

**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

A

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.

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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.

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ATTACHMENT 3: PROJECT PLANS