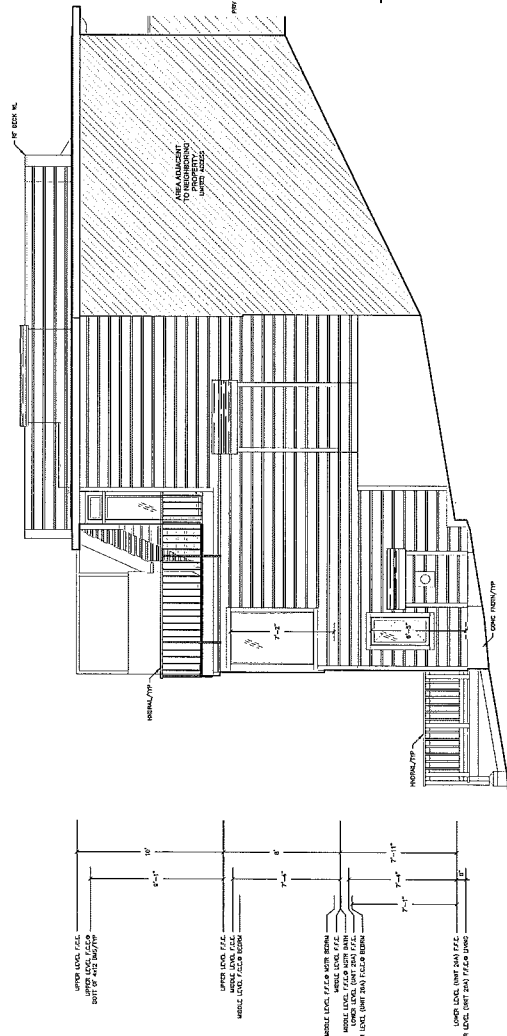
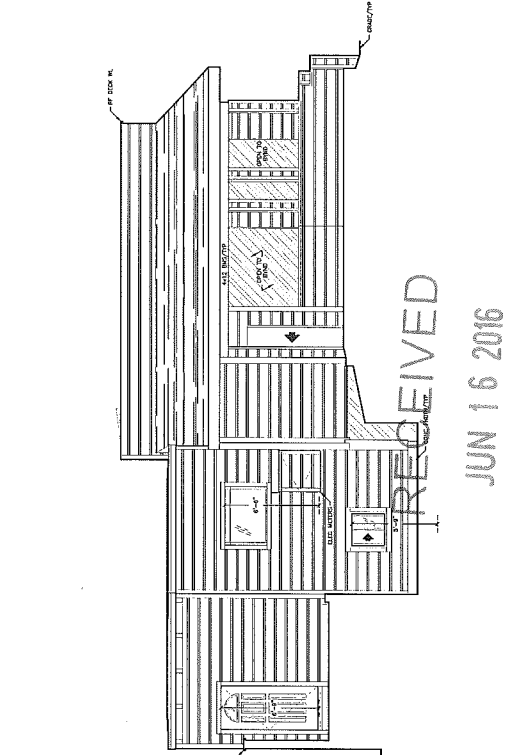
AD102

SHEET



WEST ELEVATION SCALE: 1'-0"

SOUTH ELEVATION SCALE: 1'-0"



EAST ELEVATION SCALE: 1'-0"

NORTH ELEVATION SCALE: 1'-0"

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JUN 16 2016  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

MICHAEL REX  
ARCHITECTS  
1705 BROADWAY, SUITE 201  
SAUSALITO, CA 94965  
MICHAELREXARCHITECTS.COM  
PHONE: (415) 351-1465  
FAX: (415) 351-1465

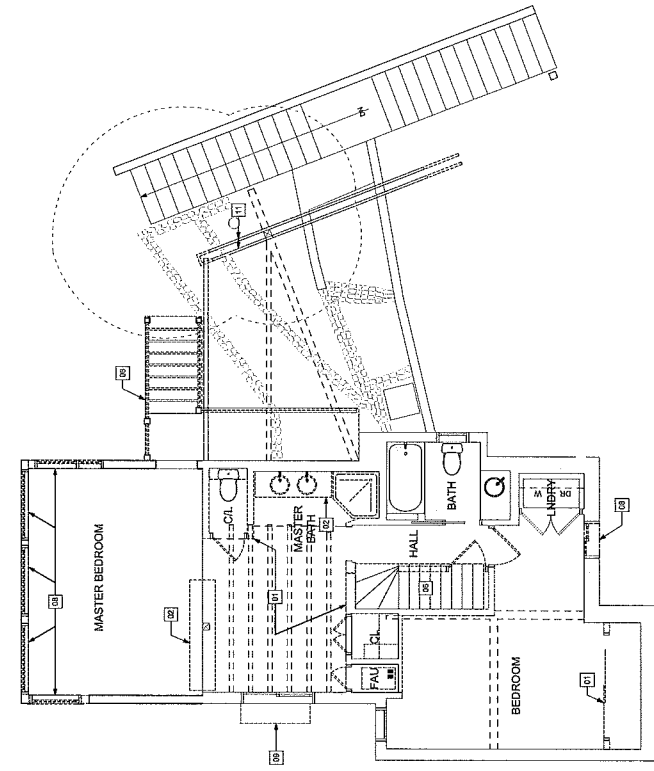
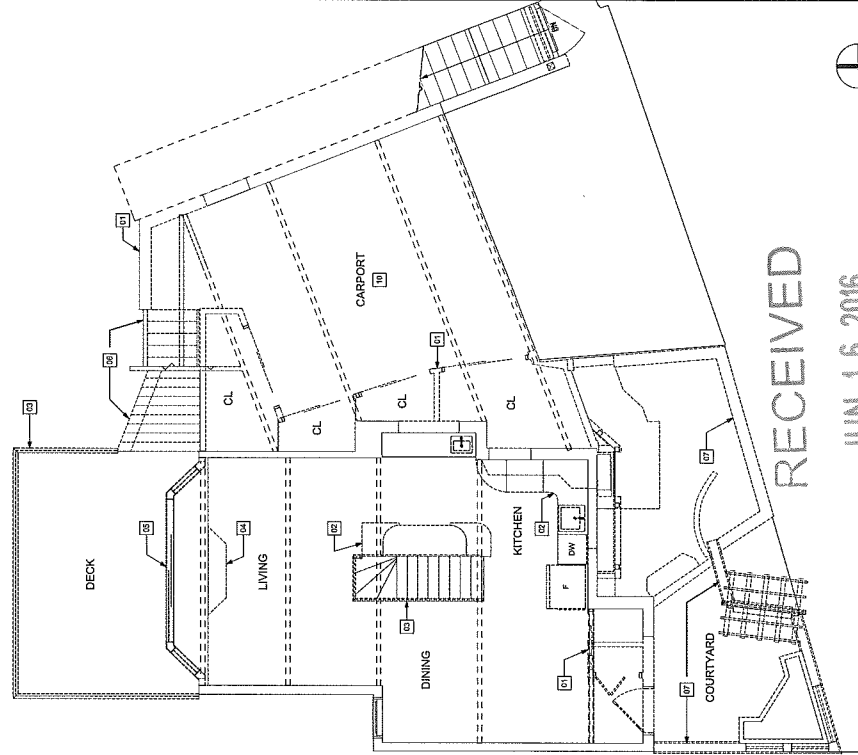
Owner: Larry & Terri Garrick  
421 Pacific Blvd #402  
San Marco, CA 94902

RENOVATION TO THE  
Garrick Residence  
26 Atwood Ave.  
Sausalito, CA 94965  
APN 065-203-03

DATE OF SUBMITTAL: 07-25-15  
PLANNING SUBMITTAL  
DATE: 07-25-15  
DRAWN BY: MVA  
CHECKED BY: MVA  
UPPER UNIT DEMOLITION FLOOR PLANS

AD104  
SHEET

- DEMOLITION PLAN KEY NOTES**
- 01 - (E) WALLS TO BE REMOVED
  - 02 - (E) CABINETS/EQUIPMENT TO BE REMOVED
  - 03 - (E) RAILING TO BE REMOVED
  - 04 - (E) STEP TO BE REMOVED
  - 05 - (E) BAY TO BE REMOVED
  - 06 - (E) STAIR TO BE REMOVED
  - 07 - (E) FENCE TO BE REMOVED
  - 08 - (E) WINDOWS TO BE REMOVED
  - 09 - (E) POULTRY TO BE REMOVED
  - 10 - REMOVE (E) ROOF DECK ABOVE CARPORT
  - 11 - REMOVE (E) SIDING @ BRACING



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JUN 16 2016

CITY OF SAUSALITO  
UPPER FLOOR DEMOLITION PLAN DEPT.

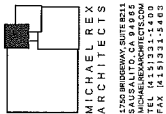
SCALE: 1/4" = 1'-0"

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

MIDDLE FLOOR DEMOLITION PLAN

1

2



**MICHAEL REX  
ARCHITECTS**  
5205 BIRCHWAY, SUITE 201  
SAUSALITO, CA 94965  
TEL: 415.351.1500  
WWW.MICHAELREXARCHITECTS.COM  
FAX: 415.352.1563

Owner: Larry & Terri Garrick  
421 Piedra Drive  
San Marin, CA 94402

**RENOVATION TO THE  
Garrick Residence**  
26 Atwood Ave.  
Sausalito, CA 94965  
APN 065-203-03

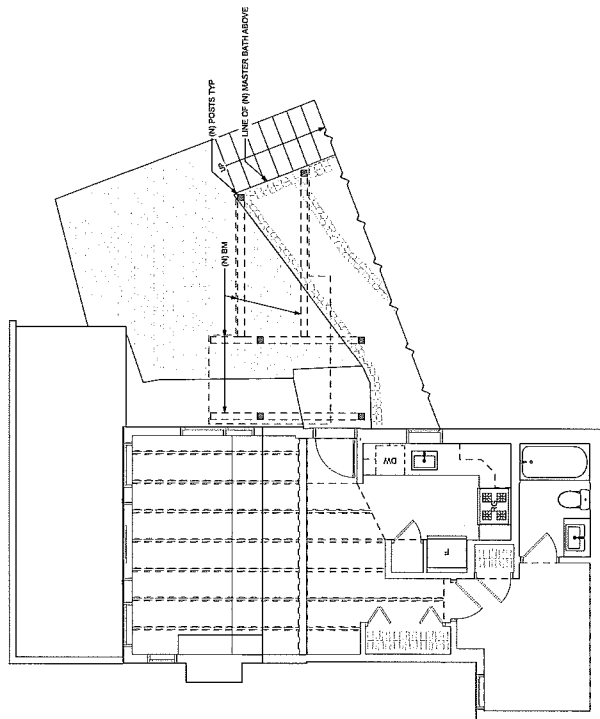
DATE: 02/15/16  
DRAWING SUBMITTAL

DATE: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
MBA  
MBA

LOWER UNIT FLOOR  
PLAN

SHEET

**A-100**



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CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT



LOWER FLOOR PLAN

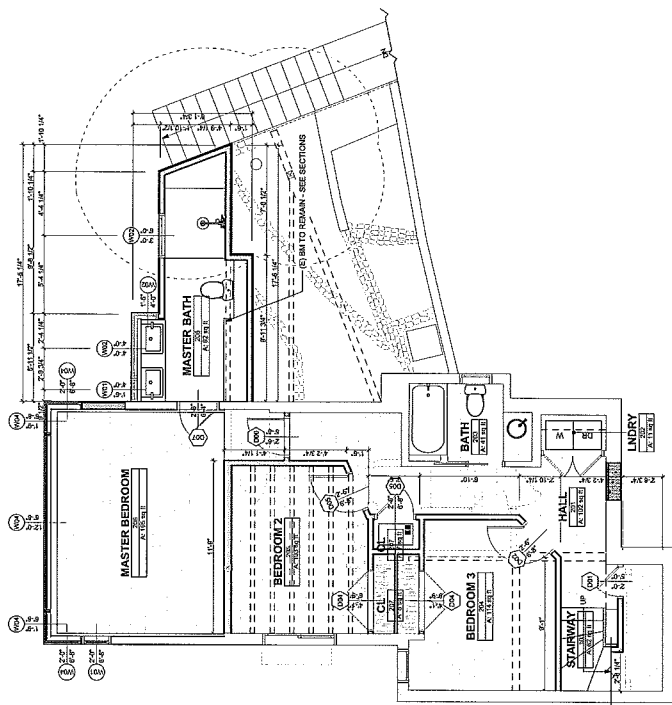
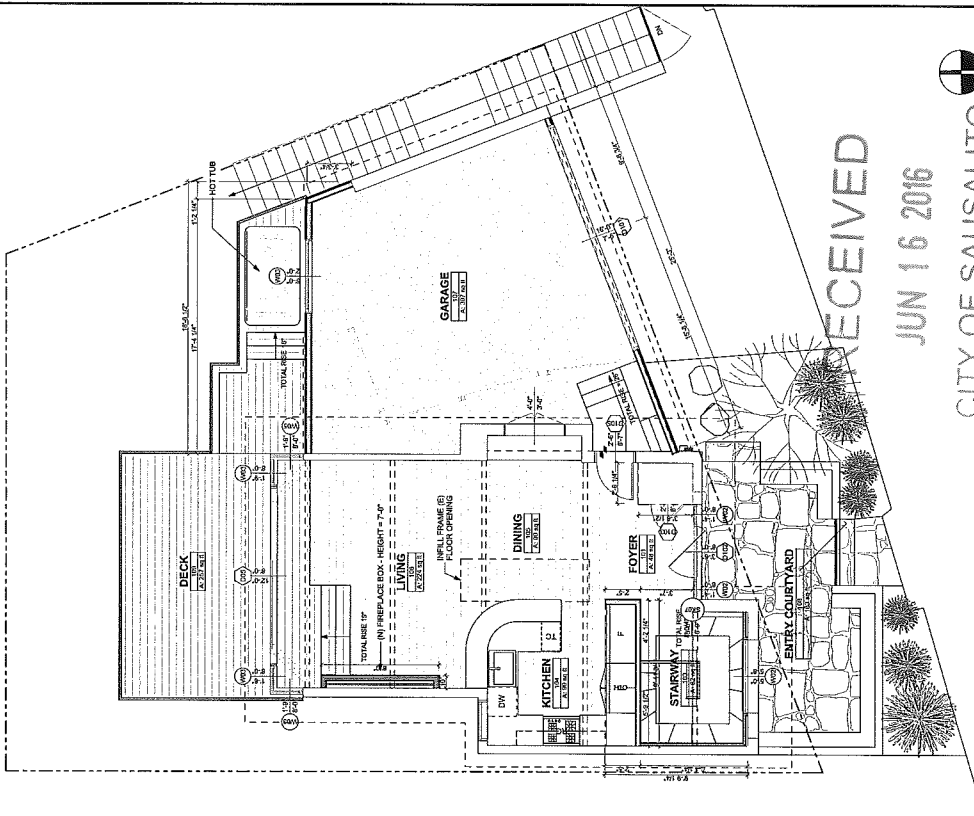
SCALE: 1/4" = 1'-0"

1



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CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

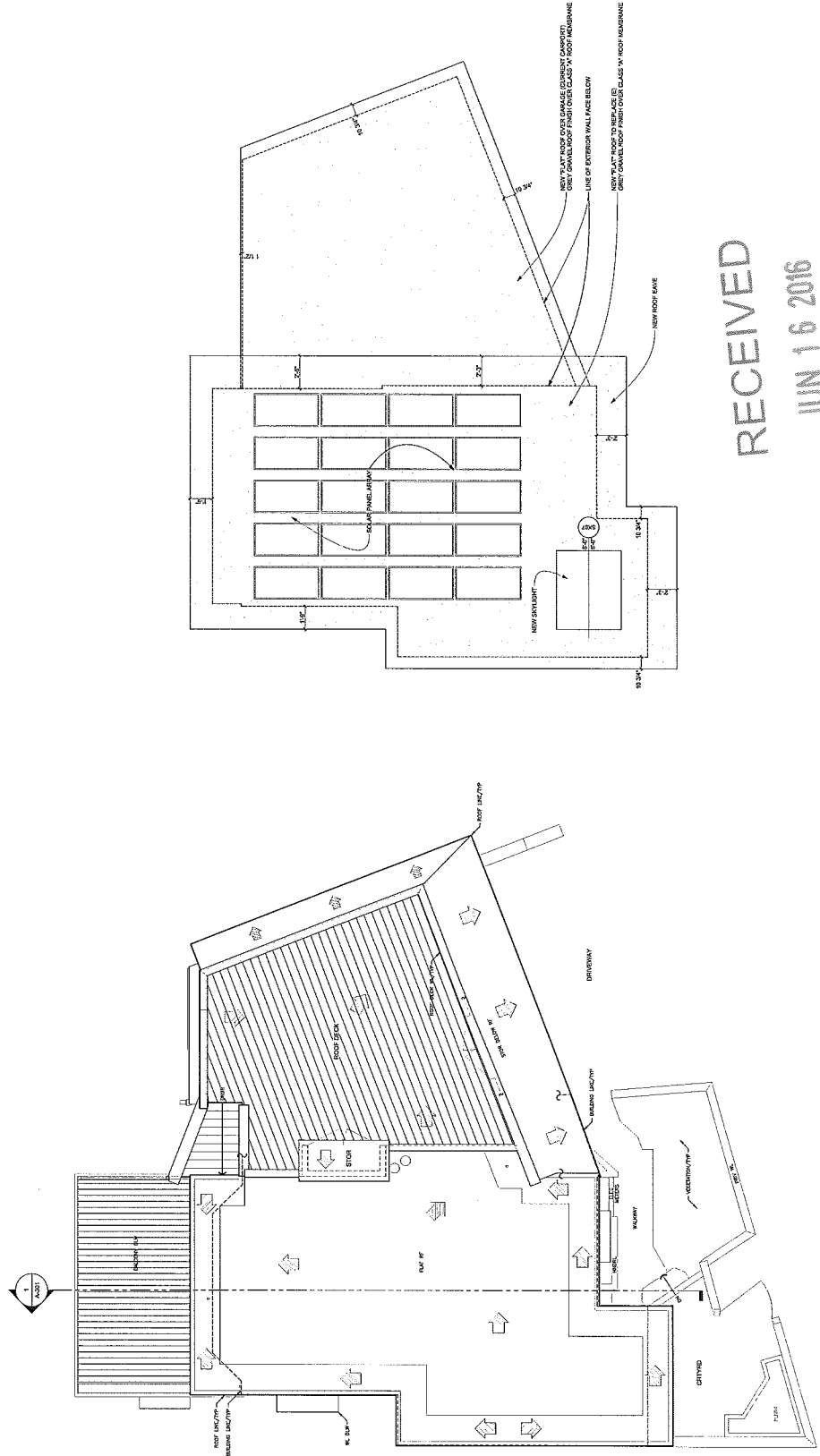
UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"



MIDDLE FLOOR PLAN SCALE: 1/4" = 1'-0"



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 CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT



MICHAEL B. BRYAN  
ARCHITECTS  
1500 S. GARDEN AVENUE  
SAUSALITO, CA 94965  
WWW.MICHAELBRYANARCHITECTS.COM  
PHONE: 415.253.1444  
FAX: 415.253.1445

Owner: Larry & Terri Garnick  
421 Paint Drive  
San Bruno, CA 94064

RENOVATION TO THE  
Garnick Residence  
26 Atwood Ave.  
Sausalito, CA 94965  
APN 065-203-03

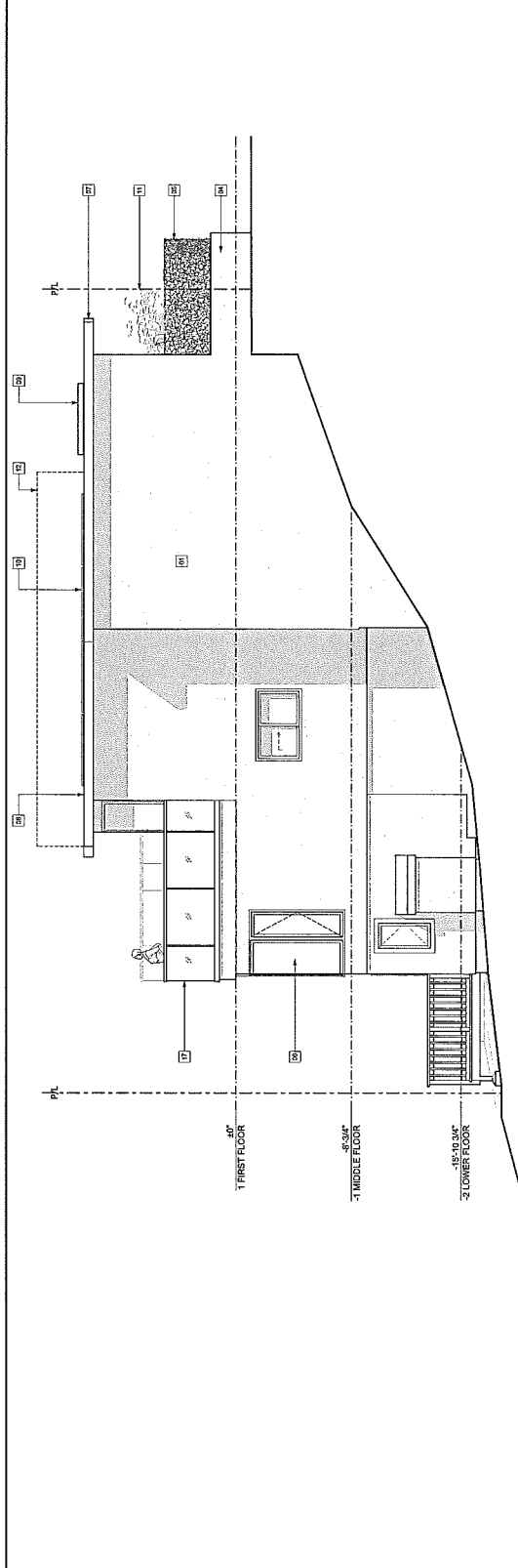
DATE: 05/15/16  
PLANNING SUBMITTAL  
05-15-16

DATE: 05/15/16  
PROJECT NO.: 1500S  
SHEET NO.: 1500S-01  
DATE: 05/15/16  
PROJECT NO.: 1500S  
SHEET NO.: 1500S-01

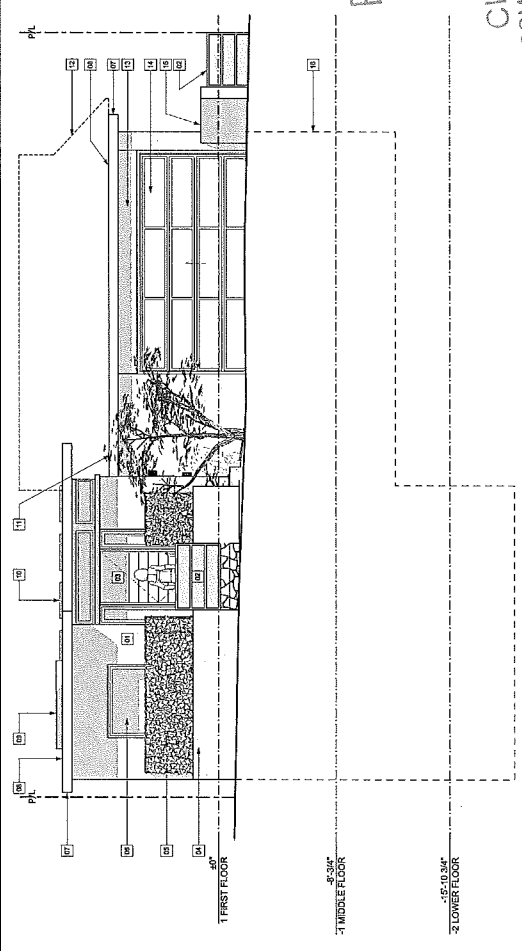
DATE: 05/15/16  
PROJECT NO.: 1500S  
SHEET NO.: 1500S-01

A-200

- ELEVATION KEY NOTES**
- 01 - EXTERIOR WALL FINISH TO BE SANDY, FINISHED WARM SAND COLOURED STUCCO
  - 02 - GATE TO BE 8" HIGH DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
  - 03 - FRONT DOOR TO BE HORIZ WIDE FLANK WOOD DOOR W/ STAINED FINISH
  - 04 - COURTYARD WALL TO BE STUCCO FINISHED TO MATCH HOUSE. HEIGHT TO BE 24" ABOVE ADJACENT GRADE (VARIES TO MATCH (E)).
  - 05 - BOXWOOD HEDGE
  - 06 - PENETRATION TO BE METAL SASH W/ PAINTED DARK BRONZE FINISH
  - 07 - 2X FASCIA PAINTED DARK BROWN
  - 08 - GREY GRAVEL ROOF FINISH OVER GLASS "A" ROOF MEMBRANE
  - 09 - (N) SKYLIGHT PER ROOF PLAN
  - 10 - SOLAR PANEL TYP.
  - 11 - JAPANESE MAPLE TREE
  - 12 - PROFILE OF (E) ROOF/ROOF DECK WALL TO BE FINISHED
  - 13 - LOWER TRIM TO PAINTED TO MATCH FASCIA
  - 14 - CHANGE DOOR TO BE ROLL UP, DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS.
  - 15 - 42" HIGH GUARDWALL, STUCCO FINISH TO MATCH HOUSE
  - 16 - LINE OF EXTENT OF HOME ON DOWNSLOPE
  - 17 - DECK GUARDRAILS TO BE 42" HIGH GLASS PANEL SET IN OUTBOARD MOUNTED SPOKE W/ DARK BRONZE FINISHED METAL CAP RAIL



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



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

RECEIVED  
JUN 16 2016  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

MICHAEL REX ARCHITECTS  
 1765 BIRCHWAY APT 201  
 SAUSALITO, CA 94965  
 MICHAEL@MICHAELREX.COM  
 FAX: (415) 931-1463

Owner: Larry & Trent Garrick  
 423 Partridge  
 5th Floor, CA 9402

RENOVATION TO THE  
 Garrick Residence  
 26 Alwood Ave.  
 Sausalito, CA 94965  
 APN 065-203-03

DATE: 03-15-16  
 DRAWING NO: 03-15-16  
 PROJECT: 03-15-16

DESIGNED BY: MRM  
 CHECKED BY: MRM  
 DATE: 03-15-16

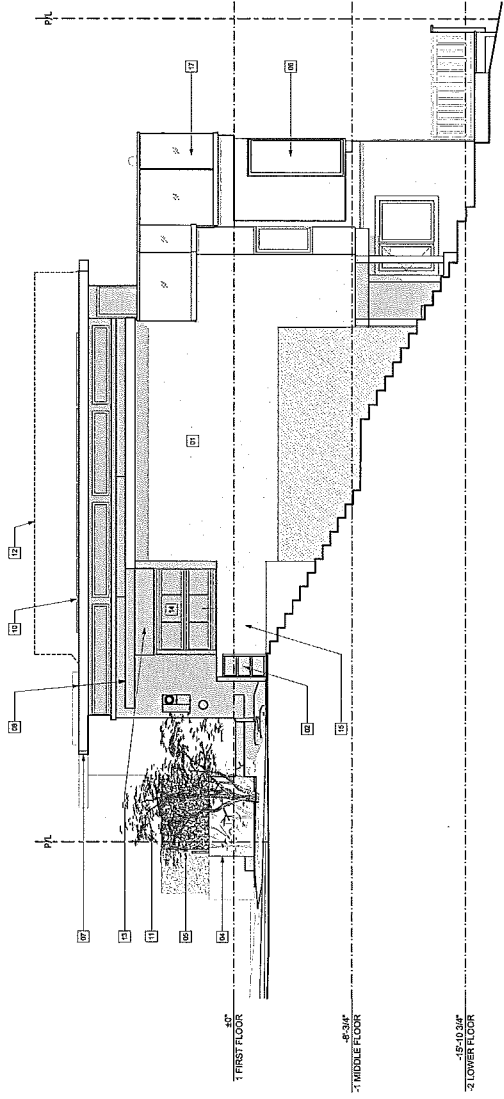
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 DRAWING NO: 03-15-16  
 PROJECT: 03-15-16

EXTERIOR ELEVATIONS

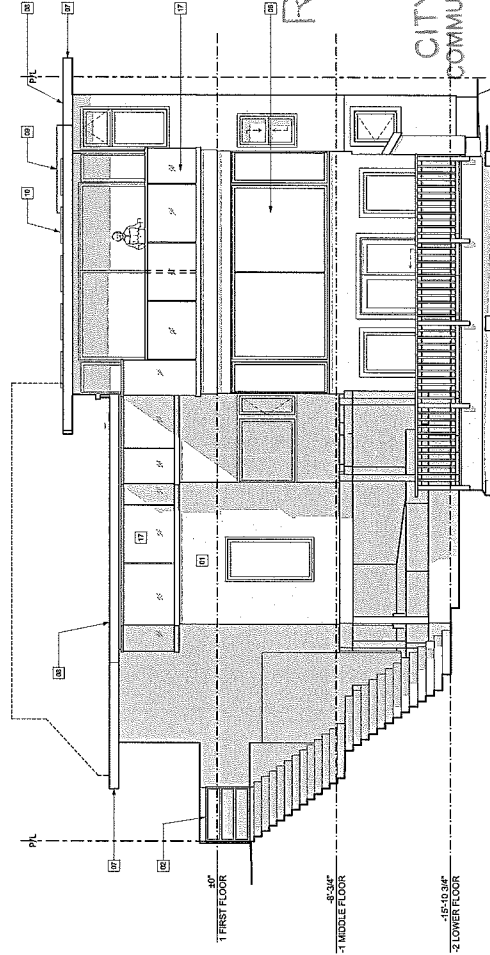
14/22

A-201

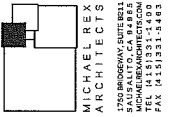
- ELEVATION KEY NOTES**
- 01 - EXTERIOR WALL FINISH TO BE SMOOTH FINISHED WARM SAND COLORED STUCCO
  - 02 - GATE TO BE 8" HIGH DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
  - 03 - FRONT DOOR TO BE HORIZ WIDE PLANK WOOD DOOR W/ STAINED FINISH
  - 04 - COURTYARD WALL TO BE STUCCO FINISHED TO MATCH HOUSE. HEIGHT TO BE 2" ABOVE GRADE. VARIES TO MATCH (S).
  - 05 - BOXWOOD HEDGE
  - 06 - METAL SASH W/ PAINTED DARK BRONZE FINISH
  - 07 - 2X4 FASCIA PAINTED DARK BROWN
  - 08 - GREY GRAVEL ROOF FINISH OVER CLASS "A" ROOF MEMBRANE
  - 09 - (N) SKYLIGHT PER ROOF PLAN
  - 10 - SOLAR PANEL TYP.
  - 11 - JAPANESE MAPLE TREE
  - 12 - PROFILE OF (E) ROOF ROOF DECK WALL TO BE REMOVED
  - 13 - 2X4 MEMBER TRIM TO PAINTED TO MATCH FASCIA
  - 14 - GARAGE DOOR TO BE ROLL UP, DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
  - 15 - 42" HIGH GUARDWALL STUCCO FINISH TO MATCH HOUSE
  - 16 - LINE OF EXTENT OF HOME ON DOWNSLOPE
  - 17 - DECK GUARDRAILS TO BE 42" HIGH GLASS PANELS W/ OUTSIDE MOUNTED SASH W/ DARK BRONZE FINISH METAL CAP RAIL



WEST ELEVATION SCALE: 1/4" = 1'-0" 2



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



MICHAEL B. ALEX ARCHITECTS  
 2000 BUCKINGHAM  
 SAUSALITO, CA 94965  
 MICHAEL@MBALEX.COM  
 FAX: 415.231.5483

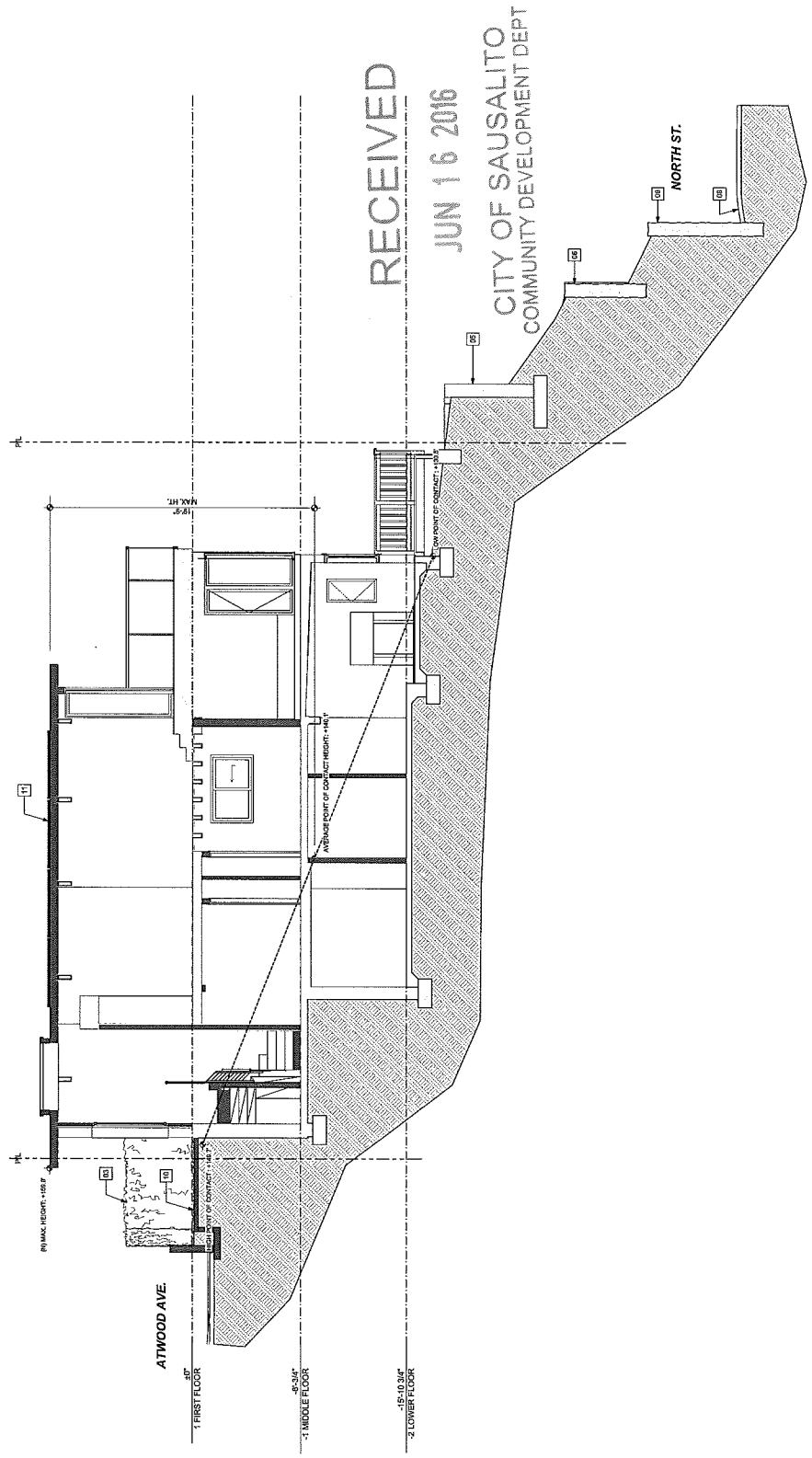
Owner: Larry & Traci Garrick  
 421 Parrott Dr  
 San Mateo, CA 94402

RENOVATION TO THE  
 GARRICK RESIDENCE  
 26 Atwood Ave.  
 Sausalito, CA 94965  
 APN 065-203-03

DATE: 03/15/16  
 DRAWING SUBMITTAL  
 SHEET NO. 1  
 PROJECT: MNA  
 DRAWN BY: MNA

A-300  
 SHEET

- SECTION KEY NOTES**
- 01 - (E) CONC DRIVEWAY TO REMAIN
  - 02 - (N) JAPANESE MAPLE
  - 03 - (N) BOXWOOD HEDGE
  - 04 - (E) CONC FIN WALL TO REMAIN
  - 05 - (E) CONC RETAINING WALL TO REMAIN
  - 06 - (N) STONE RETAINING WALL TO REMAIN
  - 07 - (E) BRICK PATIO TO REMAIN
  - 08 - (E) GUTTER
  - 09 - PROFILE OF (E) ROOF/ROOF DECK WALL TO REMAIN
  - 10 - CONC FOUNDATION SLAB W/ FLAGSTONE PAVING SET IN MORTAR
  - 11 - SOLAR PANEL TYP.



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

MICHAEL B. DEY  
 ARCHITECTS  
 2700 BRUNSWICK STREET, SUITE 101  
 MICHAELBDEYARCHITECTS.COM  
 TEL: 415.321.1485  
 FAX: 415.321.1485

Owner: Larry & Terri Garnick  
 421 Parrot Drive  
 San Mateo, CA 94402

RENOVATION TO THE  
 Garnick Residence  
 26 Atwood Ave.  
 Sausalito, CA 94965  
 APN 065-203-03

DATE AND DESCRIPTION  
 PLANNING SUBMITTAL  
 02-12-16

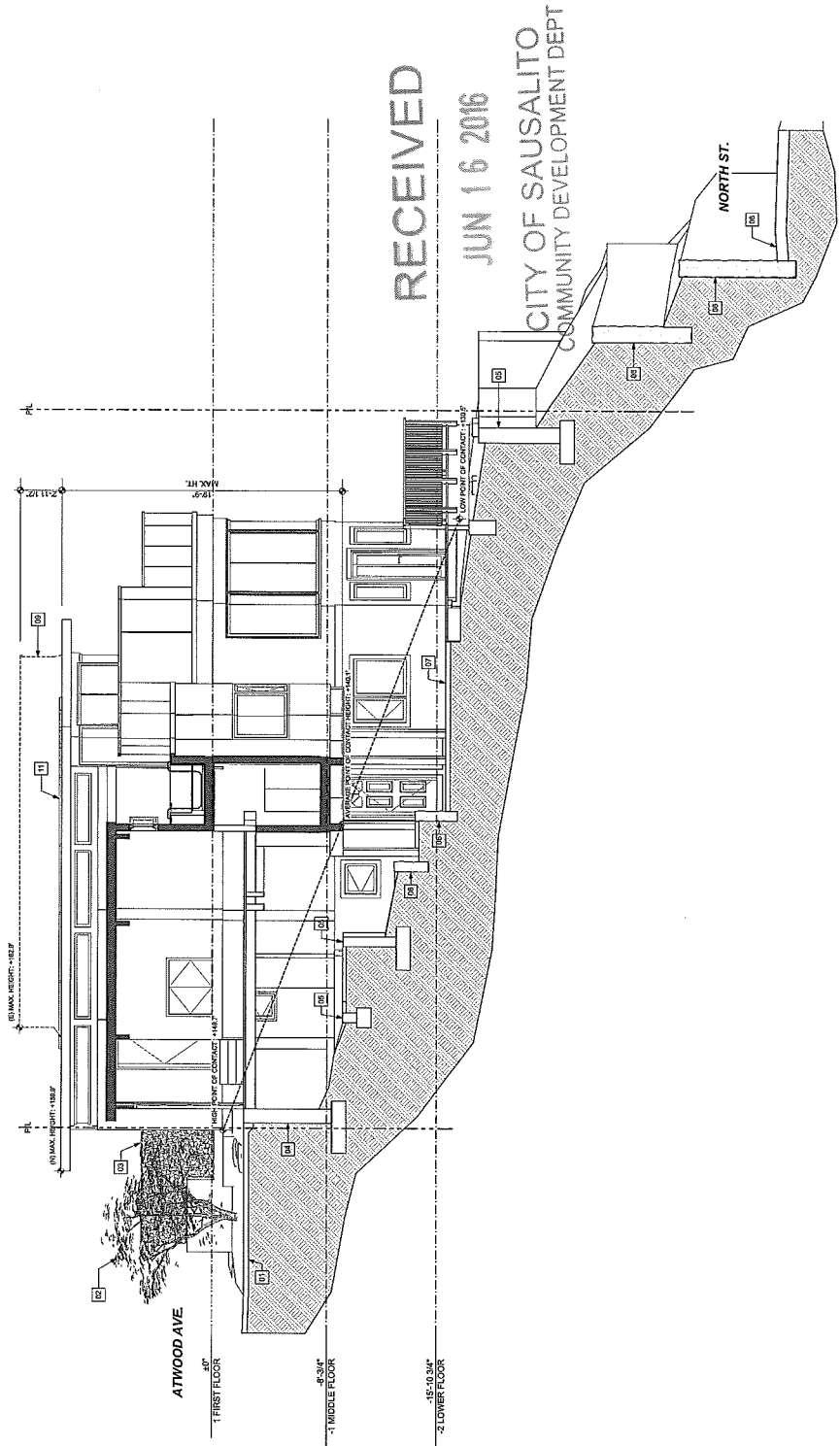
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SITE SECTION  
 SHEET

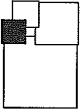
A-301

SECTION KEY NOTES

- 01- (E) CONC DRIVEWAY TO REMAIN
- 02- (N) JAPANESE MAPLE
- 03- (N) BOXWOOD HEDGE
- 04- (E) CONC FDN WALL TO REMAIN
- 05- (E) CONC RETAINING WALL TO REMAIN
- 06- (N) STONE RETAINING WALL TO REMAIN
- 07- (E) BRICK PATIO TO REMAIN
- 08- (E) GUTTER
- 09- PROFILE OF (E) ROOF/ROOF DECK WALL TO BE REMOVED
- 10- (N) CONC COURTYARD SLAB W/ FLAGSTONE PAVERS SET IN MORTAR
- 11- SOLAR PANEL TYP.



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



MICHAEL REX  
ARCHITECTS  
2702 BAYVIEW CIRCLE SUITE 801  
SAN FRANCISCO, CA 94134  
MICHAELREXARCHITECTS.COM  
TEL: 415.775.4488  
FAX: 415.775.4485

Owner: Larry & Terri Garrick  
421 Parrot Drive  
San Mateo, CA 94402

RENOVATION TO THE  
Garrick Residence  
Sausalito, CA 94965  
APN 065-203-03

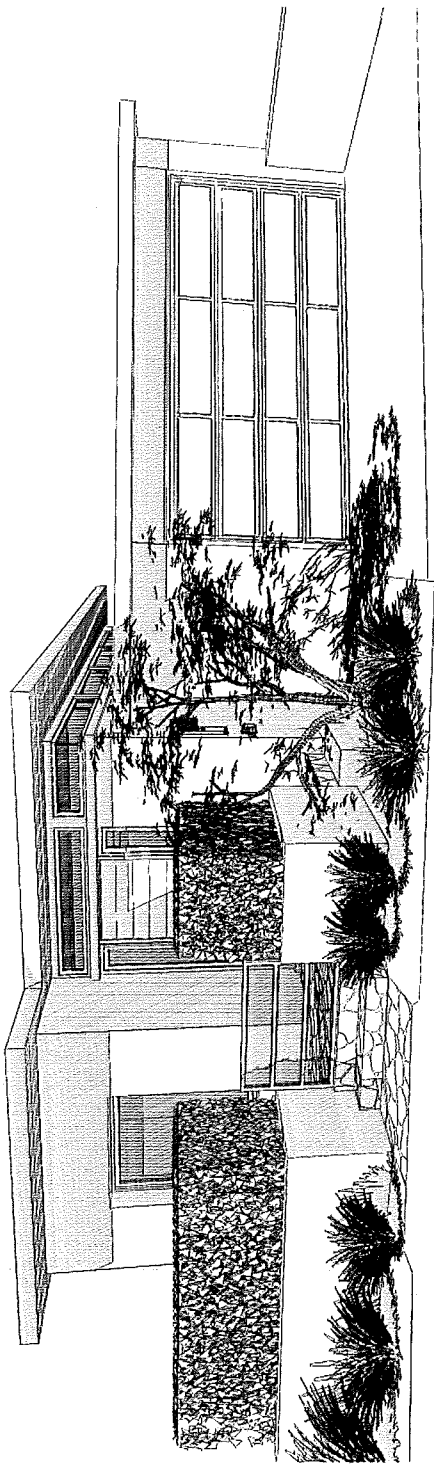
DATE OF SUBMISSION:  
PLANNING SUBMITTAL  
02-18-16

DATE: 02-18-16  
DRAWN BY: MVA  
CHECKED BY: MVA

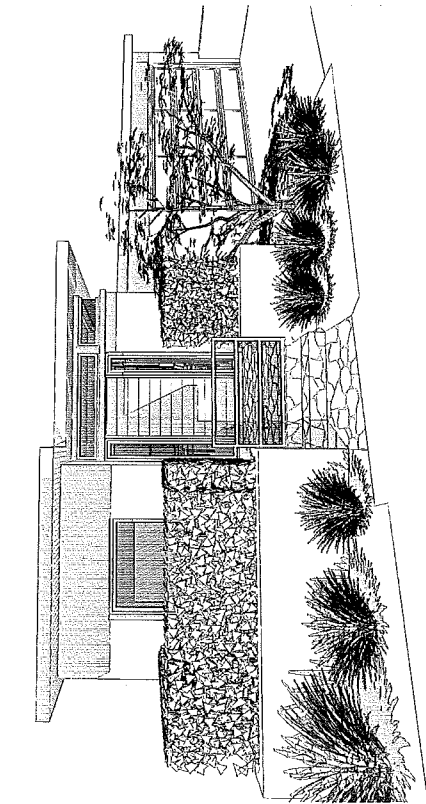
RENDERINGS

SHEET

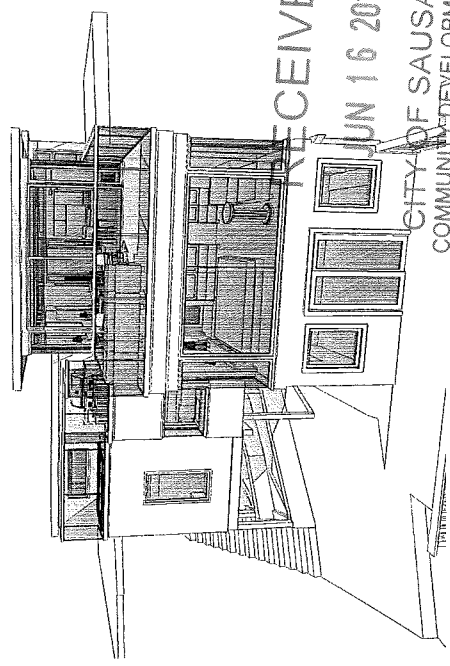
A-900



View From Northwest



View from Northeast



View From South

**Fred Hoerner**  
**Carol Lax Hoerner**  
30 Atwood Avenue, Sausalito, California  
(h) 415-331-2932 (f) 415 331-3018 email: carol.hoerner@gmail.com

To: Joshua Montemayor  
Re: Proposed construction project at 26 Atwood Ave, Sausalito, #VA-ADR-EA 16-061  
Date: 20 June 2016

We welcome the opportunity to comment on the proposed project. Since we are out of town on 29 June, we are writing this letter to include in the Staff report.

We have lived at 30 Atwood Avenue for 24 years and have done extensive upgrade and remodeling to our home (the original house on Atwood) and we endorse the Garnicks' desire to upgrade their home and in so doing enhance the neighborhood.

The Garnicks shared some of the plans with us previously and we generally support them including the significant interior remodel and addition of a master bathroom. We would appreciate the negative noise, debris, critters, problematic parking impacts, etc. be handled professionally, as we know this is a very long-term project that will affect us and our tenant's daytime tranquility and quality of life. Much work will be within a foot of our property. We have already been impacted with major construction on Atwood for the last several years and have polka dots of cement on our roof and skylights as a daily reminder!

After examining the detailed plans, we have the following concerns for which we would like to comment:

1. We are highly against removing the exterior wall at the northeast corner (part of the right of way). It takes away the windbreak protection that has been provided since we purchased our property and has been very a valuable and necessary function when we get our hurricane gulch winds. The wall has offered a windbreak to our tenant whose entry steps run just adjacent to it. It also has provided a windbreak for our mature landscaping and for our own entry and egress. We would like an alternative solution proposed to the windbreak problem, or we must oppose the wall's removal. We believe the proposed plantings would be insufficient, and if additional plantings were proposed, could take a significant amount of time before functioning as a windbreak.

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JUN 21 2016  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT



**Fred Hoerner**  
**Carol Lax Hoerner**  
30 Atwood Avenue, Sausalito, California  
(h) 415-331-2932 (f) 415 331-3018 email: carol.hoerner@gmail.com

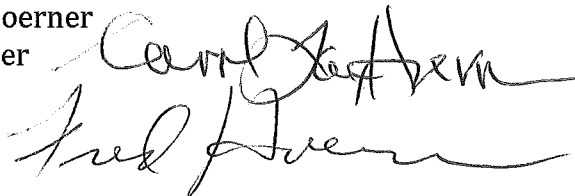
2. We are concerned about extending the roof line on the same east side of the structure as it appears that it may abut or hinder work on our existing roof line and the new slope of the roof may direct rainwater during storms onto our tenant's adjacent steps. The roofline (and footprint) at 26 Atwood was modified in the 1960s to its present location and is less than one foot from the property line. We would like assurances that our roofline and gutter system will not be impacted and that rainwater will be directed away from our property. A detail of the gutter system would be helpful.

3. The proposed roofline may present another issue. We have west-facing windows in our kitchen above the cabinetry, allowing us to see over the existing roofline at 26 Atwood and offer a tree line and some sunset lighting views as well as natural light. We are concerned that the proposed changed roofline especially with the added solar panels may interfere with that view (no story polls are installed to judge the impact). We have already lost our only other (northern) kitchen views with the extensive height addition at 33 Atwood.

Thank you for the opportunity to comment. We would appreciate these issues be addressed as we do not want to withdraw our support of the Garnick's project.

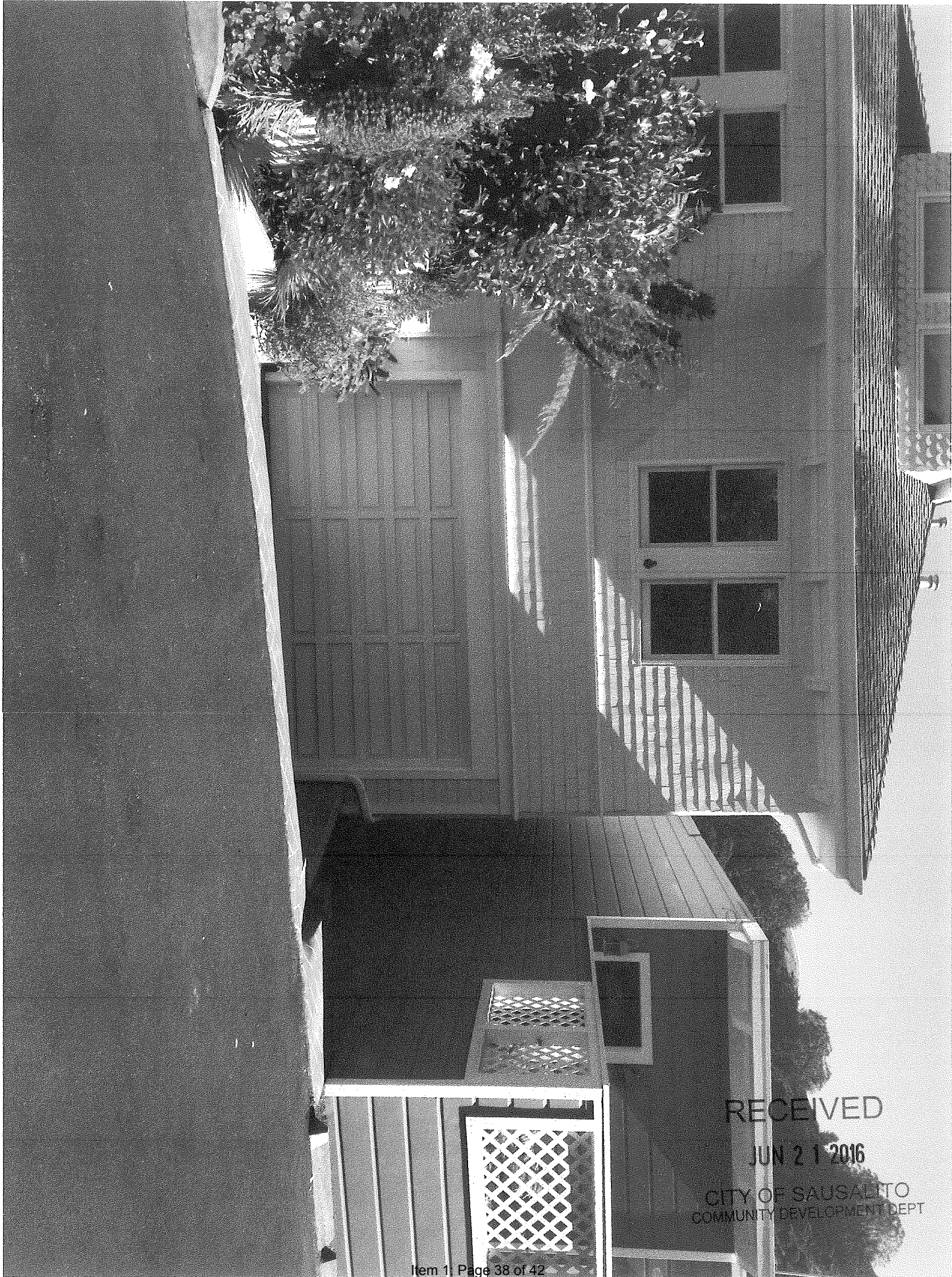
Sincerely,

Carol Lax Hoerner  
Fred Hoerner



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5 Photos Enclosed



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