

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 August 18, 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 includes 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 eave.

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

A Zoning Administrator hearing for this project was scheduled for June 29, 2016. On June 28, 2016, Michael Rex Architects, applicant, on behalf of the property owners Larry and Terry Garnick, requested a continuance to a date uncertain because the property owners were unable to attend the hearing and the applicant required additional time to provide updated information and project plans to address several concerns raised by the neighbors at 30 Atwood Avenue (see **Exhibit E** for continuance request). On July 17, 2016, the applicant provided updated elevation and site plans to address the neighbors' concerns (see **Exhibit I** for updated drawings). The project is scheduled for the August 18, 2016 Zoning Administrator hearing.

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 to assess if the site and structure are historically significant. The HLB determined that the residential site and structure are not historically significant and therefore no recommendation is forwarded to the Zoning Administrator (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 enclosing the carport making it 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 which will include: a landscape wall with maximum height of 39" wrapping around the courtyard, a 42" high stucco wall, and other related site improvements. 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 the roof eaves on the easterly elevation to encroach into the required minimum 3-foot side yard setback. The existing east building wall is one foot, two and half inches from the eastern property line which is an existing nonconformity. The project proposes to extend a roof eave eight and three-quarter inches out from the building wall. Pursuant to SMC 10.40.090.B.1.a, projections into minimum yards are permitted for eaves not exceeding 3-feet provided that at all times a minimum setback of 3 feet is provided. A Variance

is requested to extend a roof eave that will be entirely within the non-conforming building setback area.

ANALYSIS

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.

ZONING ORDINANCE CONSISTENCY

The Project Summary Table below compares existing conditions to the proposed project and shows that the project's compliance with the Zoning Ordinance.

Project Summary Table – 26 Atwood Avenue				
Development Standard	Existing	Ordinance	Proposal	Compliance
Parcel Area	2,041 sq. ft.	5,000 sq. ft.	No change	Existing non-conforming
Land Use	Two-Family Residential (Duplex)	Multi-Family Residential	No change	Yes
Dwelling Units	2 dwelling units	1 dwelling unit per 1,500 sq. ft.	No change	Existing non-conforming
Building Setbacks				
Front	0'	0'	Roof eave to extend eight and three-quarter inches into existing non-conforming east side yard setback area	Variance requested to allow eave extension
Sides	1 ft. 2 ½ in. (East side) 3 ft. 10 ¾ in. (West side)	5 ft.		
Rear	5 ½ in.	15 ft. min.		
Height	22.75 ft.	32' max	19.75 ft.	Yes
Building Coverage	1,309 sq. ft. 64%	1,021 sq. ft. 50% max	No change	Existing non-conforming
Floor Area (FAR)	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
Impervious Surface Area	1,888 sq. ft. 93%	4,780 sq. ft. 75%	No change	Existing non-conforming
Parking	2 spaces	4 spaces	No change	Existing non-conforming

ADMINISTRATIVE DESIGN REVIEW PERMIT FINDINGS

In order to approve the Administrative Design Review Permit for landscaping improvements within the public right-of-way, 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.

There are a number of exceptional circumstances associated with the subject property: (1) The parcel size is 2,041 square feet, only less than half the 5,000 square foot minimum size required for parcels in the R-3 zoning district; (2) The lot depth is substantially less than most other lots within the same vicinity; (3) The parcel configuration is oddly shaped and tapers to the north and east. The subject property is a comparatively small, substandard parcel fronting on two public streets. Due to these cumulative factors, the Variance for an eave extension into the required side yard setback can be supported as these physical conditions of the subject parcel do not apply generally to other property 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.

Literal enforcement of the setback requirements would deny an improvement to the existing residence. Other properties in the surrounding area, such as the neighbor to the east at 30 Atwood Avenue, enjoy eave overhangs. Based on current conditions, eaves will alleviate rain water from directly hitting the walls of the residence of the subject parcel.

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

Such a Variance is necessary for the preservation of a substantial property right possessed by properties in the surrounding area, such as the neighbor to the east at 30 Atwood Avenue, where eave overhangs exist.

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

The project will not be detrimental to the public welfare, and will improve the appearance and architecture of the building, thereby enhancing the neighborhood and maintaining property values. There are no impacts to surrounding properties.

- 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.

There are exceptional circumstances related to the lot's size, depth, and configuration that warrant the granting of a Variance and does not grant a special privilege.

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

The granting of the Variance will not significantly exacerbate the physical separation between structures and maintains the character of the neighborhood as demonstrated on the project plans.

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

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 August 5, 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 E**).

On June 29, 2016, Staff received an email from Michael Rex Architects, applicant (see **Exhibit E**).

On June 29, 2016, Staff received an email from Jonathan Leone (see **Exhibit G**).

On July 19, 2016, Staff received an email from Carol Hoerner (see **Exhibit H**).

On July 29, 2016, Staff received a letter from Michael Rex, applicant (see **Exhibit F**).

RECOMMENDATION

Staff recommends the Zoning Administrator approve the attached draft resolution (see **Exhibit A** for resolution) for an **Administrative Design Review Permit** and recommendation for City Council approval of an **Encroachment Agreement** to allow major landscaping within the City right-of-way, and approve the **Variance** request to allow encroachment into the side-yard setback for a roof overhang.

Alternatively, the Zoning Administrator may:

1. 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 approval.
2. Continue the hearing for additional information and/or project revisions.

EXHIBITS

- A. Draft Resolution
- B. Vicinity Map
- C. Historic Landmarks Board 50-Year Review Memorandum, dated June 9, 2016
- D. Project Plans, date-stamped received June 16, 2016
- E. Letter from Fred and Carol Hoerner, date-stamped received June 21, 2016
- F. Email from Michael Rex Architects, dated June 29, 2016.
- G. Email from Jonathan Leone, dated June 29, 2016.
- H. Email from Carol Hoerner, dated July 19, 2016.

- I. Letter from Michael Rex, dated July 29, 2016
- J. Updated site elevations, updated site plan, and street illustrations, date-stamped received, July 17, 2016

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**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 2016-xx**

**APPROVAL OF AN ADMINISTRATIVE DESIGN REVIEW PERMIT AND
RECOMMENDATION FOR CITY COUNCIL APPROVAL OF AN ENCROACHMENT
AGREEMENT FOR MAJOR LANDSCAPING IMPROVEMENTS IN THE PUBLIC RIGHT-OF-
WAY, AND A VARIANCE TO ALLOW THE EXTENSION OF AN EAVE WITHIN THE
REQUIRED SIDE-YARD SETBACK AT 26 ATWOOD AVENUE**

ADR-EA-VA 16-061

WHEREAS, on March 17, 2016 an application was filed by Michael Rex Architects, on behalf of property owners Larry and Terri Garnick, requesting approval of the following for 26 Atwood Avenue (APN 065-203-03): an Administrative Design Review for major landscaping located within the public right-of-way. The project entails removal of a roof deck above an existing carport and enclosing the carport for the use a two-car garage; an Encroachment Agreement for major landscaping located within the public right-of-way; a Variance to allow encroachment into required side yard setback for roof overhang; and

WHEREAS, the project site is located within the High Density Residential land use designation and the Multi-Family Residential (R-3) Zoning District; and

WHEREAS, the Zoning Administrator continued a duly-noticed public hearing on August 18, 2016 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Zoning Administrator has reviewed and considered the information contained in the Staff Report dated August 18, 2016 for the proposed project; and

WHEREAS, the Zoning Administrator has reviewed and considered the project plans entitled, "Renovations to the Garnick Residence" date-stamped received June 16, 2016 and project plans entitled, "Street Perspectives" date-stamped received July 25, 2016; and

WHEREAS, the Zoning Administrator finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the Staff Report; and

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to §15303 *New Construction or Conversion of Small Structures* of the CEQA Guidelines.

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

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to §15303 *New Construction or Conversion of Small Structures* of the CEQA Guidelines.
2. An Administrative Design Review Permit and an Encroachment Agreement to allow for major landscaping and related site improvements within the public right-of-way—is hereby approved based upon the findings provided in Attachment 1 and subject to the conditions of approval in Attachment 2. The project plans are provided in Attachment 3.
3. A Variance to allow a roof extension into the required side-yard setback area to extend eight and three-quarter inches from the building wall—is hereby approved based upon the findings provided in Attachment 1 and subject to the conditions of approval in Attachment 2. The

EXHIBIT

project plans are provided in Attachment 3.

4. A recommendation is given by the Zoning Administrator for City Council approval of an Encroachment Agreement for major landscaping and related site improvements along Atwood Avenue based upon the findings provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

Date

Danny Castro
Zoning Administrator

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Project Plans

**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 2016-xx
AUGUST 18, 2016
ADR-EA-VA 16-061
26 ATWOOD AVENUE**

ATTACHMENT 1: FINDINGS

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 and roof overhangs maintain 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 project 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 public 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. However, 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 conditions 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 roof of residence have been thoughtfully designed and will not overwhelm structures on neighboring properties. The design improves the appearance of the façade along Atwood Avenue.

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.

VARIANCE FINDINGS

In order to approve a Variance for relief from the required 3-foot side-yard setback, the Zoning Administrator must determine whether the project is in conformance with the following Variance Findings (SMC 10.68.050):

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.

There are a number of exceptional +circumstances associated with the subject property: (1) The parcel size is 2,041 square feet, only less than half the 5,000 square foot minimum size required for parcels in the R-3 zoning district; (2) The lot depth is substantially less than most other lots within the same vicinity; (3) The parcel configuration is oddly shaped and tapers to the north and east. The subject property is a comparatively small, substandard parcel fronting on two public streets. Due to these cumulative factors, the Variance for an eave extension into the required side yard setback can be supported as these physical conditions of the subject parcel do not apply generally to other property 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.

Literal enforcement of the setback requirements would deny an improvement to the existing residence. Other properties in the surrounding area, such as the neighbor to the east at 30 Atwood Avenue, enjoy eave overhangs. Based on current conditions, eaves will alleviate rain water from directly hitting the walls of the residence of the subject parcel.

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

Such a Variance is necessary for the preservation of a substantial property right possessed by properties in the surrounding area, such as the neighbor to the east at 30 Atwood Avenue, where eave overhangs exist.

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

The project will not be detrimental to the public welfare, and will improve the appearance and architecture of the building, thereby enhancing the neighborhood and maintaining property values. There are no Impacts to surrounding properties.

- 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.

There are exceptional circumstances related to the lot's size, depth, and configuration that warrant the granting of a Variance and does not grant a special privilege.

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

The granting of the Variance will not significantly exacerbate the physical separation between structures and maintains the character of the neighborhood as demonstrated on the project plans.

**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 2016-xx
AUGUST 18, 2016
ADR-EA-VA 16-061
26 ATWOOD AVENUE**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Michael Rex Architect, entitled "Renovation to the Garnick Residence" date-stamped received June 16, 2016 and project plans entitled, "Street Perspectives" date-stamped received July 25, 2016.

General Items

1. Prior to issuance of a Building Permit the Developer's architect or civil engineer shall submit as applicable site improvement plans, grading and drainage plans, public improvement plans and utility plans for review and approval by the Department of Public Works.
2. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
3. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
4. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
5. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
6. As part of the application for a construction permit, the applicant and property owner shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in subsection C of SMC section 10.54.100. If a property owner fails to complete construction by the applicable time limit established in this section, the property owner shall be subject to penalties payable to the City set forth in subsection E.
7. All exterior lighting shall be fully shielded and downward facing.
8. Third party peer reviews shall be required as determined by the City Engineer or authorized designee. Such review shall be performed at the Developer's expense and may include the review of the final soils report, grading, hydrology, structural, lot closure calculations, Tentative Map, Final Map, improvement plans, erosion control plans, post construction pollution prevention plans, field inspections of permitted work. Developer shall submit a deposit to the City prior to review as provided for in the Master Fee Schedule

in effect at the time of complete application.

Grading / Geotechnical Items

9. No grading or excavation operations shall occur between October 15 and April 1 without the written approval of the City Engineer.

Drainage Items

10. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the property from the residence to the final termination point(s) shall be clearly shown, labeled and detailed on the plans. This shall include but not be limited to: downspouts, piping, retention systems, stormwater routing, stormwater treatment facilities, hydraulic structures, energy dissipaters and foundation drainage systems.
11. Collected storm water shall be discharged by gravity flow to the gutter on North St.
12. Storm drains carrying public runoff shall be routed only in roadway right-of-way unless otherwise approved by authorized City staff.
13. New drainage facilities shall not increase the quantity or alter the path of storm water discharged from the property from the existing condition.

Stormwater Pollution Prevention & Right of Way Items

14. Prior to issuance of a Building Permit submit a detailed erosion control plan for review and approval by the Department of Public Works. Erosion control plan shall incorporate guidelines and measures from the **Marin County Stormwater Pollution Prevention Program's (MCSTOPPP)** publication "Minimum Erosion/Sediment Control Measures for Small Construction Projects".
[http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-_2015.pdf?la=en]
15. Applicant is advised that applicant's contractor will be required to implement and maintain erosion control measures per the approved erosion control plan for the duration of the project.
16. Applicant is advised that applicant's contractor shall provide adequate dust and debris control measures for the duration of the project.
17. During construction, the applicant's contractor shall adhere to a water pollution prevention plan that at a minimum follows guidelines in MCSTOPPP's "Pollution Prevention It's Part of the Plan"
[<http://www.marincounty.org/depts/pw/divisions/mcstoppp/~media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober%202011.pdf>]. The plan shall address construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils, masonry, tile work, painting, litter control, motor vehicle washing and maintenance, storage of hazardous materials.
18. Prior to issuance of a Certificate of Occupancy, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all

existing facilities not designated for removal or modification within the public right of way.

19. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: <http://www.marincounty.org/depts/pw/divisions/land-use/ucs>. **Utility Items**
20. Prior to issuance of a Building Permit project plans shall show the location and depth of the existing sanitary sewer lateral serving the property from point of origin to termination in the public sanitary sewer system.

Engineering Items

21. Prior to issuance of a Building Permit an easement shall be recorded, with copy to the City for improvements located on subject property which benefit 30 Atwood Ave. APN 065-203-04. Easement shall be for the continued presence of these existing improvements and their maintenance.
22. Applicant is advised that encroachment permit(s) shall be obtained from the City prior to using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, curb, gutter or sidewalk construction or demolition, driveway connection).
Applicant is advised that a condition of issuance of an Encroachment Permit, a traffic control plan conforming to the current edition of Caltrans publication "California Manual on Uniform Traffic Devices, Part 6 – Temporary Traffic Control" shall be submitted for review and approval by the City. The traffic control plan shall show all temporary traffic, pedestrian and bicycle control measures and signage. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
23. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
24. Prior to issuance of an Encroachment Permit the City shall be named as an additionally insured on a separate endorsement sheet that modifies the general liability policy.
25. Prior to issuance of a Building Permit the property corners shall be staked in the field and the staked locations shown on the Site Plan.
26. Encroachment Permit issued by the Department of Public Works is only applicable to the City of Sausalito right of way, the applicant is responsible for ensuring that they have obtain permission from property owners prior to the use of their land.
27. Prior to issuance of a Building Permit a construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.

The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
28. Construction workers shall be prohibited from using on-street parking in the vicinity of

the project and the applicant shall lease, or otherwise provide, an adequate number of parking spaces in a City parking lot to provide parking for construction workers. Workers shall car pool to the construction site which shall be documented on the construction staging plan.

29. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stock piles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.

Southern Marin County Fire

27. A vertical overhead clearance of 13' 6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.).
28. The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 109.3.2 Abatement of Clearance of Brush or Vegetative Growth from Structures. A minimum clearance of 30 feet from the structure, 10 feet from roads and property lines and any tree which extends within 10 feet of any chimney or stovepipe shall be kept clear of flammable brush, tree limbs and grasses.
29. Fire sprinkler system required in:
 - a. If the combination of the addition, alteration or remodeling exceeds 50% of the floor area of the existing structure, the project is considered a "substantial remodel" (see below for definition)
 - b. Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code.
 - c. Fire sprinkler system shall be installed according to NFPA 13D and Southern Marin Fire Standard 401.
 - d. Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and N.F.P.A. Standard(s) 13, 13D or 13R.
30. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
31. Smoke / CO Detectors shall be installed in accordance with the California Building Code.
32. Noncombustible roofing shall be provided for:

- a. All new roofs shall be non-combustible.
- b. Roof Repairs or replacement:
 - a. Less than 25% - no requirement
 - b. 25% to 50% - Class C minimum
 - c. 50% or more – Non Combustible
- c. In no case shall the roofing material used be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code.

- 33. This project shall comply with California Fire Code Chapter 33 – *Fire Safety During Construction and Demolition*. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.
- 34. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.

Substantial Remodel Defined – shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area, which exceeds fifty percent of the existing floor area of the structure within any 36 month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings (see section 202[C]), roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in the computing floor areas for the purpose of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.

Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the Fire District.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

- 35. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
- 36. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
- 37. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
- 38. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.

39. An encroachment permit shall be obtained from the Department Public Works prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities.
40. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more.
41. Grading on hillside lands composed of geologic formations known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
42. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
43. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 6:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.
Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
44. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided, and may be subject to modifications to the Design Review Permit.

PG&E's Underground Project Contact Information:
Phone: 1-877-743-7782
Internet:
http://www.pge.com/en/myhome/customerservice/other/newconstruction/projectcosts/index_page
45. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated sewer laterals shall be repaired prior to approval of the Building Permit.
46. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.

- a. Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
 - b. Southern Marin Fire Protection District -- (415-388-8182); and
47. Pursuant to City of Sausalito Resolution 5117, new private sewer construction shall comply with the Sausalito Marin City Sanitary District Standard Specification.

**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 2016-xx
AUGUST 18, 2016
ADR-EA-VA 16-061
26 ATWOOD AVENUE**

ATTACHMENT 3: PROJECT PLANS

MEMORANDUM

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:



ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes terms like Adjustable, Above Finish Floor, A/C, etc.

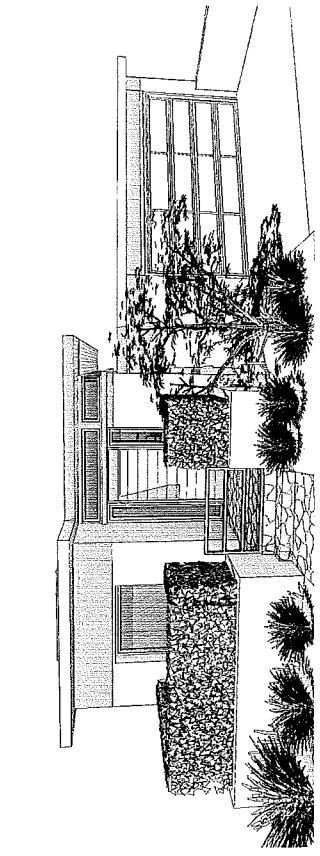
APPLICABLE CODES

- All construction shall comply with the following codes: 2013 California Building Code, 2013 California Plumbing Code, etc.

SYMBOLS

Table mapping symbols to their meanings: Section Line, Detail Number, Elevation, etc.

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



PROJECT INFORMATION

Table with 2 columns: Item and Description. Lists project details like Address, Zoning District, Construction Dates, etc.

PROJECT TEAM

Table listing project team members: Owner, Architect, Structural Engineer, Surveyor.

DEFERRED SUBMITTALS

Deferred Submittal Documentation for the items listed below shall be submitted to the building official for approval. These items shall not be installed until the Deferred Submittal Documentation has been approved by the building official.

PROJECT DESCRIPTION

Exterior & Interior Remodel of Existing Duplex. Exterior: Remove existing roof deck, replace with flat roof. Retain high wood sided fence...

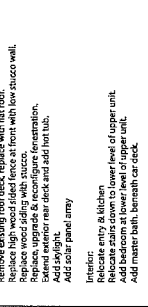
PROJECT INDEX

Table listing sheet titles and numbers: COVER SHEET, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, etc.

LOCATION MAP



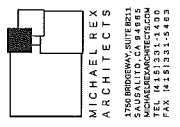
VICINITY MAP



RECEIVED JUN 16 2016

CITY OF SAUSALITO COMMUNITY DEVELOPMENT DEPT

G.00



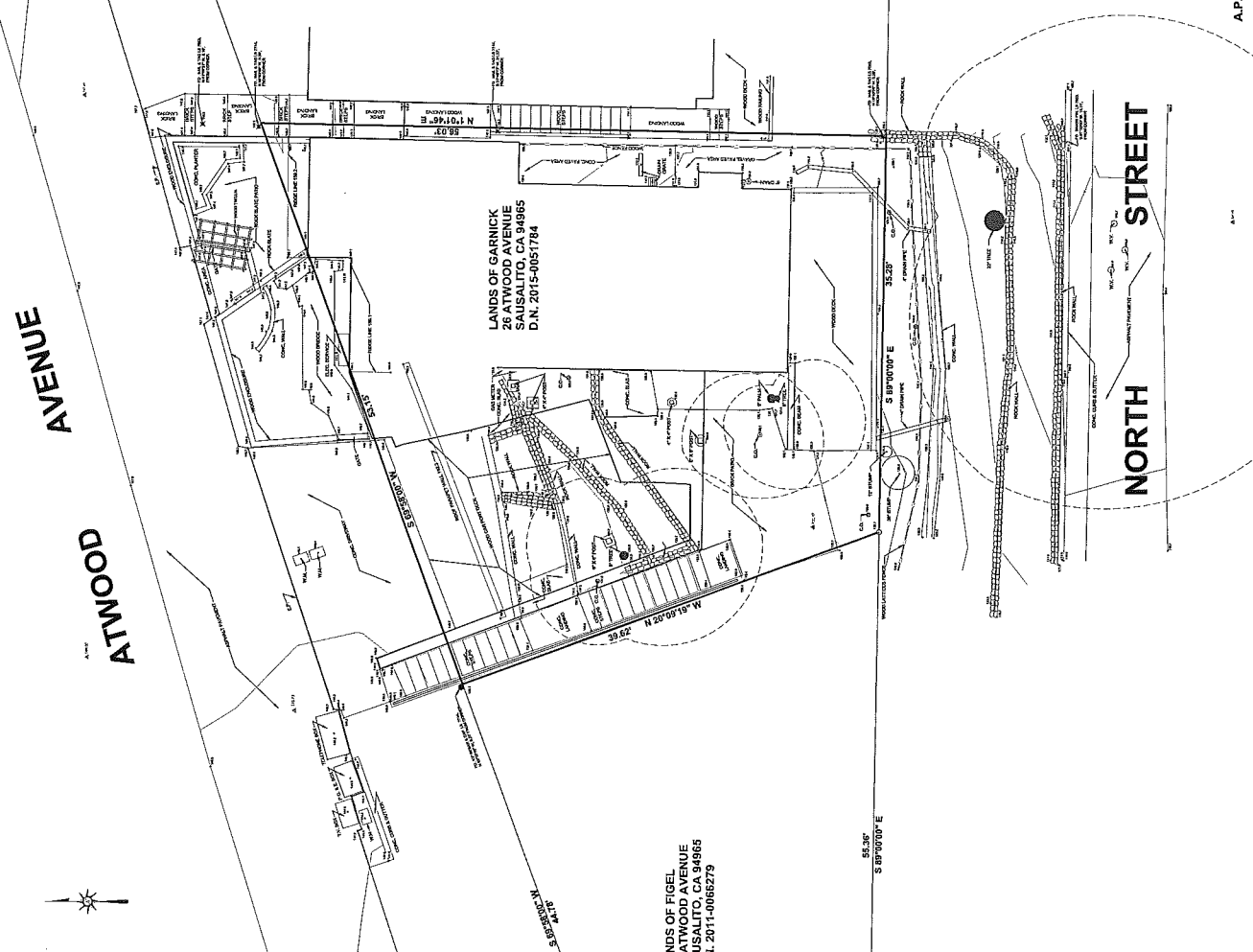
MICHAEL REX ARCHITECTS 26 ATWOOD AVE. SAUSALITO, CA 94965

RENOVATIONS TO THE Garnick Residence 26 Atwood Ave. Sausalito, CA 94965

Table with 2 columns: ID and Name. Lists sheets A-01 through A-09 and P-01 through P-04.

Table with 2 columns: DATE and SHEET. Shows COVER SHEET and SHEET G.00.

ATWOOD AVENUE



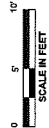
- NOTES:**
1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 477-580 FROM TO ANY CONSTRUCTION.
 2. THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON SURVEY BEING PROCESSED FOR FILING WITH MARIN COUNTY.
 3. 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.
 4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
 5. THE AREA OF THE PARCEL BEING SURVEYED = 2,041.31 SQ. FT. OR 0.467 ACRES.

- LEGEND**
- FOUND 1/2" REBAR & CAP, LS 7744.
 - ✕ FOUND BRASS PLUG, LS 7025.
 - SET 3/4" REBAR & CAP, RICE 2403.
 - △ CONTROL POINT (P INTERVAL).
 - TREE SIZE AND TYPE, IF KNOWN.
 - DRAIN 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
ALL RIGHTS RESERVED
DATE: 12/2016
PROJECT: 16-001
SCALE: 1" = 40'

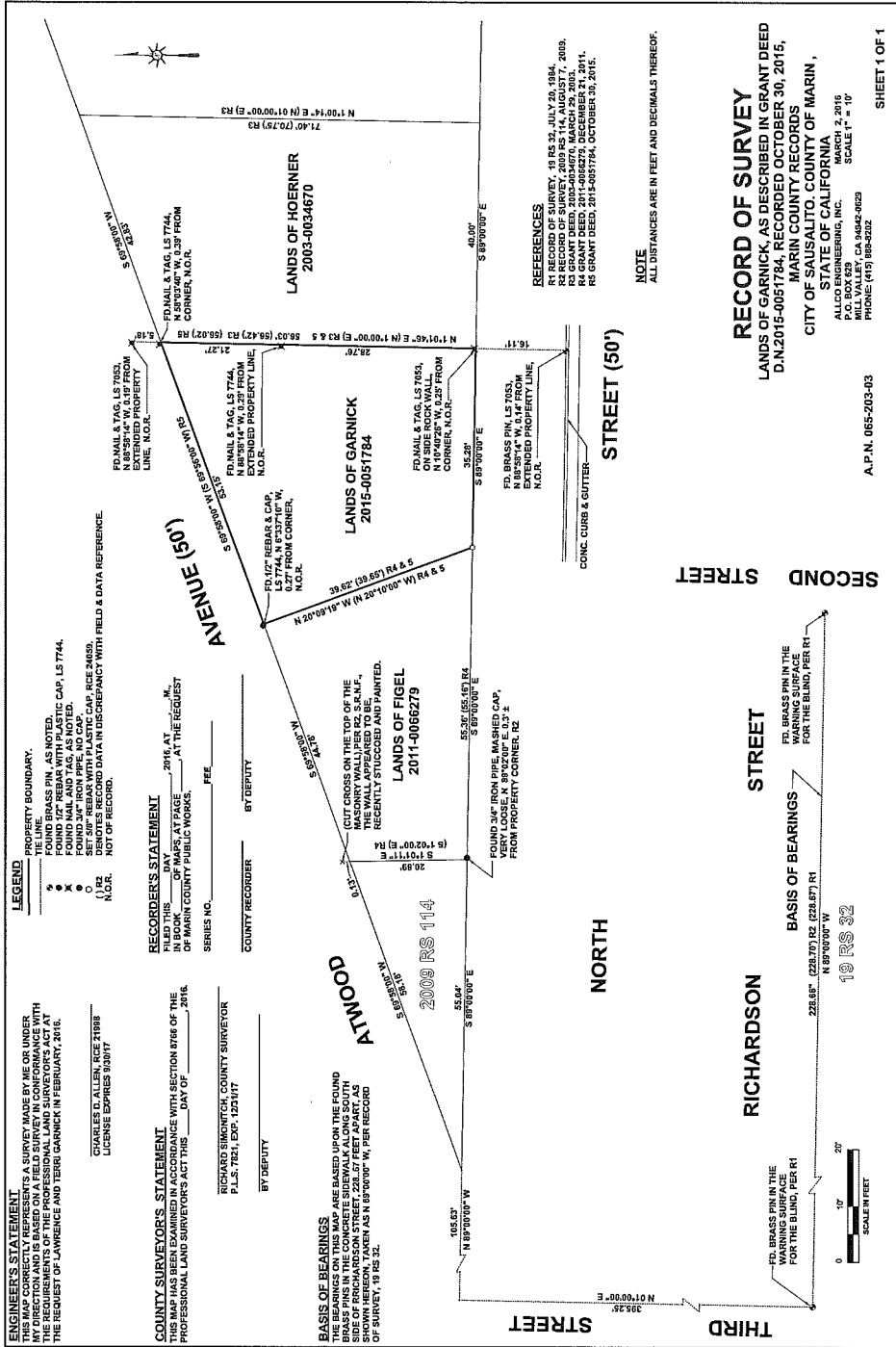
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

A.P.N. 065-2483-03

SHEET 1 OF 1



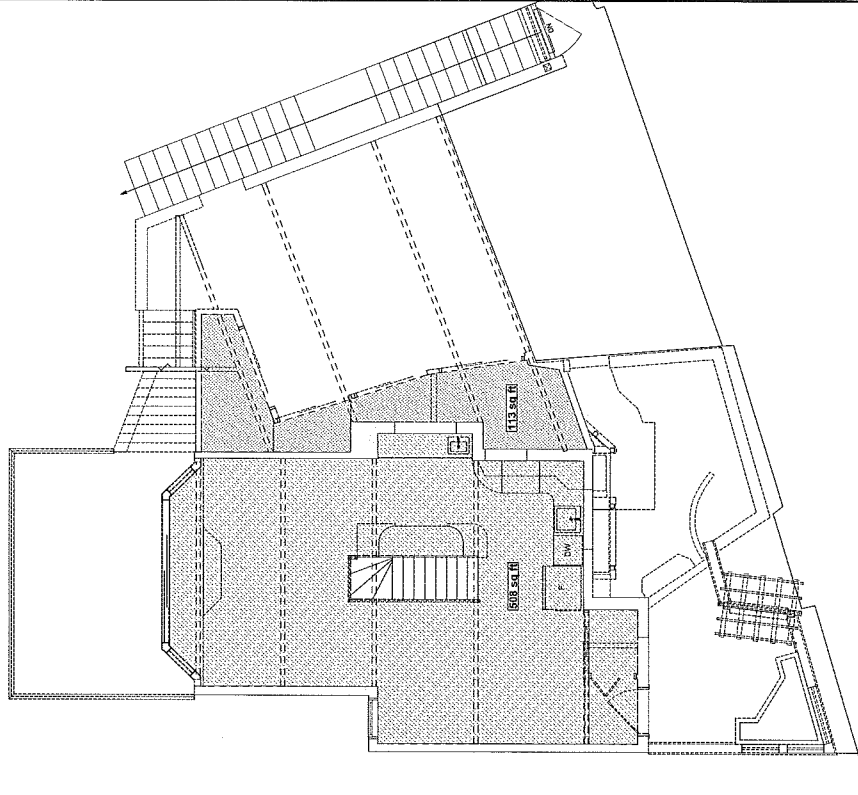
Charles Peter Allen



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JUN 16 2016

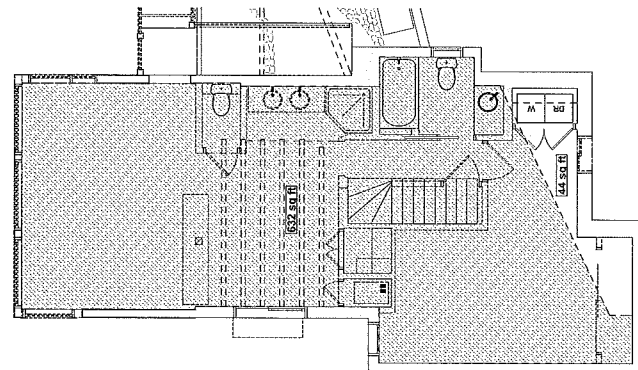
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



TOTAL PROPOSED FLOOR AREA:

UPPER FLOOR:	621 S.F.
MIDDLE FLOOR:	654 S.F.
TOTAL UPPER UNIT:	1275 S.F.
LOWER FLOOR:	411.5 S.F.
TOTAL:	1,686.5 S.F.

RECEIVED
JUN 16 2016

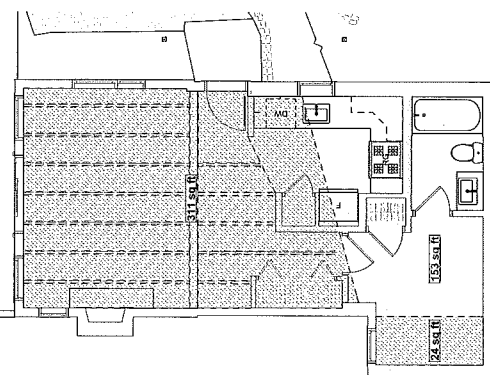


UPPER FLOOR AREA:

ABOVE GRADE:	509 S.F.
CARPET STORAGE:	113 S.F.
TOTAL:	621 S.F.

MIDDLE FLOOR AREA:

ABOVE GRADE:	619 S.F.
BELOW GRADE (LESS 50%):	22 S.F.
TOTAL:	654 S.F.



LOWER FLOOR AREA:

ABOVE GRADE:	915 S.F.
BELOW GRADE (LESS 50%):	73 S.F.
TOTAL:	411.5 S.F.

1 UPPER FLOOR (E) AREA SCALE: 1/4" = 1'-0"
2 MIDDLE FLOOR (E) AREA SCALE: 1/4" = 1'-0"
3 LOWER FLOOR (E) AREA SCALE: 1/4" = 1'-0"

MICHAEL BEX
ARCHITECTS
1745 BROADWAY, SUITE 801
SAUSALITO, CA 94965
TEL: 415.333.1500
FAX: 415.333.1465

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

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

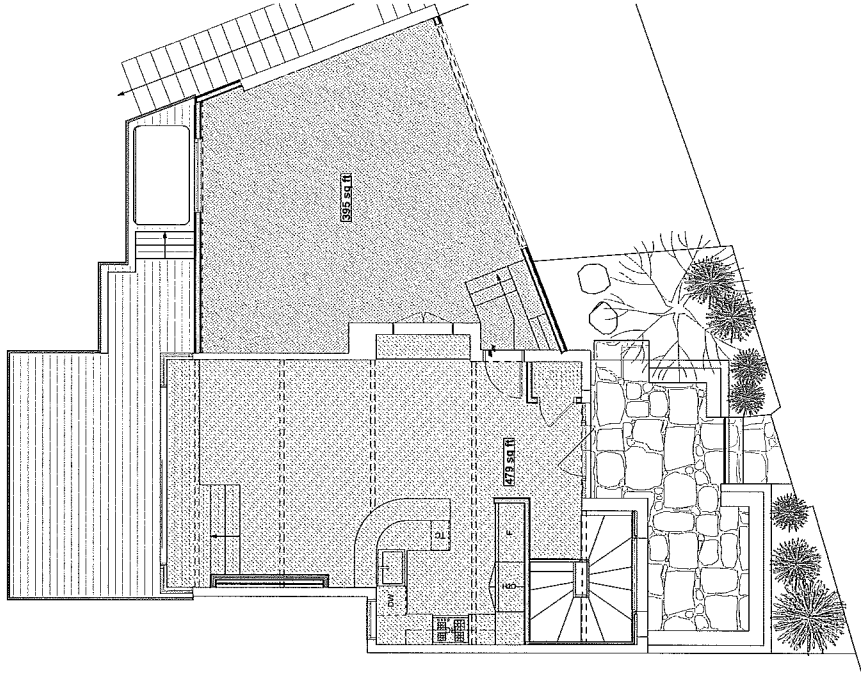
DATE: 09/15/16
PLANNING SUBMITTAL

DATE: M/A
CHECKED: M/A

PROPOSED FLOOR
AREA PLANS

SHEET

AS102

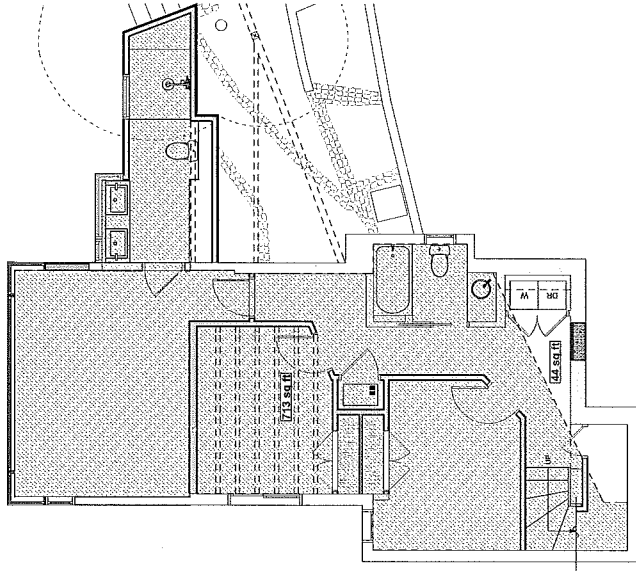


UPPER FLOOR AREA:
TOTAL: 479 S.F.

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

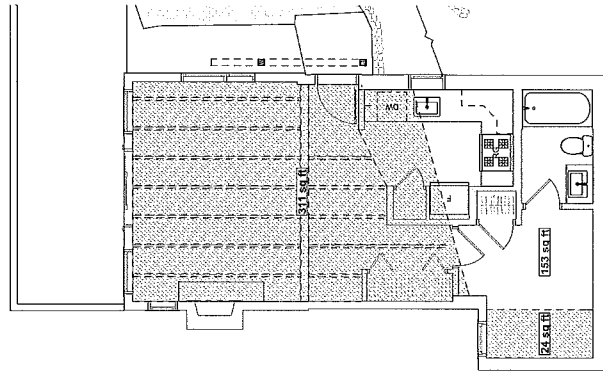
LOWER FLOOR TOTAL:
411.5 S.F.
735 S.F.

RECEIVED



MIDDLE FLOOR AREA:
TOTAL: 735 S.F.

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



LOWER FLOOR AREA:
TOTAL: 411.5 S.F.

ABOVE GRADE: 395 S.F.
BELOW GRADE (LESS 50%): 76.5 S.F.
TOTAL: 411.5 S.F.

1 UPPER FLOOR (NEW) AREA 2016 SCALE: 1/4" = 1'-0" 2 MIDDLE FLOOR (N) AREA SCALE: 1/4" = 1'-0" 3 LOWER FLOOR (N) AREA SCALE: 1/4" = 1'-0"

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

MICHAEL REX
ARCHITECTS
2700 BROADWAY
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
PH 415.333.1483
FAX 415.333.1483

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

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

DATE: 09-15-16
PLANNING SUBMITTAL
09-15-16

DATE: 09-15-16
PROJECT: 09-15-16
DRAWN BY: MNA
CHECKED BY: MNA

BUILDING COVERAGE
PLANS

AS103



RECEIVED

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: 415.398.1234
FAX: 415.393.1483

Owner: Larry & Tom Garkik
4221 Parrot Drive
San Mateo, CA 94402

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

DATE: 02-12-15
PLANNING SUBMITTAL

TITLE: RENOVATION, COMPLETION
DATE: 02-12-15
SCALE: 1/8" = 1'-0"
DATE: 02-12-15
SCALE: 1/8" = 1'-0"

DATE: 02-12-15
SCALE: 1/8" = 1'-0"

VICINITY MAP

SHEET

AS104

1

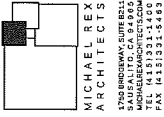
NORTH ST.

PROJECT LOCATION
26 ATWOOD AVE.



RECEIVED
ADDRESSES OF RESIDENTS WHO HAVE BEEN CONTACTED AND WHO HAVE SEEN AND
SIGNED OFF ON THE PROJECT SHOWN DIAGONAL HATCHED
JUN 18 2016

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT



MICHAEL BEES
ARCHITECTS
1000 UNIVERSITY AVENUE
Sausalito, CA 94965
MICHAEL@MBAARCHITECTS.COM
PH: 415.331.5483
FAX: 415.331.5483

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: 07-25-16
PLANNING SUBMITTAL

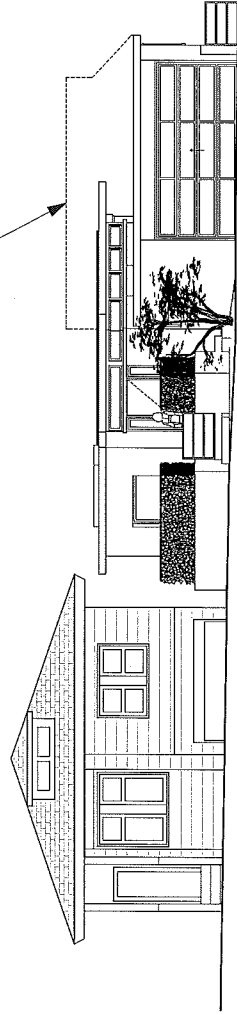
DATE: 07-25-16
DRAWN BY: MNA
CHECKED BY: MBA

STREETSCAPE

SHEET

AS105

PROFILE OF (E) ROOF DECK
TO BE REMOVED

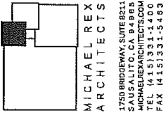


RECEIVED
JUN 16 2016

SCALE: 1/8" = 1'-0"

CITY OF SAUSA
STREETSCAPE
COMMUNITY DEVELOPMENT DEPT

1



MICHAEL BEX
ARCHITECTS
2000 BAYVIEW AVENUE
SAUSALITO, CA 94965
MICHAELBEXARCHITECTS.COM
PHONE 415.333.1443
FAX 415.333.1443

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

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

DATE OF SUBMITTAL
DRAWING SUBMITTAL
02-13-15

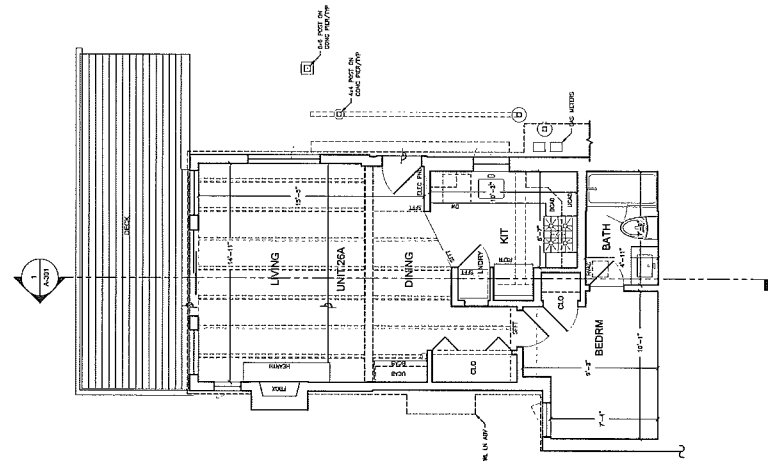
DATE OF REVISION
NO. DESCRIPTION
1. 02-13-15

DATE: MNA
DRAWN BY: MNA

EXISTING FLOOR PLAN

SHEET

AD100



RECEIVED

JUN 16 2016

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPARTMENT
EXISTING LOWER LEVEL PLAN

SCALE: 1" = 1'-0"

1

MICHAEL REY
ARCHITECTS
422 PINE ST. SUITE 200
SAUSALITO, CA 94965
MICHAELREYARCHITECTS.COM
PH: 415.331.5445
FAX: 415.331.5445

Owner: Larry & Terri Garrick
422 Pine St. Suite 200
San Marin, CA 94902

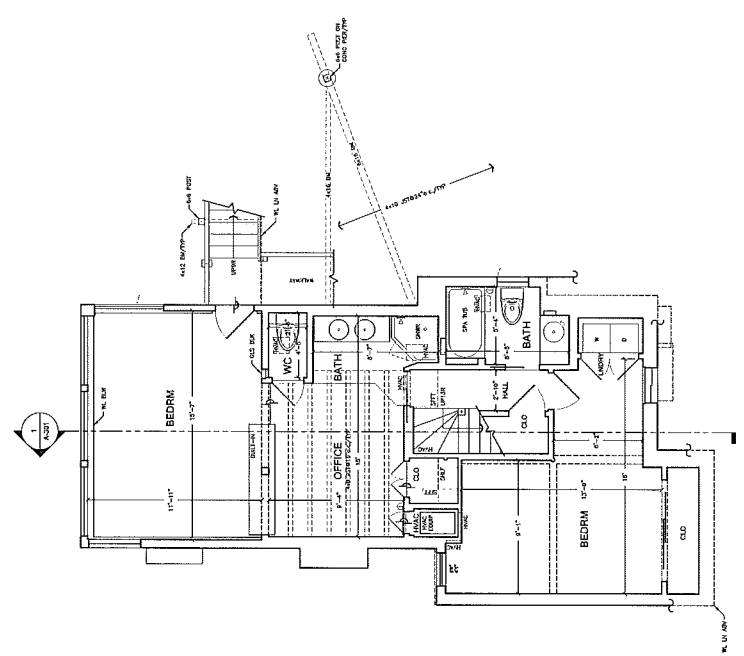
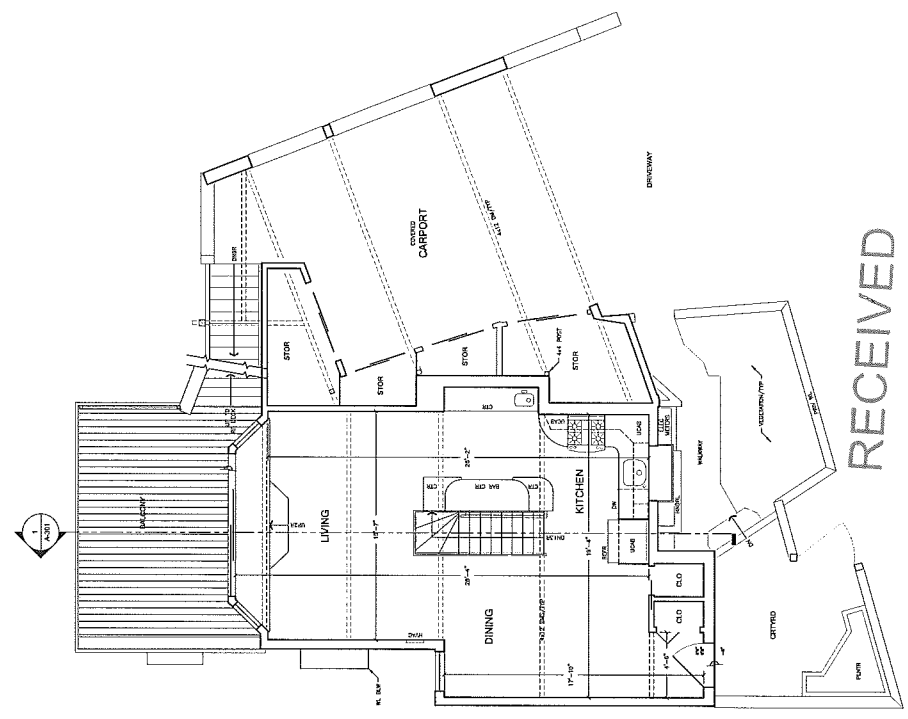
RENOVATION TO THE
Garrick Residence
26 Atwood Ave. Sausalito, CA 94965
APN 065-203-03

DATE: 05/25/16
PLANNING SUBMITTAL
05/25/16

DATE: 05/25/16
PROJECT: 065-203-03
SHEET: AD101
DRAWN BY: MMA
CHECKED BY: MMA

EXISTING FLOOR
PLANS

AD101



RECEIVED
JUN 16 2016
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

SCALE: 1" = 1'-0"

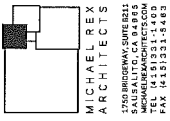
EXISTING UPPER LEVEL PLAN

1

SCALE: 1" = 1'-0"

EXISTING MIDDLE LEVEL PLAN

2



MICHAEL BREX
ARCHITECTS
3700 BAYVIEW AVENUE, SUITE 801
SAN FRANCISCO, CA 94134
MICHAELBREXARCHITECTS.COM
PAX 415333-1443

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

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

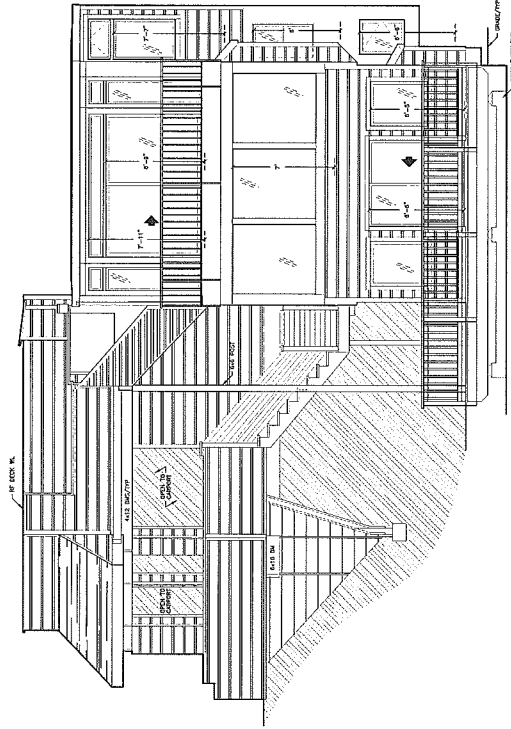
DATE: 05/25/16
DRAWING SUBMITTAL
02-352-B

DATE: 05/25/16
DRAWING SUBMITTAL
02-352-B

EXISTING ELEVATIONS

AD102

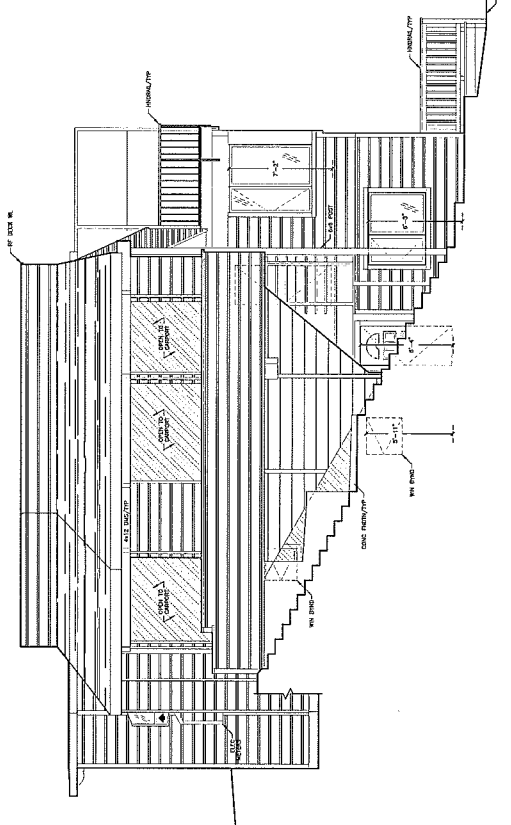
SHEET



UPPER LEVEL FLOOR FINISH
MIDDLE LEVEL FLOOR FINISH
LOWER LEVEL FLOOR FINISH

WEST ELEVATION SCALE: 1" = 1'-0"

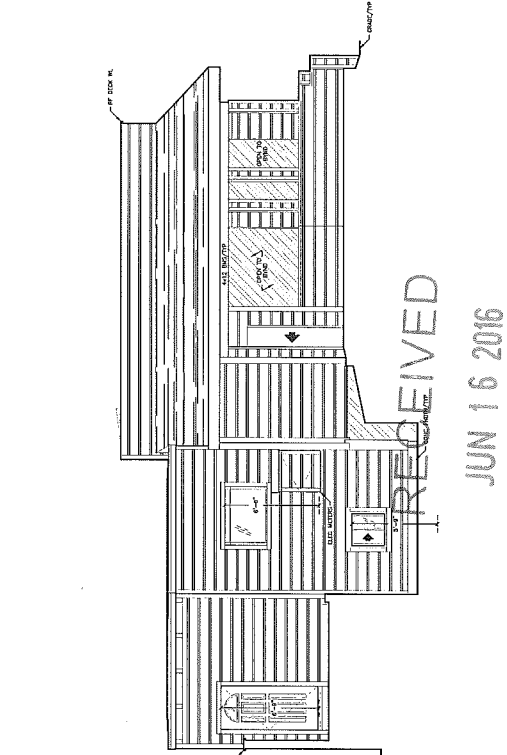
SOUTH ELEVATION SCALE: 1" = 1'-0"



UPPER LEVEL FLOOR FINISH
MIDDLE LEVEL FLOOR FINISH
LOWER LEVEL FLOOR FINISH

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

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



UPPER LEVEL FLOOR FINISH
MIDDLE LEVEL FLOOR FINISH
LOWER LEVEL FLOOR FINISH

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

WEST ELEVATION SCALE: 1" = 1'-0"

RECEIVED
JUN 16 2016
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

WEST ELEVATION SCALE: 1" = 1'-0"

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

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

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

MICHAEL REX
ARCHITECTS
1705 BROADWAY, SUITE 201
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
PHONE: 415.331.4465
FAX: 415.331.4465

Owner: Larry & Terri Garrick
421 Pacific Blvd
San Marin, CA 94022

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

DATE OF SUBMITTAL
02-23-15
DATE OF REVISION
MNA
CHECKED BY
MNA

UPPER UNIT
DEMOLITION
FLOOR
PLANS

AD104



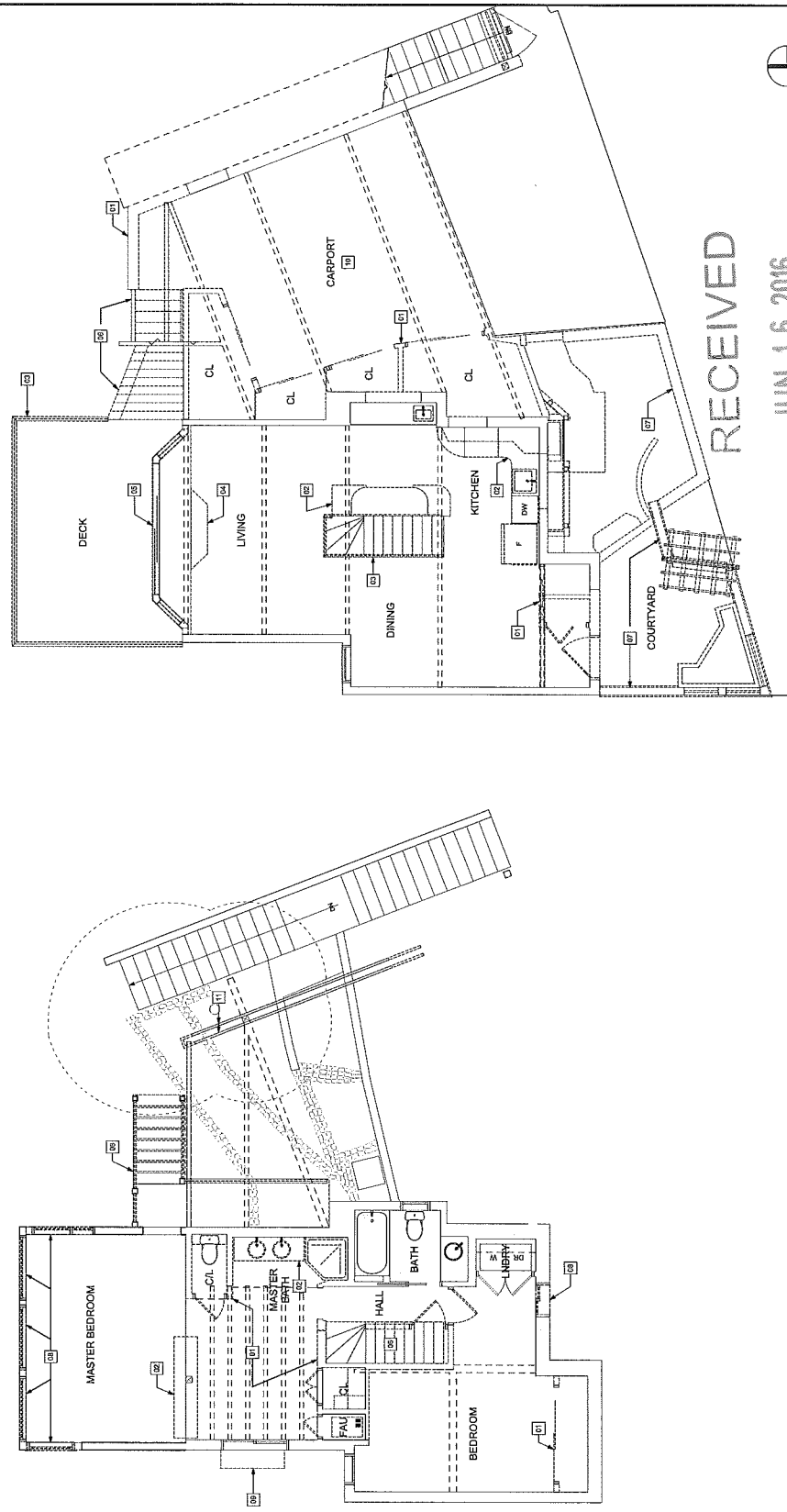
JUN 16 2016

RECEIVED

CITY OF SAUSALITO
UPPER FLOOR DEMOLITION PLAN DEPT.

1 SCALE: 1/4" = 1'-0" 2 SCALE: 1/4" = 1'-0" MIDDLE FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0"

- 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) POOL/UT TO BE REMOVED
 - 10 - REMOVE (E) ROOF DECK ABOVE CARPORT
 - 11 - REMOVE (E) SIDING @ BRACING



MICHAEL REX
 ARCHITECTS
 5205 UNIVERSITY AVENUE
 SAUSALITO, CA 94965
 TEL: 415.553.1500
 FAX: 415.553.1563

Owner: Larry & Terri Garrick
 421 Piedra Drive
 San Marin, CA 94022

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

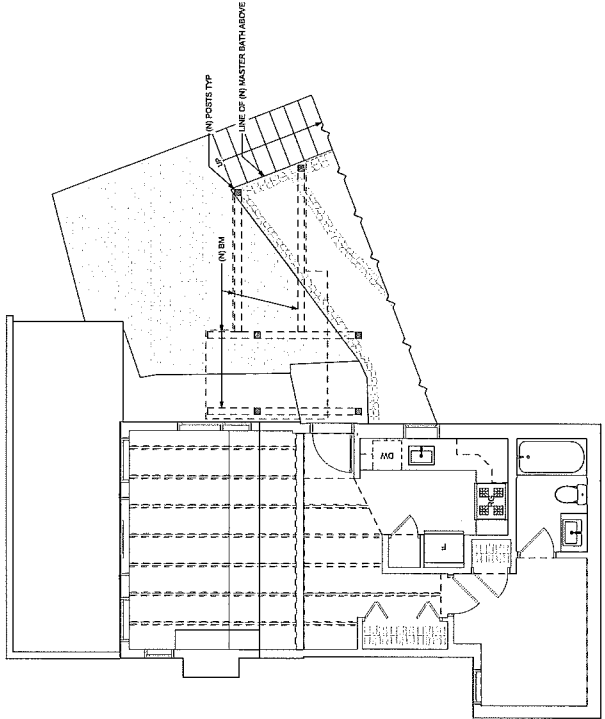
DATE: 03/15/16
 DRAWING SUBMITTAL
 03/15/16

DATE: 03/15/16
 DRAWING SUBMITTAL
 03/15/16

LOWER UNIT FLOOR
 PLAN

SHEET

A-100



RECEIVED

JUN 16 2016

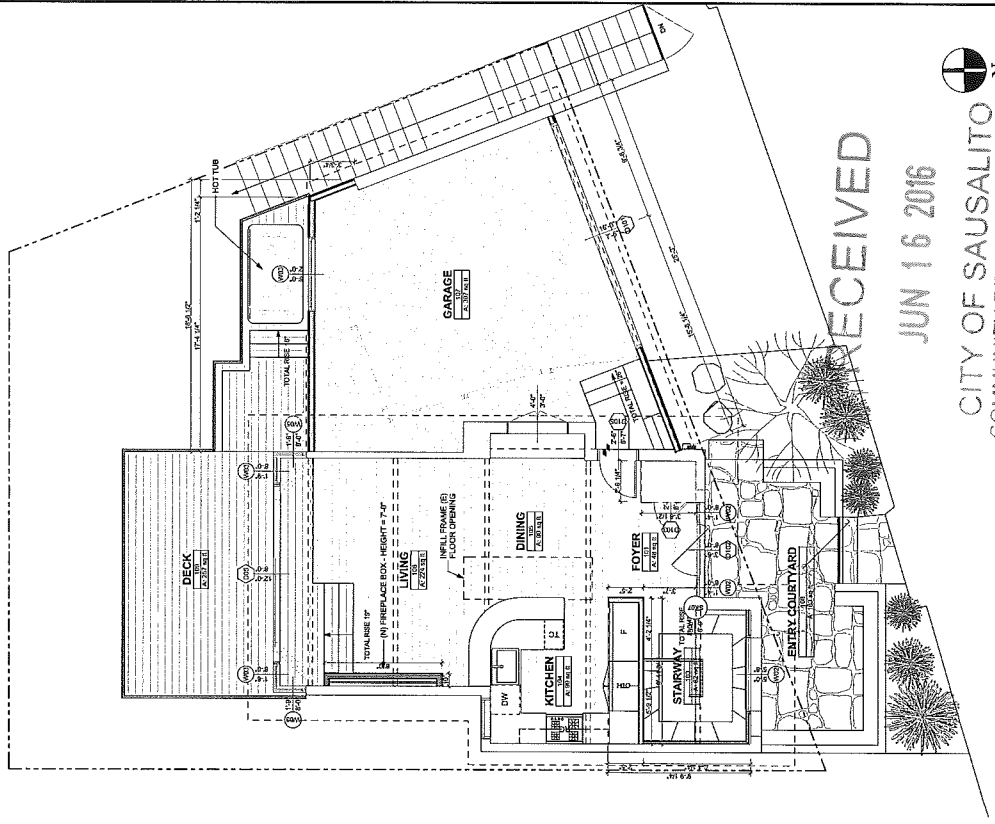
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



1

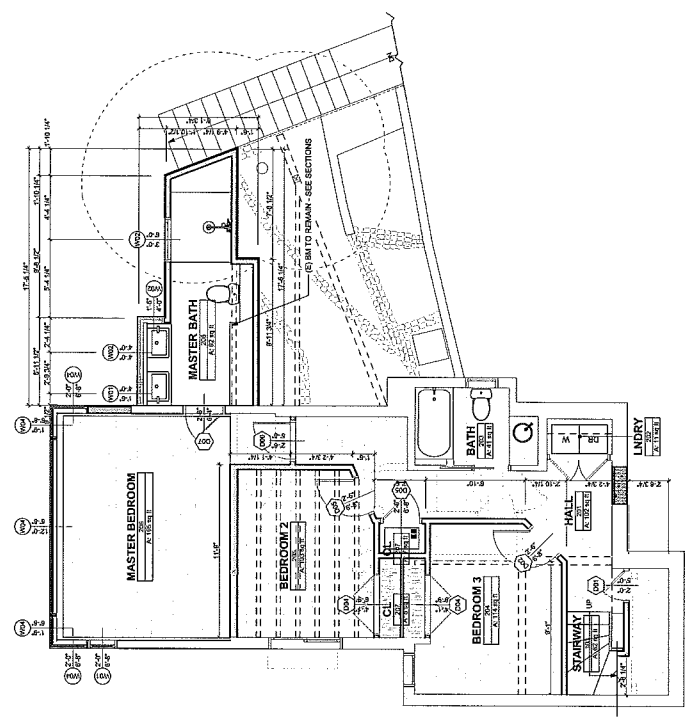
LOWER FLOOR PLAN

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



CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

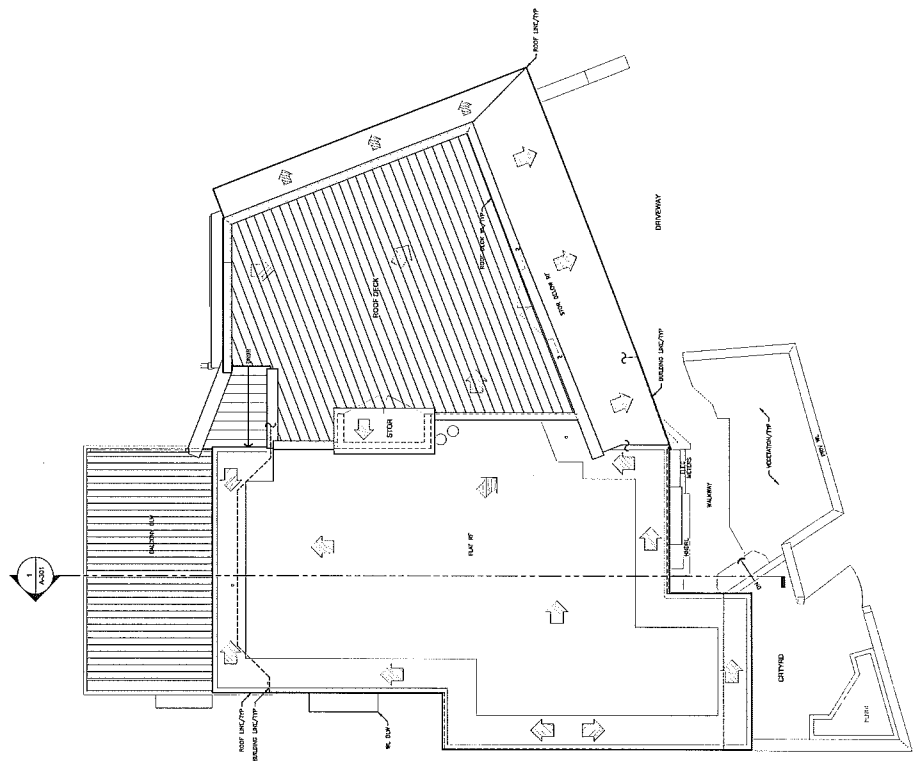
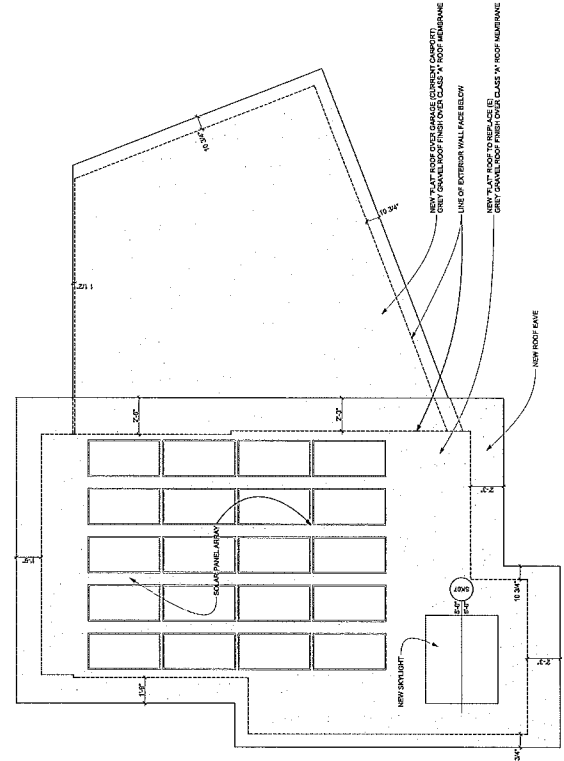
UPPER FLOOR PLAN SCALE: 1/4" = 1'-0" 1



MIDDLE FLOOR PLAN SCALE: 1/4" = 1'-0" 2



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 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



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

ROOF PLAN

2 SCALE: 1" = 1'-0"

EXISTING ROOF PLAN

MICHAEL B. BRYAN
ARCHITECTS
11000 SHERWOOD DRIVE
SAUSALITO, CA 94965
WWW.MICHAELBRYANARCHITECTS.COM
TEL: 415.251.5465
FAX: 415.251.5465

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
PLANNING SUBMITTAL
05-15-16

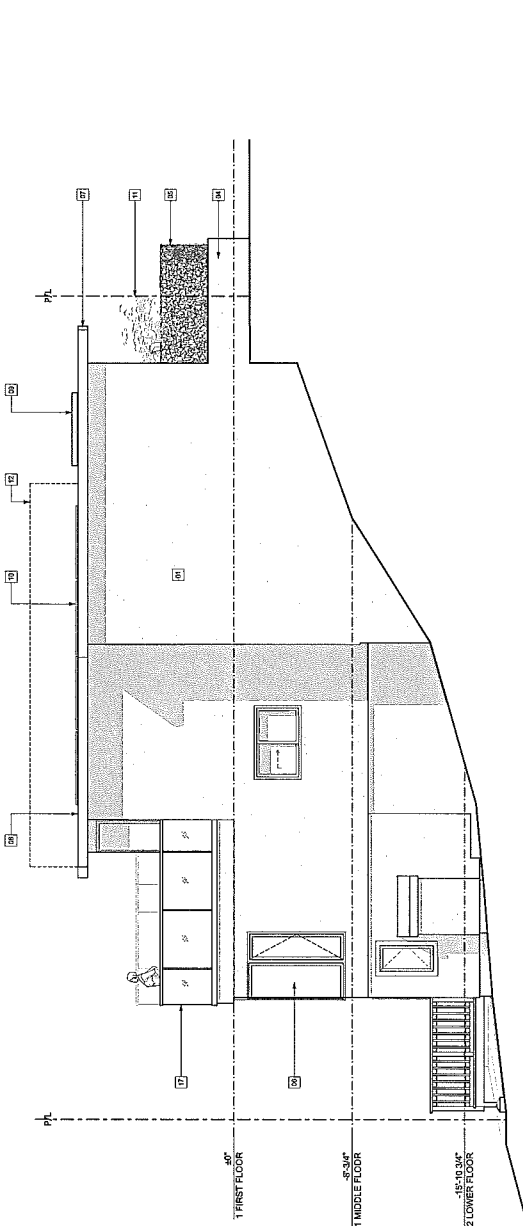
DATE: 05/15/16
PLANNING SUBMITTAL
05-15-16

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

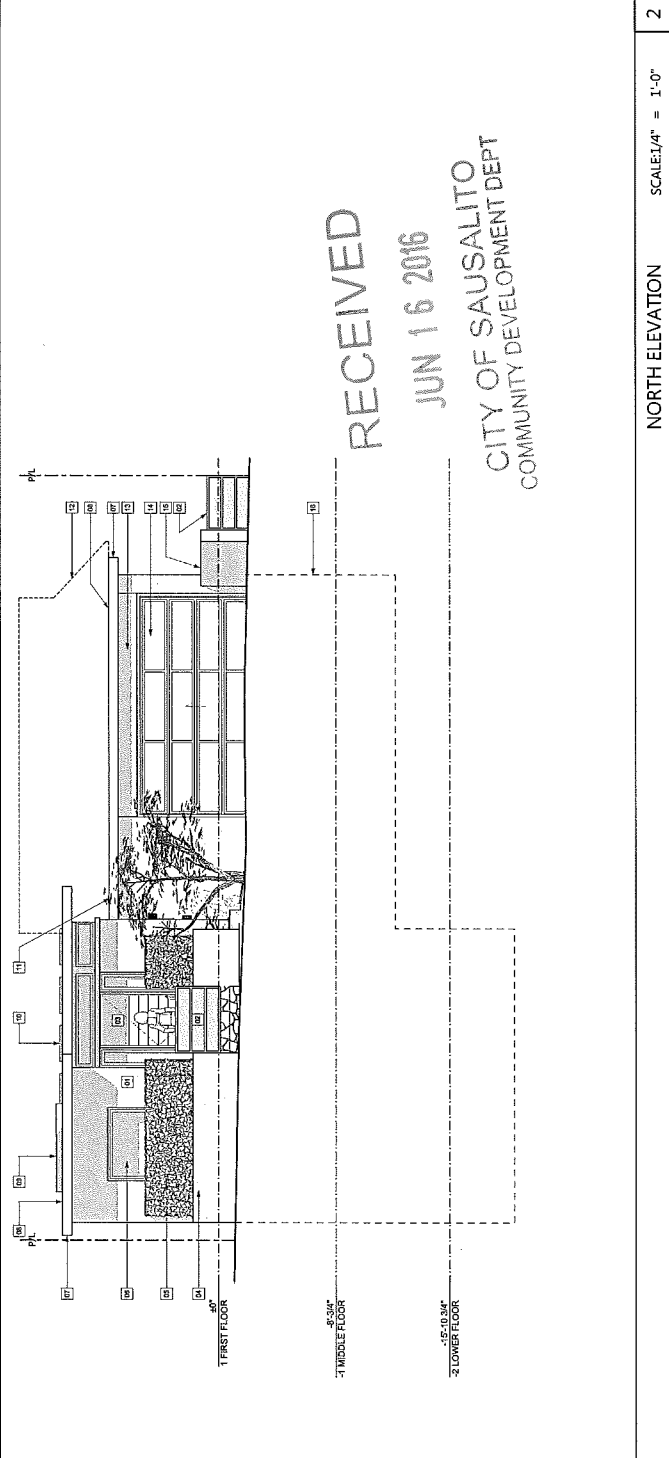
DATE: 05/15/16
PLANNING SUBMITTAL
05-15-16

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

- ELEVATION KEY NOTES**
- 01 - EXTERIOR WALL FINISH TO BE STUCCO, FINISHED WITH SAND COLORED STUCCO
 - 02 - GATE TO BE 8' HIGH DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
 - 03 - FRONT DOOR TO BE HORIZONTAL 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 (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 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 (E) ROOF
 - 13 - ROOF TRIM TO BE 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 PANEL SET IN OUTBOARD MOUNTED SPACE 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 Hill, CA 94042

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

DATE PREPARED:
 PLANNING SUBMITTAL
 03-15-16

DATE: 03/15/16
 PROJECT: 26 ALWOOD AVE
 SHEET: 031516-01

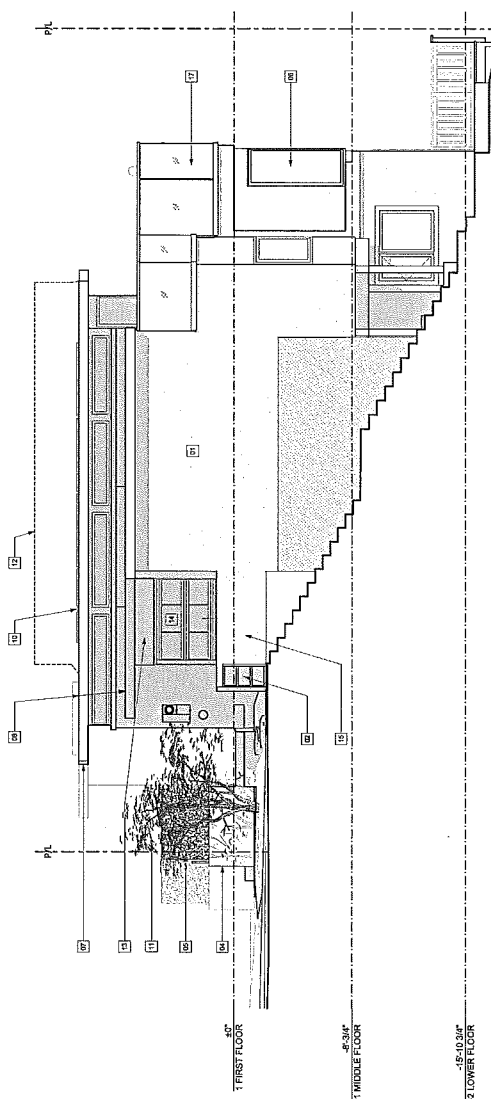
DESIGNED BY: MRA
 DRAWN BY: MRA

EXTERIOR ELEVATIONS

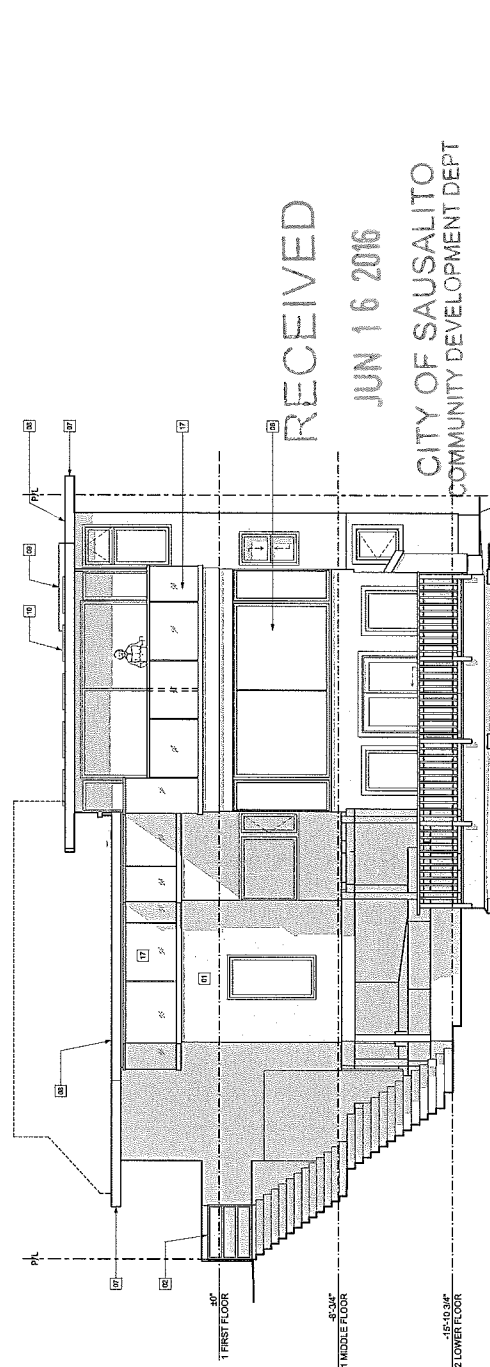
14/22

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 24" ABOVE GRADE. VARIES TO MATCH (E).
 - 05 - BOXWOOD HEDGE
 - 06 - PAINTED DARK BRONZE FINISH W/ 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 SICE W/ DARK BRONZE FINISHED METAL CAP RAIL

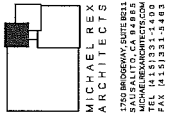


WEST ELEVATION SCALE: 1/4" = 1'-0" 2



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

RECEIVED
 JUN 16 2016
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



MICHAEL BLEX
ARCHITECTS
3200 BUCKINGHAM
SAUSALITO, CA 94965
MICHAEL@MICHAELBLEX.COM
PAX: 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 AND PROJECT:
PLANNING SUBMITTAL
03.13.16

DATE: 03/13/16
PROJECT: 26 ATWOOD AVE
CITY: SAUSALITO
COUNTY: MARIN
SHEET: A-300

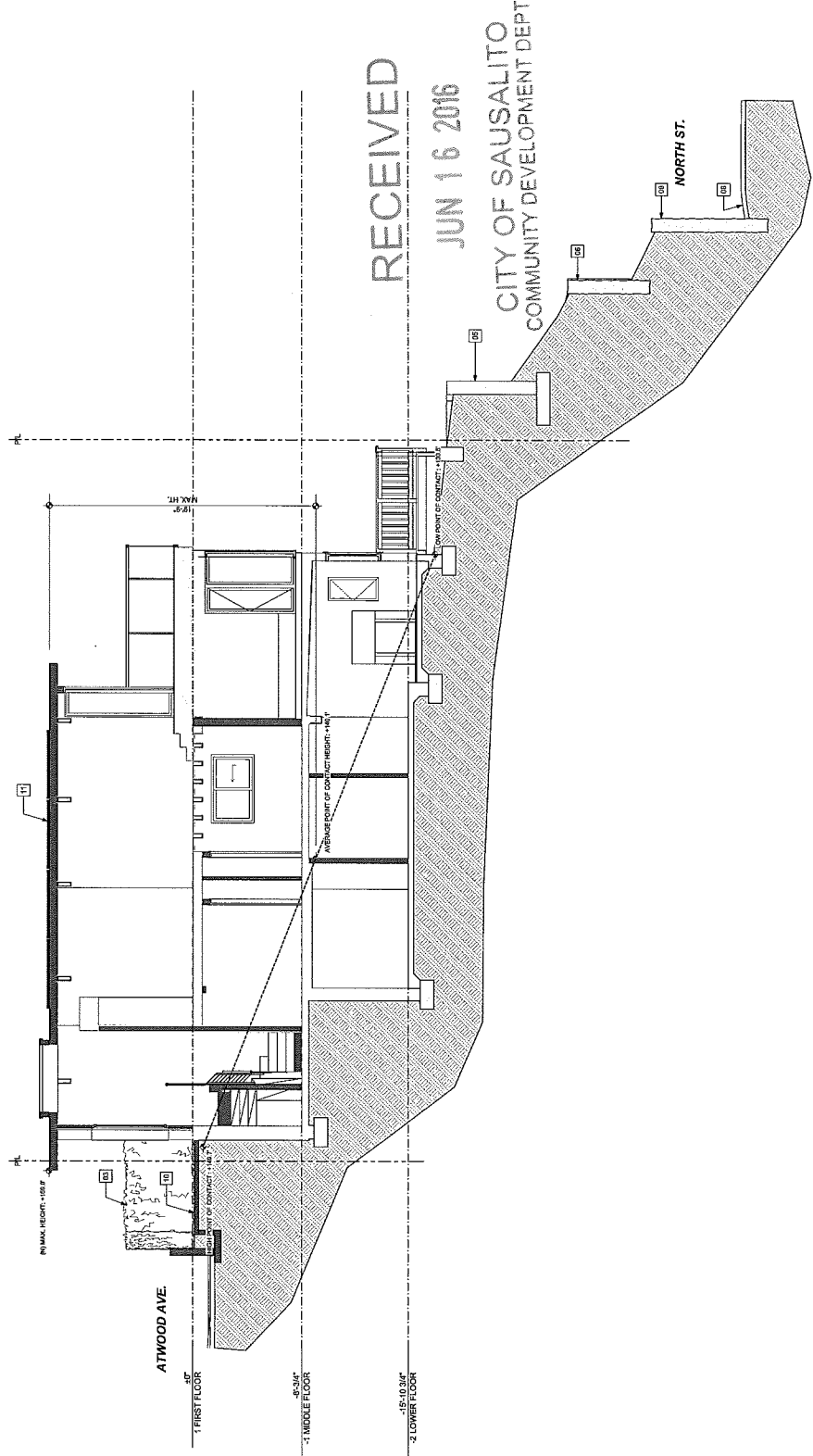
SITE SECTION

SHEET

A-300

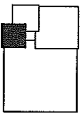
SECTION KEY NOTES

- 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 PANELITY.



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

1



MICHAEL REX
ARCHITECTS
2705 BROADWAY, SUITE 400
SAN FRANCISCO, CA 94133
PHONE: 415.398.1234
WWW.MICHAELREXARCHITECTS.COM
FAX: 415.398.1235

Overlary & Test Garrick
421 Paris Drive
San Mateo, CA 94402

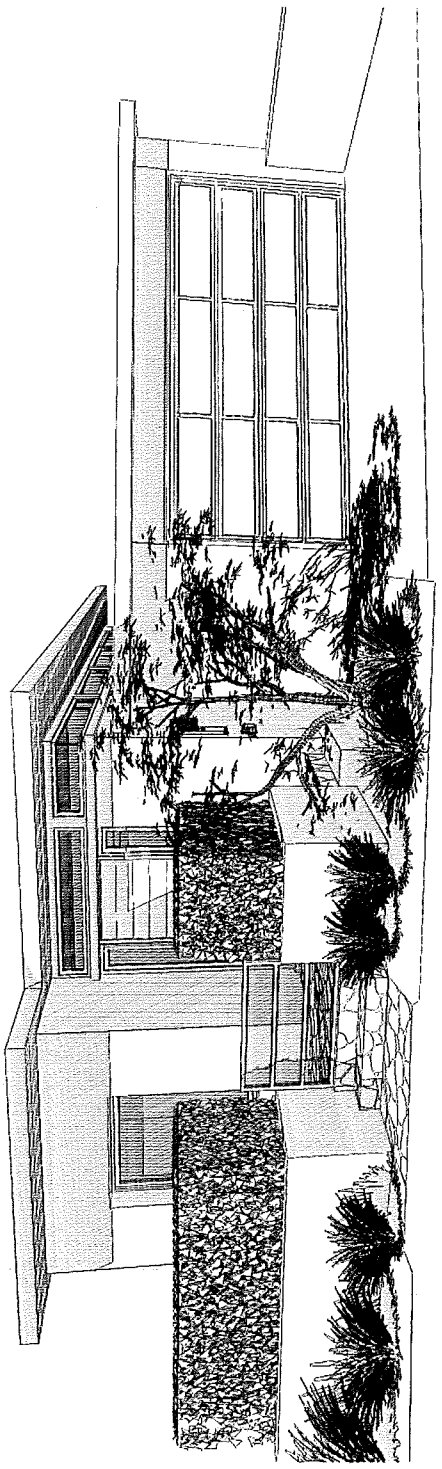
RENOVATION TO THE
Garrick Residence
26 Atwood Ave.
Sausalito, CA 94965
APN 065-203-03

DATE OF SUBMISSION:	
PLANNING SUBMITTAL:	02-15-16
DATE:	
DESIGNER:	
DRYER:	
SCALE:	
NO. OF SHEETS:	
SHEET NO.:	

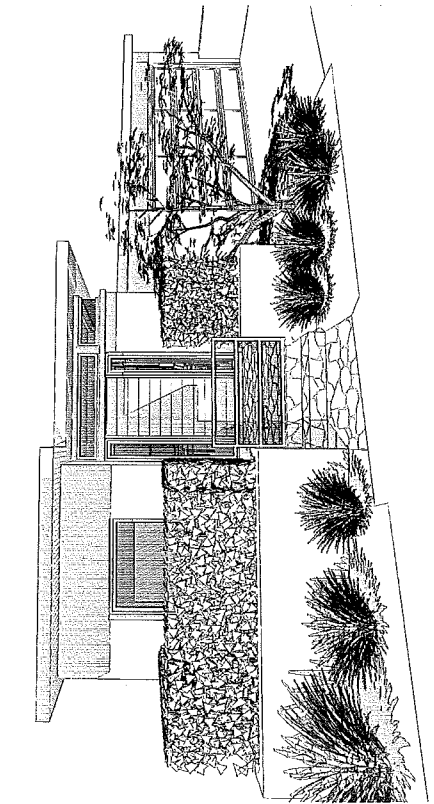
RENDERINGS

SHEET

A-900



View From Northwest



View from Northeast



View From South

RECEIVED
JUN 16 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

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.

RECEIVED
JUN 21 2016
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

EXHIBIT

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

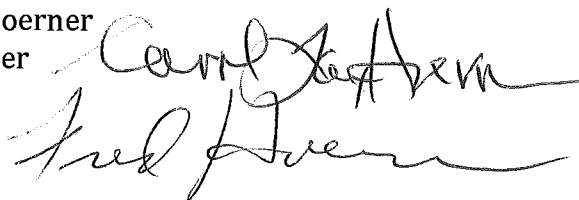
2. We are concerned about extending the roof line on the same east side of the structure as it appears that it may abut or hinder work on our existing roof line and the new slope of the roof may direct rainwater during storms onto our tenant's adjacent steps. The roofline (and footprint) at 26 Atwood 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.

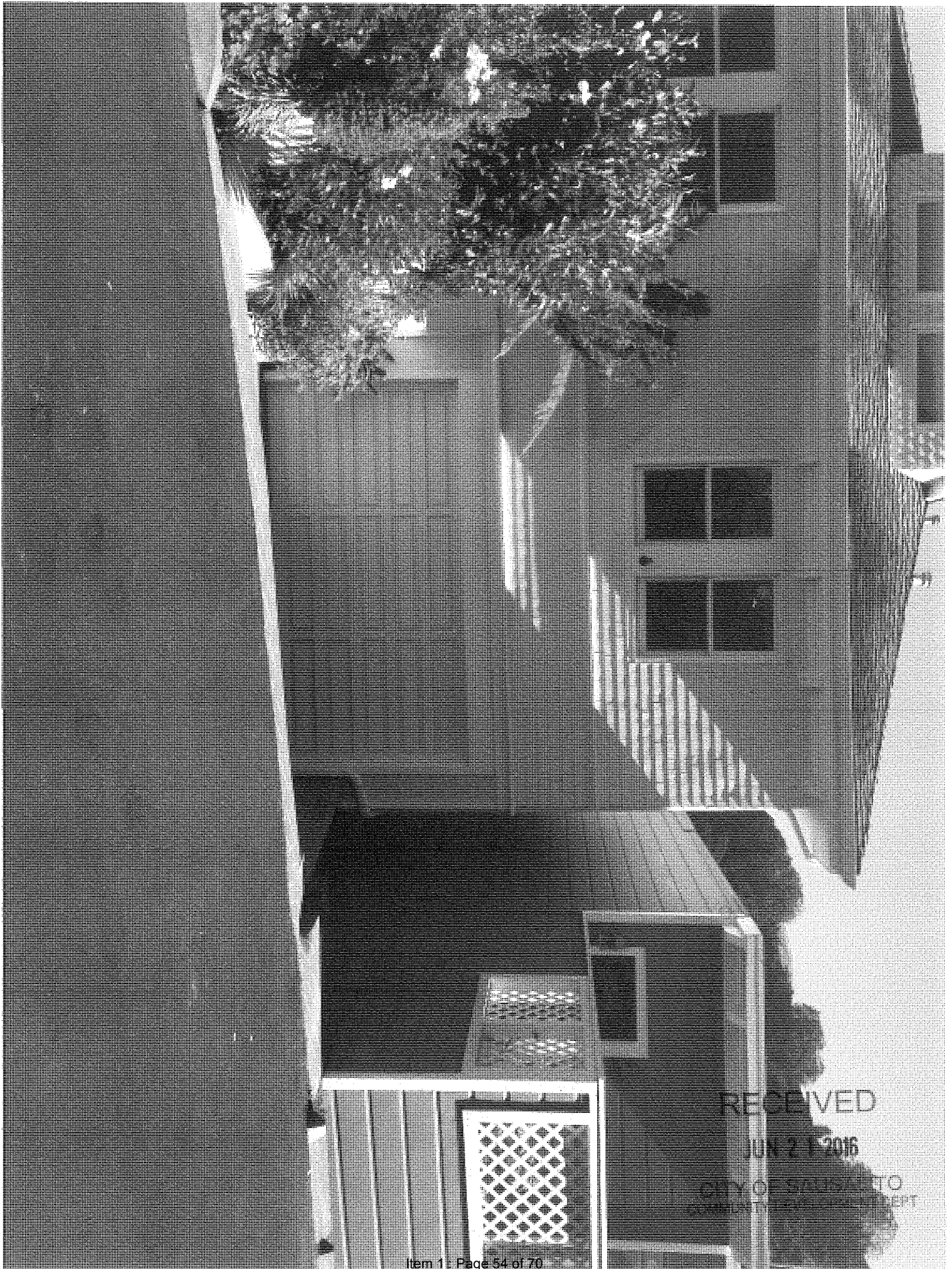
Sincerely,

Carol Lax Hoerner
Fred Hoerner



RECEIVED
JUN 21 2016
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

5 Photos Enclosed



RECEIVED
JUN 21 2016
CITY OF SAN ANTONIO
CITY MANAGER'S OFFICE



RECEIVED
JUN 21 2016
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

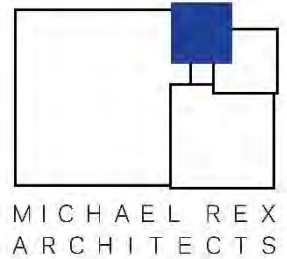




f



5



July 29, 2016

Mr. Danny Castro, Community Development Director
Department of Community Development – Planning Division
City of Sausalito
420 Litho Street
Sausalito, CA 94965

RE: ADMINISTRATIVE DESIGN REVIEW, VARIANCE AND ENCROACHMENT PERMIT APPLICATIONS FOR THE GARNICK RESIDENCE AT 26 ATWOOD AVENUE, SAUSALITO - APN 065-203-03

Dear Director Castro,

On behalf of Terri and Larry Garnick, owners of 26 Atwood Avenue, we are responding to the recommendation in the June 29, 2016 Staff Report that we, as the Project Applicant, address the eave encroachment portion of the Project and the required Findings for a Variance. This letter is a supplement to our March 15, 2016 letter that provided a Project Description, but did not include a response to the Variance Findings. This supplemental letter does.

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Front Courtyard Wall:

To preserve more of the wind protection the Garnicks' existing front yard fence provides to the Hoerners' front garden, we added 1' - 5" to the length of the proposed 39" high courtyard wall. This extension still reduces the encroachment into the Atwood street right-of-way by 2' - 9 3/4" and leaves a distance of 4' - 4 1/2" between the northeast corner of the new courtyard wall and the paved portion of Atwood Avenue.

Roof Overhang on the East Side:

Instead of extending the roof overhang on the east side of the Garnick residence 10 3/4" beyond the exterior wall closest to the Hoerners' home, we cut the proposed eave back two inches, to 8 3/4", in order to provide more room between the two residences. (We originally proposed a 12" overhang.) The 8 3/4" dimension is the minimum necessary for the design of the Garnick's roof to look properly balanced over the structure below, and not appear off balanced or chopped off like the existing condition. Currently the roof has a 2x fascia along this part of the house, which extends about 1 1/2" beyond the face of the exterior wall. So, our plans call for increasing the existing overhang by just 7 1/4", which is a small amount, just wide enough to enhance the appearance of the Garnick home for all who see it. Anything narrower will be ineffective.

Variance Required for the Proposed Eave on the East Side:

The average width of the Garnick parcel is 44.21ft. The required side yard setback is 10% of the average width, or 4’- 5 1/8”. Setbacks must be increased at a rate of 1:5 for structures that exceed a length of 40 ft. The length of the east side of the Garnick residence is 43’- 4”, or 3.25’ greater than 40 ft. $1/5 = x/3.25, 3.25 \div 5 = .65’$ or 7 7/8”. $4’- 5 1/8” + 7 7/8” = 5’- 1”$ required side yard setback on the east side of the Garnick residence.

The rear, downhill or south end of the house is setback 5’- 4”, or 3” more than required setback. The front, uphill or north end of the house, for a length of 19’- 2” representing 1/3 of the parcel’s 56’ length along its east side, is setback only 1’- 2 1/2”. Thus, the front portion of the house encroaches into the east side yard setback by 3’- 10 1/2”.

Section 10.40.090 B.1.a. allows eaves to project into a required yard setback up to 20%, but no closer to a property line than 3 ft. Thus, along the downhill portion of the house, the eave is allowed to extend into the east side yard beyond the exterior wall by 12”, which we propose. But along the uphill portion of the house, because the exterior wall already encroaches into the east side yard setback, an eave is not permitted, unless a Variance is granted for relief from the strict application of Section 10.40.090 B.1.a. We have requested a Variance to allow for an 8 3/4” eave

Variance Findings:

A. Exceptional or Extraordinary Circumstances

The structure and its proximity to the east side yard is an existing condition the Garnicks did not create. This is an unusual condition in many areas of town, less so in “Old Town” where many dwellings were constructed prior to the adoption of Sausalito’s Zoning Ordinance. For this reason, exceptions are occasionally required in these older parts of Town to allow for reasonable improvements found throughout the rest of the community.

In the case of 26 Atwood Avenue, the parcel is unusually small, only 2,041 sq.ft., - less than half the required minimum size of 5,000 sq.ft.. The parcel also is narrower than the City standard, having an average width of 44’- 4” where the minimum required average width is 50 ft. In addition, the lot has an unusual trapazoidal shape that deviates from the normal rectangular shape common in “Old Town.” The parcel’s small size, narrow width and odd shape, plus the existing close placement of the structure to its east property line, are exceptional physical circumstances that when combined, lead to the need for reasonable relief from strict application of the town’s setback standards.

B. Practical Difficulty or Hardship

It is a hardship both emotionally and financially to invest several million dollars to purchase and improve a home only to see its beauty and value diminished by a compromised front façade due to an extreme application of the Code prohibiting a very minor exception. Such a rigid application of the Code could discourage good design and significant investment in property, which extends the hardship beyond the property owner and to the community at large. We all suffer by such narrow thinking and action. Conversely, reasonable application of the Code that preserves its intent, encourages property owners to make well designed improvements for their benefit and that of the broader community. When the process becomes too difficult, uncertain, too costly, or unreasonable, many property owners simply conclude, why bother? It is to the Garnicks credit that they have chosen to go the “extra mile” in support of proper design. They are hoping for Staff’s support in this effort by approving the Variance for the eave.

C. Preservation of Property Right

The Garnicks have the right to use and enjoy their property, as the Zoning Code intends and in a similar fashion as their neighbors. There are other houses in the immediate neighbor that encroach into their setbacks and yet those homes have eaves and look better because of it. The Garnicks have a right to be

treated similarly. Without the requested Variance, the home will look odd and boxy. Seeing the house when walking by, or up to the front door, will be less enjoyable for the Garnicks, their guests and the public at large without the eave overhang.

D. Not Detrimental to Public Welfare

Granting this Variance request will not have a negative impact on anyone. While the neighbors immediately adjacent to the proposed roof overhang had previously raised some concerns, those concerns have now been addressed; worked out among neighbors in a cooperative manner. This is a process that should be encouraged, but unfortunately, is not always followed, particularly in this town. The Garnicks should be rewarded for their patience and willingness to find common ground and build goodwill in their neighborhood through responsible planning and a willingness to compromise. Now that they have accomplished this, they look to the City to do their part.

E. Not a Special Privilege

The Town has demonstrated flexibility in the past in order to do what is right and beneficial for the residents and the community. The law should be a framework, not a straitjacket. Using good judgement that benefits the community when applying the town's development standard is the smart, responsible and constructive way to deliver public service. Using the Code as a guide with a keen focus on its intent, should be the paramount approach when questions arise. The intent of our rules and regulations is to promote reasonable development and good design, while avoiding negative impacts to the community's special qualities and valuable resources. When we trip over minutia and compromise these fundamental objectives, we all end up with less, not more.

F. In Harmony with General Plan

The General Plan seeks to encourage the preservation and enhancement of our built environment. It seeks to promote investing in our housing and our infrastructure. Nothing about the granting of this Variance request conflicts with the overall goals, policies and programs found in Sausalito's General Plan.

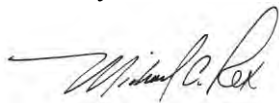
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- eliminates a stark and boxy shape in favor of a properly balanced one,
- produces what all would agree is better architecture, and lastly,
- the Findings can be made.

Please approve this requested Variance for all these good reasons.

Sincerely,



Michael Rex, Architect

Copy: Larry and Terri Garnick

Joshua Montemayor

From: Jonathan Leone <jonathanleone@gmail.com>
Sent: Wednesday, June 29, 2016 10:48 AM
To: Joshua Montemayor
Cc: Danny Castro; Mary Wagner
Subject: 26 Atwood Avenue - Zoning Administrator Hearing

I recently received a Zoning Administrator hearing (6/29) notice for yet another modification to the project at 26 Atwood Avenue. While this property has its unfortunate tale, it appears that the project has had so many modifications, additional incursions into the public right of way, height variances, side yard variances, etc. that it needs to return to the Planning Commission for a full review before any additional variances or incursions into the right of way are granted.

10.54.040 of the Zoning Ordinance contains language requiring that the cumulative history of individual modifications to any single project over a 3 year history need to be reviewed by the Planning Department in total when any new individual modification is submitted. It does not appear that this has taken place in the case of 26 Atwood or the project would be returning to the Planning Commission at this point.

While this is a small lot and it is certainly unfortunate that the prior renovation of the structure may have had issues, all projects need to be reviewed according to the Zoning Ordinance. Certainly, complete tear downs should not be redesigned as the construction takes place.

Please remand this project back to the Planning Commission so that the project in its entirety, including its incursion and use of public right of way, can be reviewed more thoroughly.

Regards,
Jonathan Leone

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EXHIBIT

Joshua Montemayor

From: Carol Hoerner <carol.hoerner@gmail.com>
Sent: Tuesday, July 19, 2016 12:03 PM
To: Joshua Montemayor
Cc: Larry Garnick; Michael Rex
Subject: Re: Proposed Project 26 Atwood Ave (ADR)-EA-VA 16-061

Categories: Follow-Up, Discretionary Applications

To: Joshua Montemayor , jmontemayor@ci.sausalito.ca.us

Re: Proposed construction project at 26 Atwood Ave, Sausalito, #VA-ADR-EA 16-061

Date: 19 July 2016

Further discussions with the owner, Larry Garnick, have resolved our last concerns regarding the proposed eastern eave abutting our property. While, we believe there may still be an impact, in the spirit of neighborly cooperation and having the project move forward, a mutually acceptable agreement with Mr. Garnick and his architect, Mr. Rex has been reached.

They have agreed to reduce the size of the the proposed eave to 8 and 3/4 inches per Mr. Rex's email to us on 18 July 2016.

We would like to now fully endorse the project and recommend that it be approved with the modifications noted in Mr. Rex's 5 July and 18 July emails with the accompanying drawings.

We would like to remind all participants regarding the additional modifications that were agreed upon and forwarded to you in our 10 July 2016 email.

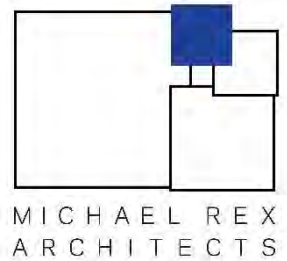
Thanks you for your cooperation,

singed:

Carol Lax and Fred Hoerner

30 Atwood Ave

EXHIBIT



July 29, 2016

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Department of Community Development – Planning Division
City of Sausalito
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Sausalito, CA 94965

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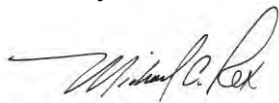
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Sincerely,



Michael Rex, Architect

Copy: Larry and Terri Garnick



Street View 1



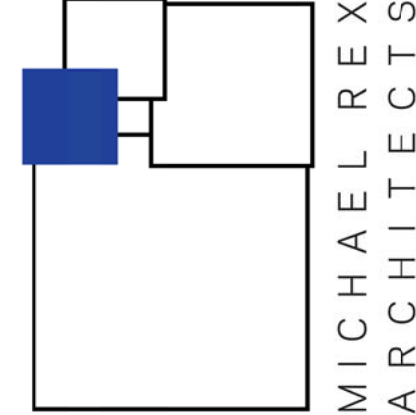
Street View 2

EXHIBIT
J

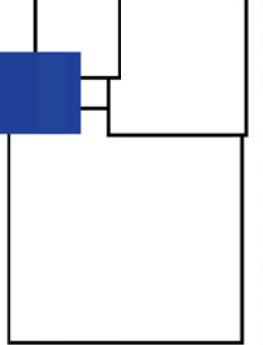
Garnick Residence
26 Atwood Ave. Sausalito
CA 94965

Street Perspectives

Monday, July 18, 2016



MICHAEL REX
ARCHITECTS



MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415) 331-4466
FAX (415) 331-4463

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
03-15-16 PLANNING SUBMITTAL
1. RESP. TO PLAN COMMENTS APRIL 21, 2016
2. REVISION JUNE 30, 2016
3. MODIFICATION OF PL EAVE JULY 18, 2016

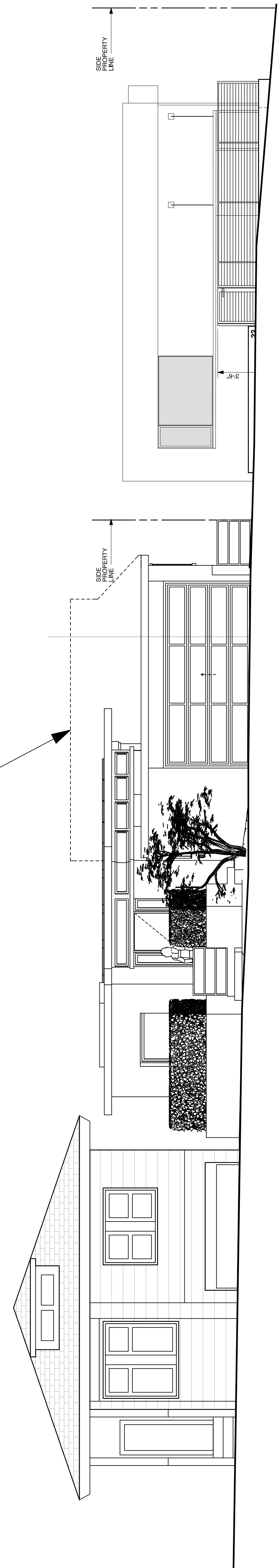
DESIGNED BY:	MNA
CHECKED BY:	MRA

STREETSCAPE

SHEET

AS105

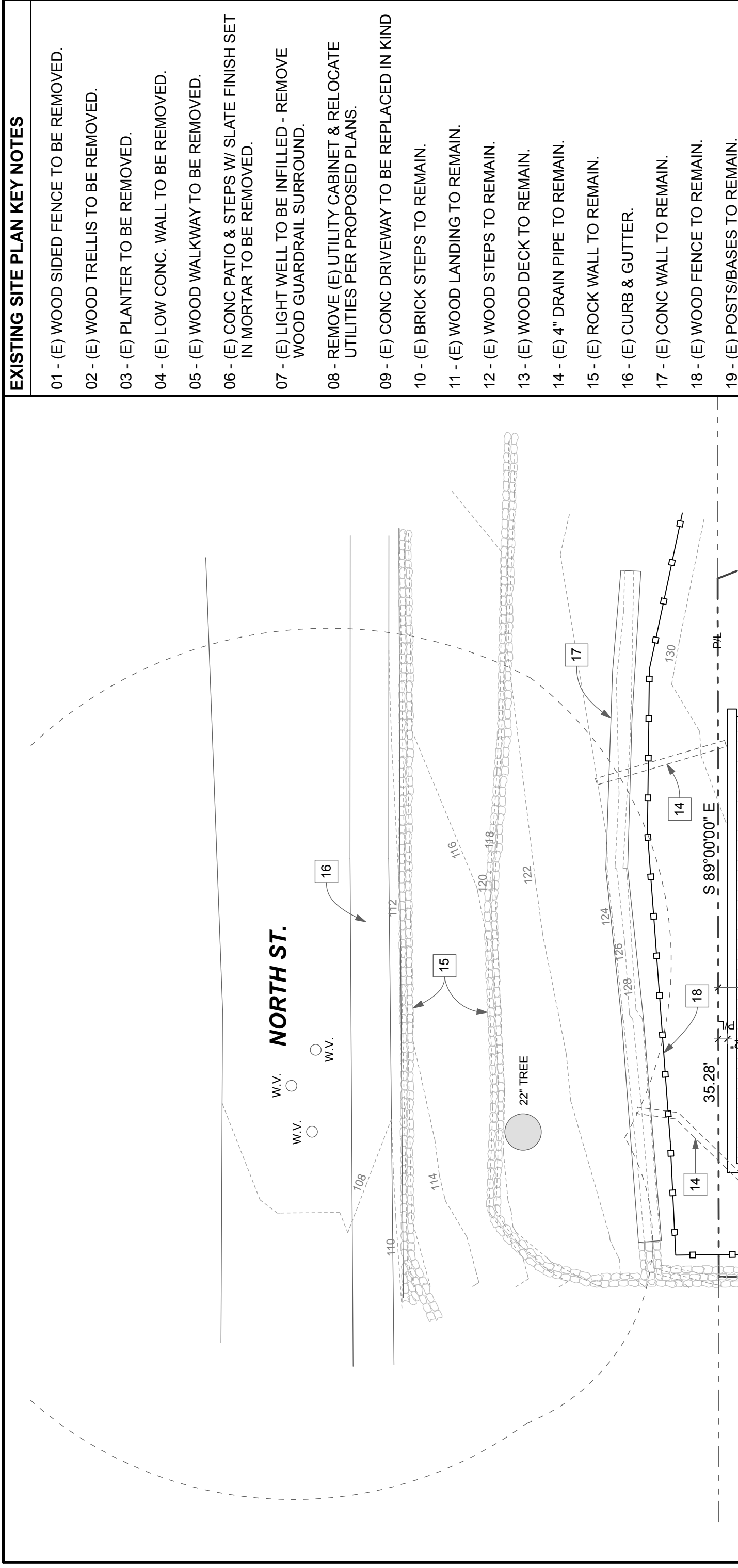
PROFILE OF (E) ROOF DECK
TO BE REMOVED



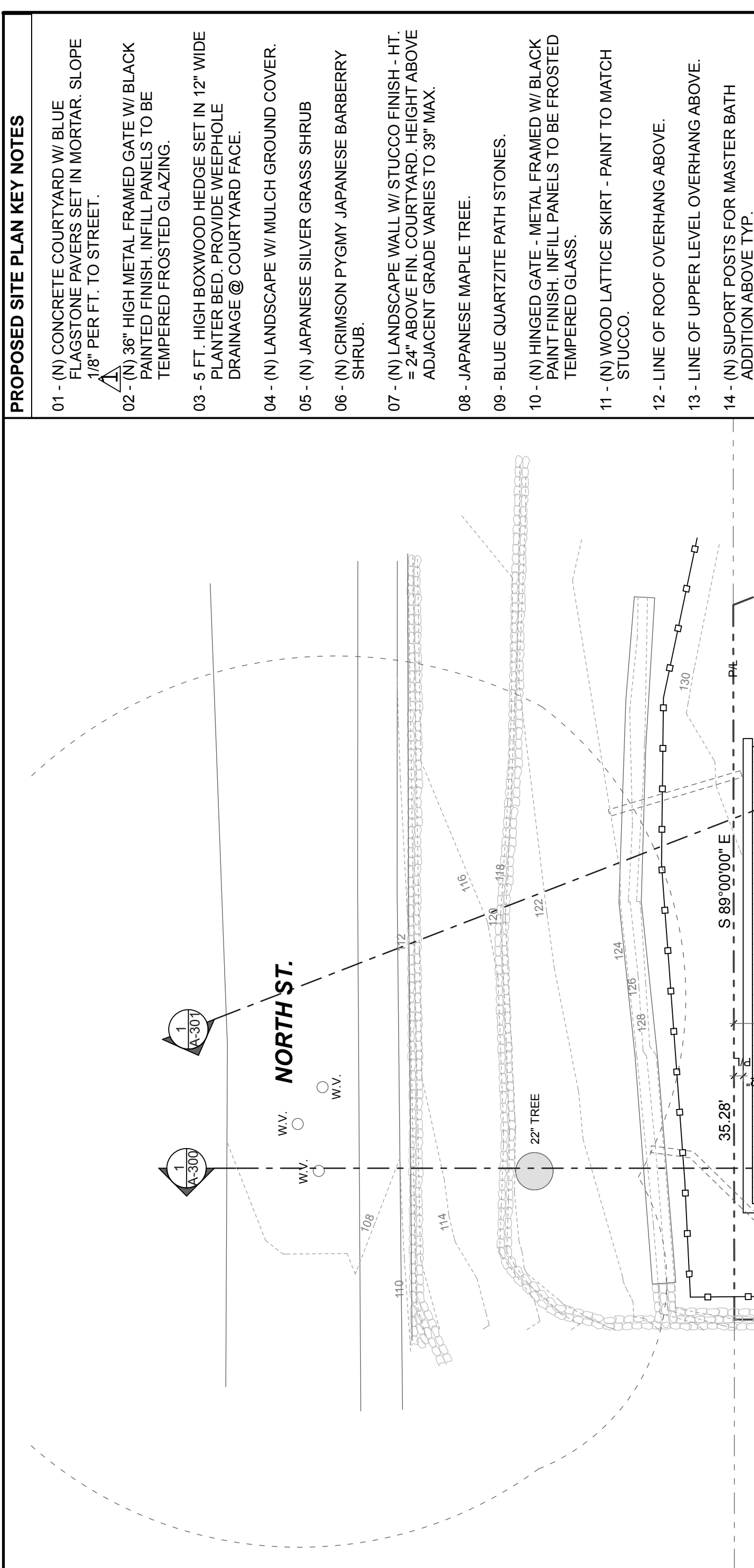
STREETSCAPE

SCALE: 3/16" = 1'-0"

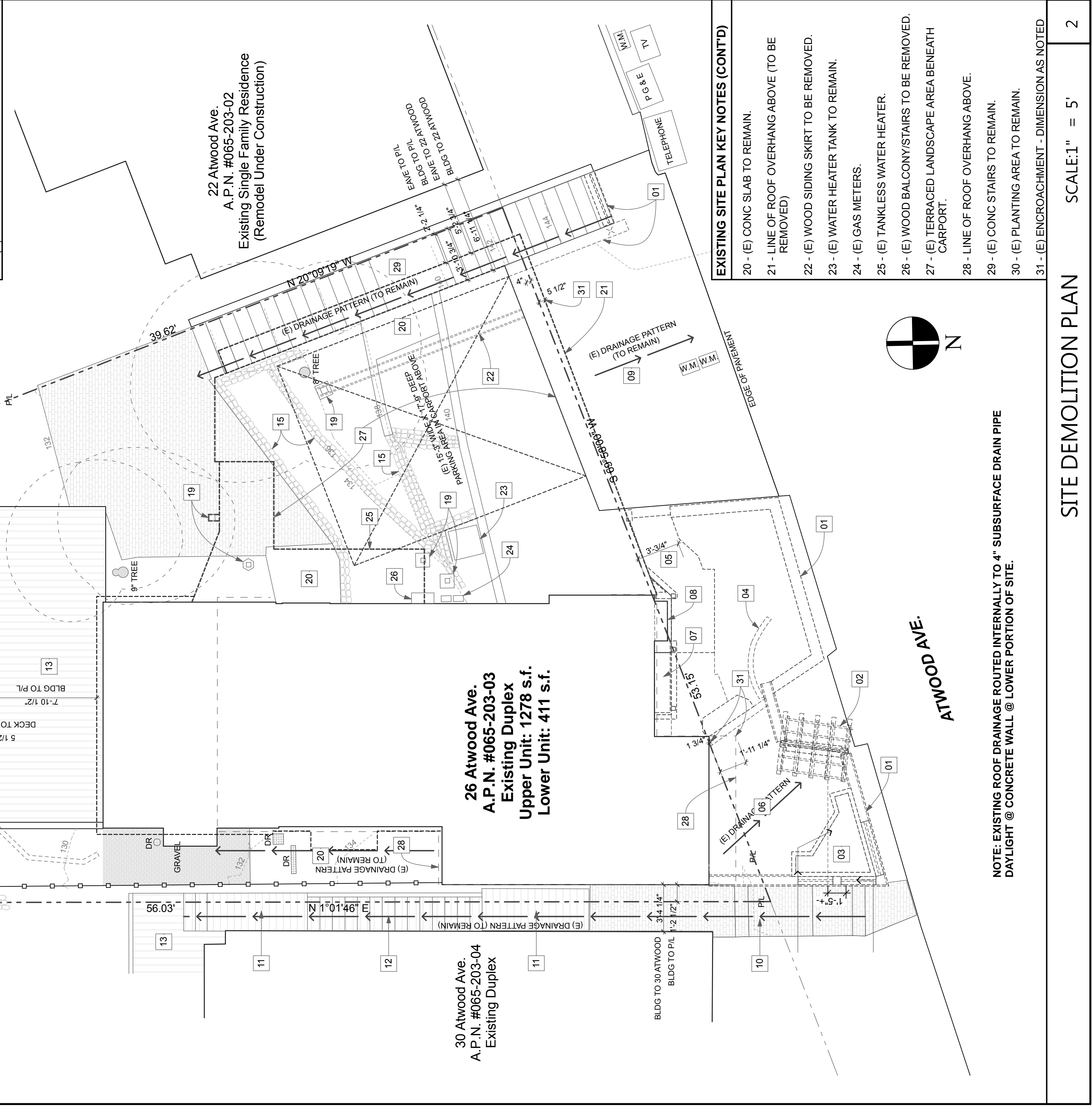
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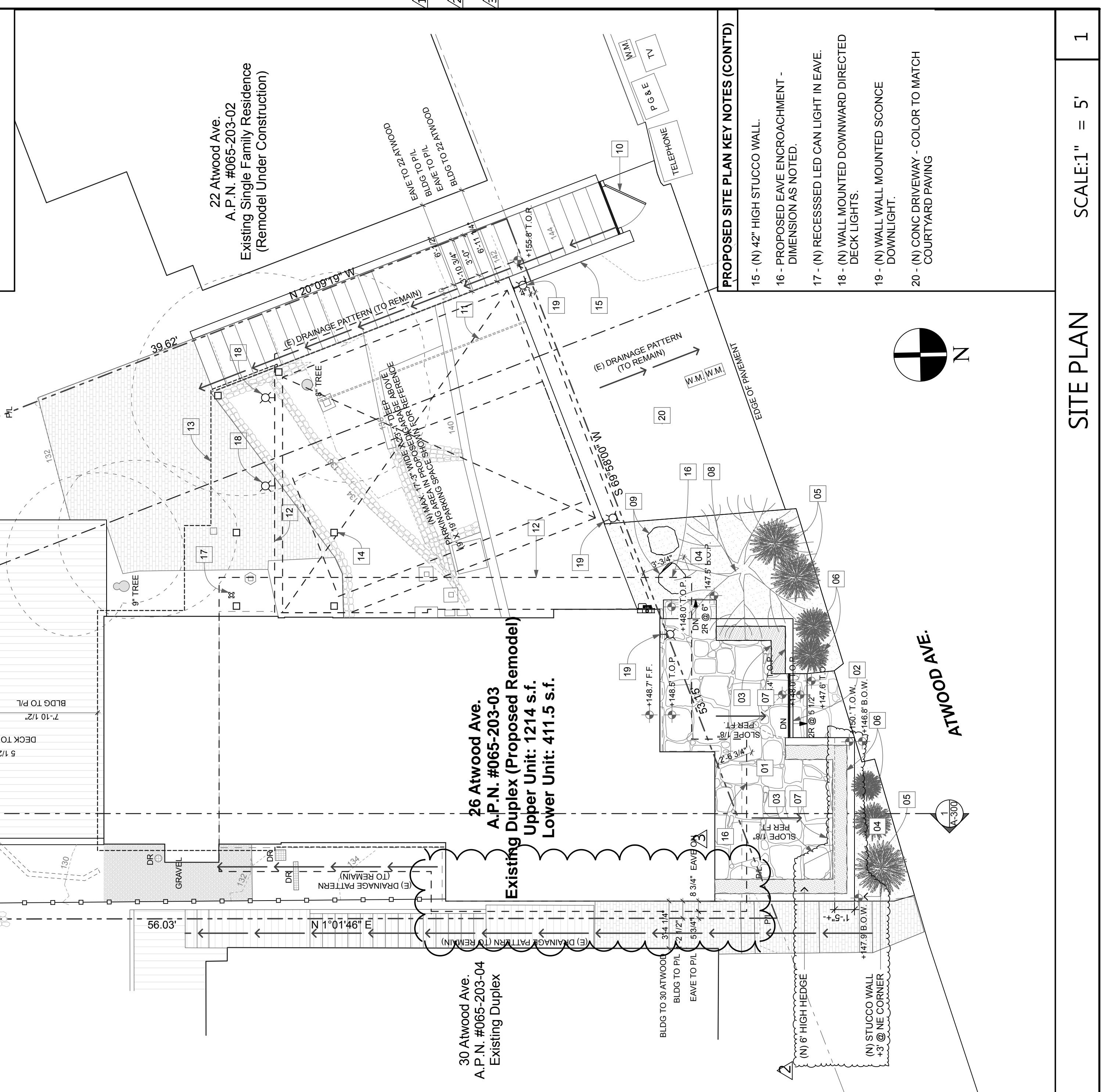
- EXISTING SITE PLAN KEY NOTES**
- 01 - (E) WOOD SIDED FENCE TO BE REMOVED.
 - 02 - (E) WOOD TRELLIS TO BE REMOVED.
 - 03 - (E) PLANTER TO BE REMOVED.
 - 04 - (E) LOW CONC. WALL TO BE REMOVED.
 - 05 - (E) WOOD WALKWAY TO BE REMOVED.
 - 06 - (E) CONC PATIO & STEPS W/ SLATE FINISH SET IN MORTAR TO BE REMOVED.
 - 07 - (E) LIGHT WELL TO BE INFILLED - REMOVE WOOD GUARDRAIL SURROUND.
 - 08 - REMOVE (E) UTILITY CABINET & RELOCATE UTILITIES PER PROPOSED PLANS.
 - 09 - (E) CONC DRIVEWAY TO BE REPLACED IN KIND
 - 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) CONC WALL TO REMAIN.
 - 18 - (E) WOOD FENCE TO REMAIN.
 - 19 - (E) POSTS/BASES TO REMAIN.



- PROPOSED SITE PLAN KEY NOTES**
- 01 - (N) CONCRETE COURTYARD W/ BLUE FLAGSTONE PAVERS SET IN MORTAR. SLOPE 1/8" PER FT. TO STREET.
 - 02 - (N) 36" HIGH METAL FRAMED GATE W/ BLACK PAINTED FINISH. INFILL PANELS TO BE TEMPERED FROSTED GLAZING.
 - 03 - 5 FT. HIGH BOXWOOD HEDGE SET IN 1/2" WIDE PLANTER BED. PROVIDE WEEPHOLE DRAINAGE @ COURTYARD FACE.
 - 04 - (N) LANDSCAPE W/ MULCH GROUND COVER.
 - 05 - (N) JAPANESE SILVER GRASS SHRUB SHRUB.
 - 06 - (N) CRIMSON PYGMY JAPANESE BARBERRY SHRUB.
 - 07 - (N) LANDSCAPE WALL W/ STUCCO FINISH - HT. = 24" ABOVE FIN. COURTYARD. HEIGHT ABOVE ADJACENT GRADE VARIES TO 39" MAX.
 - 08 - JAPANESE MAPLE TREE.
 - 09 - BLUE QUARTZITE PATH STONES.
 - 10 - (N) HINGED GATE - METAL FRAMED W/ BLACK PAINT FINISH. INFILL PANELS TO BE FROSTED TEMPERED GLASS.
 - 11 - (N) WOOD LATTICE SKIRT - 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 (CONT'D)**
- 20 - (E) CONC SLAB TO REMAIN.
 - 21 - LINE OF ROOF OVERHANG ABOVE (TO BE REMOVED)
 - 22 - (E) WOOD SIDING SKIRT 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 OVERHANG ABOVE.
 - 29 - (E) CONC STAIRS TO REMAIN.
 - 30 - (E) PLANTING AREA TO REMAIN.
 - 31 - (E) ENCROACHMENT - DIMENSION AS NOTED



- PROPOSED 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
 - 20 - (N) CONC DRIVEWAY - COLOR TO MATCH COURTYARD PAVING

RENOVATION TO THE Garnick Residence

26 Atwood Ave.
Sausalito, CA 94965
APN 065-203-03

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

**MICHAEL REX
ARCHITECTS**
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL: (415) 331-5463
FAX: (415) 331-5463

DATE AND DESCRIPTION
PLANNING SUBMITTAL 03-15-16
RESP. TO PLAN COMMENTS APRIL 21, 2016
REVISION
JUNE 30, 2016
MODIFICATION OF PL EAVE JULY 18, 2016

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MICHAEL REX ASSOCIATES

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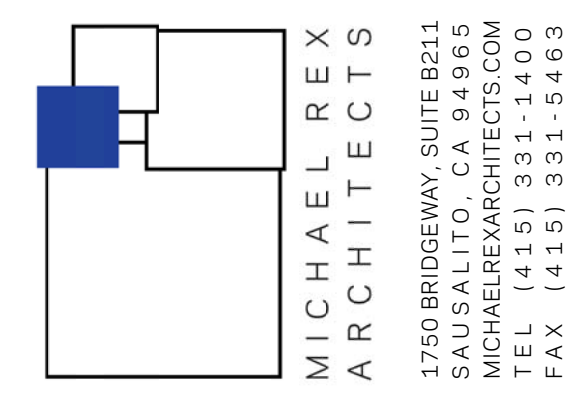
SITE PLANS
SHEET

AS100

SITE PLAN SCALE: 1" = 5'

SITE DEMOLITION PLAN SCALE: 1" = 5'

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



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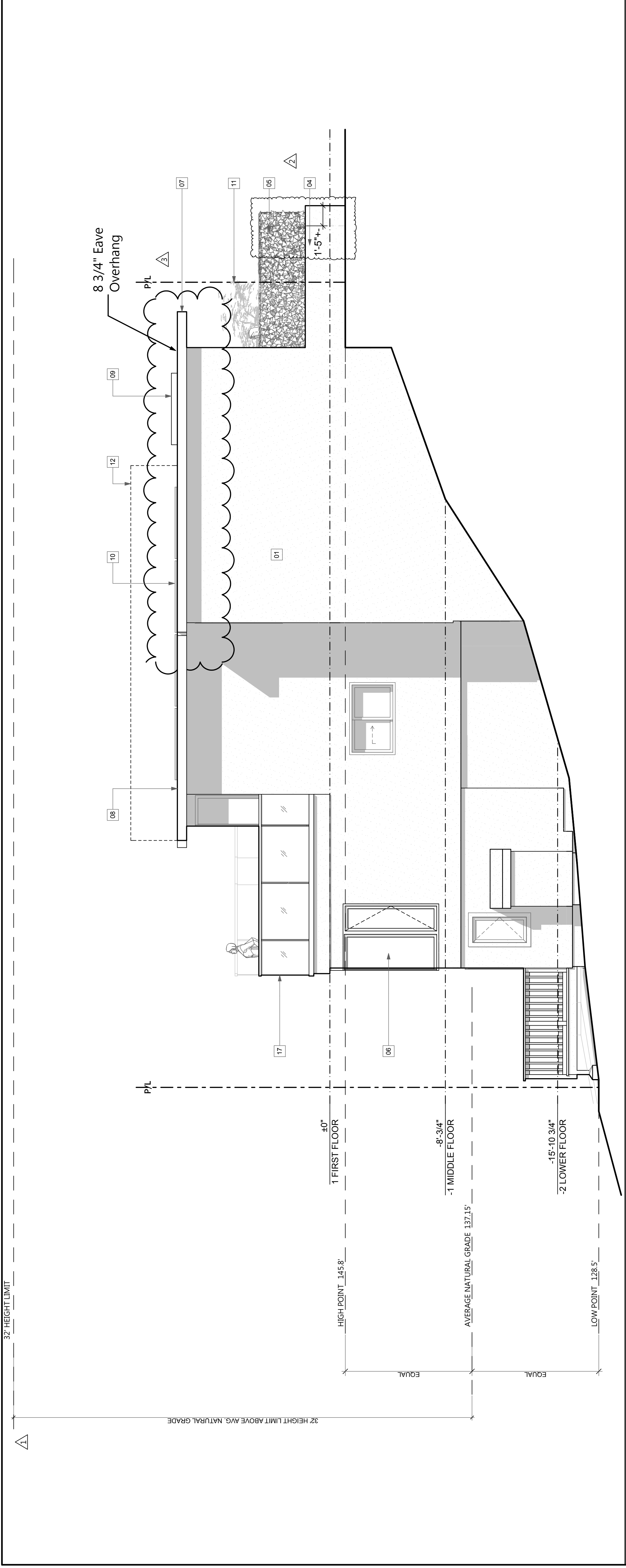
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EXTERIOR ELEVATIONS
SHEET

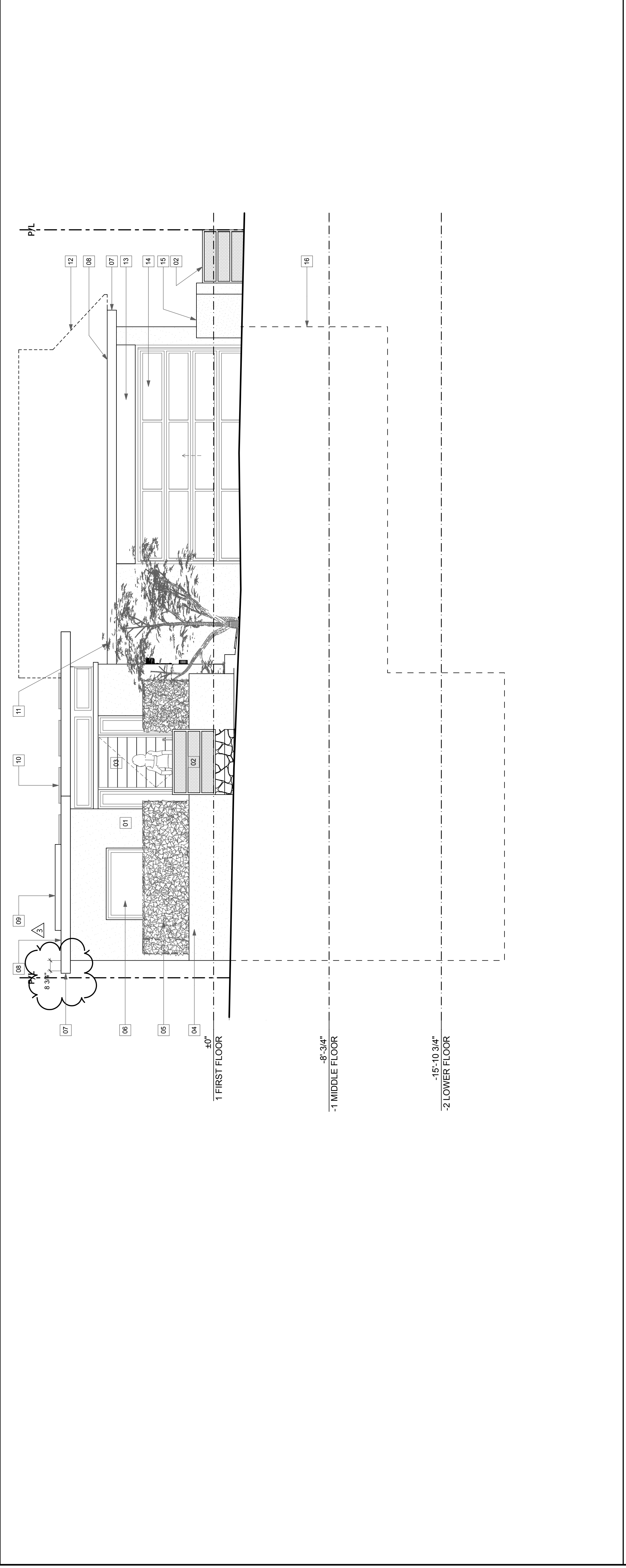
A-200

ELEVATION KEY NOTES

- 01 - EXTERIOR WALL FINISH TO BE SMOOTH FINISHED WARM SAND COLORED STUCCO
- 02 - GATE TO BE 36" 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 24" ABOVE COURTYARD F.F. HEIGHT ABOVE ADJACENT GRADE VARIES TO MATCH (E).
- 05 - BOXWOOD HEDGE
- 06 - FENESTRATION TO BE METAL SASH W/ PAINTED DARK BRONZE FINISH
- 07 - 2X 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 - 2X HEADER 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 PANEL SET IN OUTBOARD MOUNTED SHOE W/ DARK BRONZE FINISHED METAL CAP RAIL



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



NORTH ELEVATION SCALE 1/4" = 1'-0" 2