

RESOLUTION NO. 2021-26

RESOLUTION OF THE SAUSALITO PLANNING COMMISSION APPROVING A DESIGN REVIEW PERMIT WITH HEIGHTENED DESIGN REVIEW, NONCONFORMITY PERMIT, VARIANCE, AND RECOMMENDATION OF AN ENCROACHMENT AGREEMENT FOR AN INTERIOR REMODEL, A 647 SQUARE FOOT ADDITION, ADDITIONAL CRAWL SPACE, AND ADDED STAIRWELL ON THE SOUTH GRADE OF THE BUILDING AND THE USE OF EXISTING OFF-STREET PARKING IN THE PUBLIC RIGHT-OF-WAY AT 234 WOODWARD AVENUE (DR/EA/NP/VA 2018-00384)

WHEREAS, an application has been filed by applicant, Benjamin Farrell, on behalf of property owners Chris and Rachel Baker, requesting Planning Commission approval of a Design Review Permit with Heightened Design Review for a 647 square foot addition, additional crawl space, and added stairwell on the south grade of the building; a Nonconformity Permit for the maintenance of the existing nonconformity of the building coverage; and Variance for the relief from the strict application of parking requirements and recommend to the City Council for approval of an Encroachment Agreement for private use of existing off-street parking spaces located in the City's right-of-way at 234 Woodward Avenue (APN 064-134-08); and

WHEREAS, the project site is located within the General Plan Medium High Density Residential use designation, and the Two-Family Residential (R-2-2.5) Zoning District; and

WHEREAS, Sausalito Municipal Code Section 10.44.330 (D) allows for a one time floor area exception to expand the residence, the applicant has requested this exception to accommodate one square foot of floor area above the maximum allowable floor area for any single unit per Sausalito Municipal Code Section 10.44.330; with this exception the project site remains in compliance with the total floor area limits for development on site.

WHEREAS, the Planning Commission has reviewed a Design Review Permit with Heightened Design Review for the proposed interior remodel, 647 square foot addition, additional crawl space, and added stairwell on the south grade of the building; an Encroachment Agreement for the continued use of the parking spaces located in public right-of-way on front of the existing structure on the wood parking deck, and Nonconformity Permit for the maintenance of the existing nonconformity of the building coverage and side-yard setbacks at 234 Woodward Avenue; and a Variance for relief of the requirement to provide two onsite, off-street, vehicular parking spaces, and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission conducted duly-noticed public hearings on September 22, 2021 and October 6, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Baker Residence Interior Remodel and Horizontal Addition 234 Woodward Avenue, Sausalito, CA 94965" and date-stamped September 13, 2021; and

WHEREAS, the Planning Commission 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 dated October 7, 2021; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e), Additions to Existing Structures. **NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:**

Section 1. A a Design Review Permit with Heightened Design Review for a 647 square foot addition, additional crawl space, and added stairwell on the south grade of the building; a Nonconformity Permit for the maintenance of the existing nonconformity of the building coverage; and Variance for the relief from the strict application of parking requirements is approved based upon the attached findings in **Exhibit A**, subject to the attached conditions of approval in **Exhibit B**, and as shown in the project plans titled "Baker Residence Interior Remodel and Horizontal Addition 234 Woodward Avenue, Sausalito, CA 94965" dated September 13, 2021 in **Exhibit C**.

Section 2. The Planning Commission recommends City Council approval of an Encroachment Agreement for private use of existing off-street parking spaces located in the City's right-of-way based upon the attached findings in Exhibit A, subject to the attached conditions of approval in Exhibit B, and as shown in the project plans titled "Baker Residence Interior Remodel and Horizontal Addition 234 Woodward Avenue, Sausalito, CA 94965" date-stamped received on September 13, 2021 in **Exhibit C**.

RESOLUTION PASSED AND ADOPTED, at the special meeting of the Sausalito Planning Commission on the 6th day of October, 2021, by the following vote:

AYES:	Commissioner: Luxenberg, Junius, Saad, Chair Feller
NOES:	Commissioner: None
ABSENT:	Commissioner: Graef
ABSTAIN:	Commissioner: None



Heidi Scoble
Secretary to the Planning Commission

Exhibits

- A. Sausalito Municipal Code Findings
- B. Conditions of Approval
- C. Project Plans

**SAUSALITO PLANNING COMMISSION NO. 2021-26
OCTOBER 6, 2021
234 WOODWARD AVENUE
DR/EA/NP/VA 2018-00384**

EXHIBIT A: SAUSALITO MUNICIPAL CODE FINDINGS

1. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit for for a 647 square foot addition, additional crawl space, and added stairwell on the south grade of the building is approved based on the following findings:

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

The project is conditioned as 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 proposed site design of the structure retains the existing structure and preserves the design that currently exists on the property.

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

The proposed project remains consistent with the general structures and buildings in the surrounding neighborhood.

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

The proposed project will be constructed in the location of an existing parking deck, where most of the massing will exist below the street level. In addition, the proposed project will be located at the front of the existing structure, whereas the primary views for the adjacent properties are in the northeast direction, behind the structure.

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

The subject parcel is not located along a ridgeline and thus the project will 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 existing landscaping on the site will be preserved and maintained to provide appropriate visual relief, compliment the building and structures on the site, and provide an attractive environment for the enjoyment of the public.

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

The project takes advantage of existing physical improvements (the parking deck) for a vertical and horizontal expansion of floor area above and under the parking deck. Due to the location of existing physical improvements and the addition of floor area extending out towards the right-of-way, the project will provide adequate light and air for the project site, adjacent properties, and the general public.

- 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.*

There is no lighting or mechanical equipment proposed on the exterior of the addition adjacent to neighboring properties. All mechanical equipment will be located within the unfinished storage area, within the existing building footprint. The chimney located on the south elevation is existing and will not change with this project.

- 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 project will maintain the existing landscape screening (consisting of trees, shrubs, and bushes) between the property lines of both adjacent properties, providing a reasonable level of privacy to the site and adjacent properties. The proposed windows adjacent to the neighboring properties are configured to maintain a reasonable amount of privacy, located on building walls furthest away from adjacent properties or next to nonliving areas (ie parking decks).

- 10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.*

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 maintain a portion of the existing parking deck to provide two off-site parking spaces on the south side of the property, in the public right-of-way. The parking spaces will not extend further beyond the existing curb cut and into the City right-of-way. The parking

spaces within the right-of-way will not disrupt the street flow on Woodward. The parking deck is perpendicular to the street, and is configured to provide safe circulation for automobiles as determined by the City's Department of Public Works.

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 chooses to expand floor area in a location on the site which has already been developed with a parking deck. 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 applicant has submitted a Geotechnical Report, prepared by Murray Engineers, dated March 2021 (Attachment 8). The geotechnical report concludes the site is suitable for the proposed construction and includes recommendations to protect the natural features of the site.

12. *The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings)*

The project site is consistent with the required Heightened Review Findings as described below.

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 façade articulations and divisions (such as building wall off-set), and using varying rooflines.*

The project will be constructed within the footprint of the existing parking deck and has been designed to mimic the massing of the existing structure. The majority of the massing of the addition will be located below the parking deck and not seen from the street level. The entry level of the proposed addition, which is located at street level, will be stepped back from the from the south and west elevations of the main level, creating articulation between floors. A Non-Conformity Permit will allow the maintenance of the existing building coverage and not increase the nonconformity of the structure.

2. DESIGN REVIEW PERMIT (HEIGHTENED REVIEW) FINDINGS

In accordance with Zoning Ordinance Section 10.54.050E (Heightened Review Findings), the Design Review Permit, with Heightened Design Review, 647 square foot addition, additional crawl space, and added stairwell on the south grade of the building is approved based on the following findings:

- A. *Proposed development of the site maximizes preservation of protected trees.*

No existing trees in the public right-of-way or on private land are to be removed as part of the proposed horizontal addition.

- B. *The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.*

The current building is nonconforming due to it exceeding lot coverage and extending into the side setback. However the addition to the structure will not add any more nonconformities to the site

- C. *The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.*

There are no structures on the West side of Woodward Ave opposite this parcel. There are no significant views from private properties or the public right of way across the property. The proposed building increases height by 4'3".

- D. *The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.*

There should be no discernible change to traffic, pedestrian circulation, slope, tree stability, runoff or public utilities as a result of proposals associated with this project.

- E. *The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures.*

It is assumed that existing topography outside the existing area of Coverage will not be altered except as preferred by the civil engineer to facilitate more efficient drainage.

- F. *The site will provide adequate guest parking either on site or within the immediate street frontage.*

Adequate parking is currently available within the lot frontage of this property. This circumstance is supported by the lack of dwelling on the opposite side of the street, hence no curb cuts, and reduced demand. The current use pattern of the existing private parking deck is to accommodate two cars. The proposed project continues to supports two cars by continuing to utilize on-street parking on a private parking deck.

- G. *The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.*

There is sufficient, mature landscaping on the property that provides privacy from adjacent neighbors and minimizes the appearance of bulk for the addition.

3. ENCROACHMENT AGREEMENT FINDINGS

In accordance with Zoning Ordinance Section 10.56.060 A-E, the Encroachment Agreement for private use of existing off-street parking spaces to be located in the public right-of-way is recommended for City Council approval, based on the following:

- 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 proposed encroachment is compatible with the surrounding area and will not diminish visual or physical enjoyment of the streetscape. The area designated for the parking space is in the south front yard and is accounted for in the impervious surface area calculation. The finish of the parking space will maintain the wood deck façade. The proposed addition in the front yard will also continue the existing split cedar shingle siding and will not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.

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

The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend on undesirable land use precedent. The encroachment allows for the continued use of the parking spaces on the wood parking deck without removing any existing on-street parking.

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

The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable. The project is simply maintaining the two parking spaces located on the existing wood parking deck.

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

The proposed encroachment will not adversely affect the public circulation nor create or constitute a safety hazard to public safety. There is an existing curb cut on the south side of the property which utilizes the existing wood parking deck, therefore, there will still be two parking spaces on the driveway to this off-street parking space.

- 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 proposed encroachment into the frontage of the property is of significant benefit to the neighborhood; it does not involve any concrete or other structural element within the frontage. The encroachment is only to maintain the existing parking spaces and will not preclude or make difficult the establishment or improvement of streets or pedestrian ways.

4. NON-CONFORMITY PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.62 (Nonconforming Uses and Structures), the Non-Conformity Permit for for the maintenance of the existing nonconformity of the building:

1. *Plans that document the nonconforming zoning entitlement being requested are on file with the City or an evidentiary public hearing has been held to document the existence and extent of requested nonconforming zoning entitlement.*

Through the application materials, in addition to the October 6, 2021 staff report, the nonconformity has been documented.

2. *The existing nonconforming use and/or structure has not resulted in a notable negative impact or nuisance to the surrounding properties and district (i.e., excessive parking demand, traffic, noise, view obstruction, etc.).*

Staff Comment: The existing nonconforming structure has not resulted in notable negative impact or nuisance to the surrounding properties since it will still be used as a single-family dwelling utilizing the property's resources such as parking, lighting, and existing view.

3. *The nonconforming use or structure is not incompatible with the general character of the surrounding neighborhood or district.*

The nonconforming structure is compatible with the general character of the surrounding neighborhood of single and two-family residential structures.

4. *If the application is for a nonconforming use, the nonconforming use will contribute to the social and economic vitality of the district or will otherwise benefit the public health, safety and welfare.*

The nonconforming use will contribute to the benefit of public health, safety and welfare as it maintains its single-family use on the property to complement the surrounding neighborhood.

5. *The requested action will not be inconsistent with the purpose and intent of the zoning district.*

The requested action will be consistent with the purpose and intent of the zoning district as it will maintain the single-family use in the two-family residential zone.

6. *If it is a nonconforming structure, the applicant has reduced the nonconformities to an extent reasonably practicable.*

The applicant will maintain the nonconformity and will not increase its nonconformity. It will utilize the building's existing footprint and not add further square footage that would increase its nonconforming status.

7. *For nonconformity permits that trigger conformance with current parking requirements pursuant to Table 10.62-1, the Planning Commission may waive the current parking requirement and allow the maintenance of the existing nonconforming parking entitlements through the grant of the nonconformity permit, if the Commission finds that (a) it is not practicable to provide parking on site in a manner that preserves neighborhood character, and (b) for substantial replications, the provision of the required parking would be in conflict with the replication of the structure, and (c) preserving the nonconforming parking entitlements is the best solution to be consistent with the goals, policies and intent of the general plan.*

With a Variance, the project will be relieved of providing two on-site parking spaces. Additionally, with the approval of an Encroachment Agreement, the proposed project will conform to the current parking requirement of two parking spaces per unit. The parking spaces will be under the proposed Encroachment Agreement to allow for 2 parking spaces in the public right-of-way.

4. VARIANCE FINDINGS

In accordance with Zoning Ordinance Section 10.68 (Variances), the Variance for the relief from the strict application of parking requirements is approved based on the following findings:

- 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.*

The property was originally developed in 1962 as a large lot split into two. The

resulting lot is very small (3,060 SF) fronts on both Woodward and Bridgeway, with no vehicle or pedestrian access to Bridgeway. The lot is accessed on a parking deck spanning approximately 17 feet to the paved street. The deck is currently used for vehicle parking, has been in place since 1962 and is proposed under this variance to continue as so.

- 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.*

The parcel was developed in the 1960's with a building coverage that exceeds the code standards currently. In order to take advantage of the existing building coverage and not create additional nonconformities, the applicant has proposed to create additional livable space in the home on an existing parking deck, which necessitates moving the existing off street parking to the right-of-way, still entirely contained on the parking deck. This also allows the applicant to gain the additional accessible space they need without sacrificing the only usable outdoor space and access to light and air for the interior habitable space. Developing the lot or existing building to accommodate off-street roof parking such as the property at 230 Woodward would involve a significant amount of structural work, including full foundation replacement and possibly steel moment frames and/or new concrete piers, which would result in an unnecessary hardship due to the lot being steeply sloped, creating difficult access for equipment and materials.

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

This intent of the project is to create additional accessible living accommodations in the home to support an aging family member and providing a wheelchair lift at the necessary stairs to make the transition from parking deck to living area. The neighborhood is comprised of open to the sky parking decks, carports and garages to support off-site parking. It is not uncommon for property owners of nearby properties to utilize the portion of their parking deck/driveway to park vehicles in tandem.

- 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.*

There is no fundamental change proposed to how vehicles owned by or visiting the subject site will park. The proposed addition will not require the property owner to park their vehicles in the paved portion of the right-of-way, but rather continue to utilize the drive for parking vehicles. Therefore, there will not be any impact to the public welfare or injury to the district with the grant of the variance.

- 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.*

The neighborhood is comprised of open to the sky parking decks, carports and garages to support off-site parking. Neighboring residents of the property commonly utilize parking in the public right-of-way, both on the paved street and on their own driveways or parking drives in the right-of-way. This would not be a grant of special privilege to allow the subject property owner to continue to utilize the parking deck for private vehicular storage.

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

The project proposed to accommodate a multi-generational family in single house, and to continue to utilize the existing parking deck as the designated location to park cars. The proposal is conservative and sensitive to other issues such as additional hillside construction, views, density, congestion, accessible housing and will allow Sausalito residents and family members to remain in their home and continue their community ties while improving their home as an age-friendly and accessible residence.

5. MAXIMUM FLOOR AREA EXCEPTION

In accordance with Zoning Ordinance Section 10.44.330.D (Nonconforming Uses and Structures), a floor area exception to accommodate a one square foot of floor area above the maximum allowable floor area for any single unit per Sausalito Municipal Code Section 10.44.330 is approved based on the following findings:

1. *Were built prior to the effective date of this section;*

The building was originally constructed in 1955; and converted to a single-family residence in 1962

2. *Are functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;*

The proposed architecture of the structure retains the existing structure and preserves the design that currently exists on the property.

3. *Are of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and*

The proposed project remains consistent with the general structures and buildings in the surrounding neighborhood.

- 4. Employ mass-reducing design such that the additional square footage over the maximum floor area is reasonably mitigated and does not result in overbuilding of the lot.*

The proposed project will be constructed in the location of an existing parking deck, where most of the massing will exist below the street level.

SAUSALITO PLANNING COMMISSION NO. 2021-26
OCTOBER 6, 2021
234 WOODWARD AVENUE
DR/EA/NP/VA 2018-00384

EXHIBIT B: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Benjamin Ferral, entitled "Baker Residence Interior Remodel and Horizontal Addition 234 Woodward Avenue, Sausalito, CA 94965" and date-stamped September 13, 2021

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items:

1. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
2. The Nonconformity Permit shall expire two years following the effective date of the permit, unless a construction permit has been issued and construction diligently pursued, or the permit is extended.
3. The Encroachment Agreement shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date.
4. The Variance shall expire shall expire two years following the effective date of the permit implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Variance is determined to be implemented a building permit has been issued and construction diligently pursued.
5. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
6. At the time of building permit application the applicant shall provide a written statement demonstrating how each condition of approval in this resolution has been or will be met for review and confirmation by City of Sausalito staff.

7. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference SMC 10.50.120).
8. Upon construction permit application, if a fire protection system (i.e., fire sprinklers) is required to be incorporated into the project and in order to accomplish this additional floor area is required to be created inside the existing building footprint the Community Development Director has the discretion to administratively approve up to a maximum of 11 sf of additional floor area within the existing building envelope for the sole purpose of accommodating the fire protection system and subject to the Director making favorable findings pursuant to Sausalito Municipal Code Section 10.44.330 (D).
9. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Division for plan check shall be identical to those approved by the Planning Commission, with received date stamp of September 13, 2021. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission (or any subsequent grant of approval for minor modifications to the project pursuant to SMC Section 10.50.180 granted by the Community Development Director) and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by the Director through the required approval process in the Sausalito Municipal Code are not approved. Construction, demolition or grading that does not conform to the Planning Commission/ Director approval is not valid and shall be subject to stop work orders and may require removal. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference SMC 10.50.120).
10. Prior to install of the roof sheathing, the applicant shall provide certification from a licensed surveyor stating that the roof height, materials, design, and location is in conformance with the Planning Commission-approved plans.
11. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding changes to an approved project. Major project modifications will require review and approval by the Planning Commission.

12. Upon building permit submittal, the owner or designee shall provide electronic copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.
13. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
14. 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.
15. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 9%) shall be paid.
16. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit. This shall include establishing the approved use/implementing the permit within the time limits set forth by the applicable chapter.
17. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code section 12.16.130 - Machinery, equipment, fans and air conditioning.

18. At the time of building permit application the applicant 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 SMC Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit. For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit. Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

General Items

19. Prior to issuance of a Building Permit the Developer's architect or civil engineer shall submit as applicable sealed site improvement plans, grading and drainage plans, public improvement plans and utility plans for review and approval by the Department of Public Works.
20. The applicant shall indemnify the City for 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.

Grading/Geotechnical Items

21. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by William P. Farrell dated March 5, 2021.
22. Prior to the issuance of a Building Permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer and shall be submitted to the City for review and approval. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. If the amount of earthwork is greater than or equal to 50 cubic yards, a grading permit shall be required prior to commencement of excavation.

23. Prior to the issuance of a Building Permit a note shall be added to the grading plan stating that the applicant's geotechnical engineer shall inspect and certify in writing that geotechnical aspects of the project were performed in conformance with the approved grading plan and geotechnical report
24. Prior to the issuance of a Building Permit, the project geotechnical engineer shall prepare and submit to the City a Plan Review Letter. The letter shall be on the geotechnical engineer's letterhead and shall confirm that the geotechnical engineer has reviewed the current project documents, including drainage grading, and that the design conforms to the intent of the geotechnical engineer's recommendations.
25. Construction operations shall be staged to prevent failure or yielding of slopes by providing continuous confinement of superficial deposits as may be recommended by the project geotechnical engineer.
26. Applicant is advised that should a Grading Permit be required, details of the hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust and debris control measures and the time and frequency of haultrips shall be submitted to the City for review prior to issuance of the Building Permit. The truck haul routes shall comply with SMC Section 15.04.150.
27. Prior to issuance of a Certificate of Occupancy, the project geotechnical engineer shall prepare a letter on its letter head, stamped and wet signed, stating that construction was in conformance with the project geotechnical report.
28. Prior to issuance of a Grading Permit applicant shall provide proof that the adjacent property owners have been notified a minimum of 30 days prior to beginning excavation to give them the opportunity to perform underpinning and other work they deem necessary
29. No grading or excavation operations shall occur between October 15 and April 1 without the written approval of the City Engineer. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence and conclude within a single dry season
30. The project geotechnical engineer shall be on site during earthwork operations

Drainage Items

31. Storm water shall be discharged by gravity flow to an approved (City owned and maintained) storm drain system

32. Drainage facilities shall be designed by a registered civil engineer. Drainage analysis and plans shall be subject to the review and approval of authorized City staff or independent consultant.
33. 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 project grading and drainage 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

Stormwater Pollution Prevention

34. Prior to issuance of a Building Permit the developer's civil engineer or contractor shall submit a detailed erosion control plan, including cost estimate, 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].
35. Applicant is advised that applicant's contractor shall be required to implement and maintain erosion control measures per the approved erosion control plan for the duration of the project
36. Applicant is advised that applicant's contractor shall provide adequate dust and debris control measures for the duration of the project
37. To the maximum extent feasible, drainage from paved surfaces and roofs shall be routed through grassy swales, buffer strips or filters prior to discharge into the storm drainage system in conformance with MCSTOPPP's Guidance for Applicants Stormwater Quality Manual for Development Projects in Marin County

[http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/ba_smaa-postconstruction-manual.pdf?la=en]
38. 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.

Right of Way Items

39. 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
40. 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

41. Prior to issuance of a Building Permit a utility plan shall be submitted for review and approval. All utilities and meters shall be shown on the utility plan. Each structure shall be served by individual utilities
42. Prior to approval from the City of Sausalito's Sewer Systems Coordinator, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City Sewer Systems Coordinator. Allowable pipe material shall depend upon the depth of the proposed sanitary sewer below grade
43. Prior to issuance of a Building Permit, applicant shall submit a video of the sanitary sewer lateral servicing 234 Woodward for review by the City Sewer Systems Coordinator (SSC). If sewer laterals servicing other properties require relocation, video of these laterals shall also be submitted for review. The video inspection(s) shall follow the requirements listed on the City's website, under "Sewer Video Guidelines, Mandatory Requirements & Video Submittal Form"

[<http://www.ci.sausalito.ca.us/index.aspx?page=1015>]

44. Prior to issuance of Certificate of Occupancy an as built video inspection shall be submitted of the new sanitary sewer system for inspection and verification by the Sewer System Coordinator

45. Prior to issuance of a Building Permit, any defects or updates required by the SSC, including but not limited to those cited in the SSC's April 5, 2013 memo shall be completed to his satisfaction

Engineering Items

46. The maximum driveway slope is 25 percent per Sausalito Municipal Code 10.40.120.A.I.iii and is reviewable by the Planning Commission per 10.40.120.A.I.iv
47. 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. Woodward shall remain open to traffic at all times throughout the duration of this project which shall be documented on the traffic control plan. 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.

48. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project
49. 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
50. 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
51. 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

52. 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
53. All exterior lighting shall be shielded and downward facing

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.

54. 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
55. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit
56. All applicable City fees as established by City Council resolutions and ordinances shall be paid
57. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid
58. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more
59. 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

60. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050
61. 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
62. 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

63. 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: pge.com/newconstruction

64. 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

65. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer
66. Pursuant to City of Sausalito Resolution 5117, new private sewer construction shall comply with the City of Sausalito Standard Specification

SOUTHERN MARIN FIRE DISTRICT CONDITIONS OF APPROVAL:

67. The Fire District will review the construction plans upon submittal to the Building Department for the building permit phase. A review fee will be due at the time of submittal. Please make sure to address all the conditions listed below prior to submitting for the building permit.
68. WUI Requirements: This property is located within the Wildland Urban Interface (WUI) and shall be noted on the title sheet of the plans. The materials used in construction on the exterior of the structure shall comply with building standards in Chapter 7A of the California Building Code and/or section 337 of the California Residential Code.
69. Deferred Submittals: Please note on the cover sheet of the drawings all deferred submittals that will be required by Southern Marin Fire District.
 - a. A vegetation management plan will be required as a deferred submittal.
 - b. Fire Sprinklers will be required as a deferred submittal.
70. A Vegetation Management Plan is required for this project as a deferred submittal. The Vegetation Management Plan shall be submitted directly to Southern Marin Fire District, along with \$494.00 payment, in order to allow for the rough hydro. inspection to be scheduled. The plan shall comply to the following:
71. Prior to the start of framing, a Vegetation Management Plan (VMP) shall be submitted for review and approval by the Fire District which includes:
72. An electronic copy of the site plan, which includes the house, zone, plant type and spacing, shall be emailed to prevention@smfd.org.
 - a. The entire plan content elements described in narrative form.
 - b. A description of long term maintenance and safety practices
 - c. The list of plants to be existing and/or used and materials consistent with the approval plant list.

- d. Existing and proposed plants shall not be any of the species identified by FireSAFE Marin as fire-prone plants. The list can be found at <https://firesafemarin.org/plants>.
 - e. Prepared according to Southern Marin Fire District Standard 220 Vegetation/Fuel Management Plan, which can be found at <https://www.southernmarinfire.org/prevention/ordinances-standards/residential%20standards?limit=100>
73. Fire Sprinkler Requirements: The current scope of work appears to be in excess of 50% of the existing structure and is being considered a substantial remodel as defined in SMFD Ordinance 2019/2020-01 and shall require the installation of fire sprinklers throughout the structure. However, if further review or change in scope reveals that the project is less than 50% of the existing structure, then the project will be re-evaluated. A fire sprinkler system shall be provided for the following:
- 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 end for definition)
 - b. Existing Buildings. In any building with an existing automatic sprinkler system, protection shall be extended to any all of alteration, repair, remodel or addition, regardless of job size so that 100% coverage is maintained.
74. Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code. Fire sprinkler system shall be installed according to NFPA standards and Southern Marin Fire Standard 401.
75. 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.
76. A vertical overhead clearance of 13' 6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.).
77. The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 109.3.2 Abatement of Clearance of Flammable Brush or Flammable Vegetative Growth from Structures.
- a. A minimum clearance of 30 feet from the structure or to the property line, 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.

- b. A list of flammable (pyrophytic) plants and non-flammable (fire resistive) plants can be found on the University of California Cooperative Extension: Pyrophytic vs. Fire Resistive Plants list. This is available at firesafemarin.org
 - c. Exception: Vegetation Management Plan for the property has been submitted and approved by the Fire Code Official.
78. The applicant shall comply with California Fire Code and Public Resource Code 4291 requirements relating to the clearance of flammable brush and weeds. A minimum clearance of 30' from structures and 10' from roads and property lines shall be maintained.
79. Wildland Urban Interface Vegetation Requirements: Any person who owns, leases, controls or maintains any building or structure, vacant lands, open space, and/or lands within specific Wildland Urban Interface areas of the jurisdiction of the Southern Marin Fire Protection District, shall comply with the following:
- a. Cut and remove all fire prone vegetation within 30 feet of structures, up to 150 feet when topographic or combustible vegetative types necessitate removal as determined by the Fire Code Official.
 - b. Remove accumulated dead vegetation on the property.
 - c. Cut and remove tree limbs that overhang wood decks and roofs.
 - d. Remove that portion of any tree which extends within 10 feet of any chimney or stovepipe, roof surfaces and roof gutters
 - e. Clean any leaves and needles from roof and gutters.
 - f. Cut and remove growth less than 3-inches in diameter, from the ground up to a maximum height of 10 feet, provided that no crown shall be raised to a point so as to remove branches from more than the lower one-third of the tree's total height.
 - g. Vegetation clearance requirements for new construction and substantial remodels in Wildland-Urban Interface Areas shall be in accordance with the 2018 International Wildland-Urban Interface Code, as amended by the Southern Marin Fire Protection District
 - h. Clearance of flammable brush or vegetative growth from fire access road or driveways. The fire code official is authorized to require, within 10 feet on each side and 15 feet in height of highways, streets, fire apparatus roads and driveways, to be abated of flammable vegetation and other combustible growth.
80. EXCEPTION 1: When approved by the Fire Code Official, single specimens of trees, ornamental shrubbery or similar plants, or plants used as ground covers, provided they do not form a means of rapidly transmitting fire from the native growth to any structure.

81. EXCEPTION 2: When approved by the Fire Code Official, grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize soil and prevent erosion.
82. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
 - a. Properties located within the Wildland Urban Interface are required to have an approved address marker visible from across the street in contrasting colors per CA Pub
83. ****Substantial Remodel Defined** – 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, 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 computing floor areas for the purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.
84. Any revisions that include additional floor area, reduction of floor area, or modifications to existing or new walls, floors, ceilings, or roofs shall be submitted as revised drawings to the District for further review.

**SAUSALITO PLANNING COMMISSION NO. 2021-26
OCTOBER 6, 2021
234 WOODWARD AVENUE
DR/EA/NP/VA 2018-00384**

EXHIBIT C: PROJECT PLANS

BAKER RESIDENCE INTERIOR REMODEL AND HORIZONTAL ADDITION

234 WOODWARD AVENUE, SAUSALITO, CA 94965



PROJECT INDEX		
OWNER CHRIS AND RACHEL BAKER 234 WOODWARD AVENUE SAUSALITO, CA 94965 415.250.1415	GENERAL CONTRACTOR -TBD-	SURVEYOR DMG ENGINEERING DYLAN GONSALVES 10 OAKVUE COURT PLEASANT HILL, CA 94523 925-787-0463
ARCHITECT FARRELL ARCHITECTURE BENJAMIN FARRELL 610 COLOMA STREET, STUDIO 727 SAUSALITO, CA 94965 415-305-3850 M.	ENERGY CONSERVATION CONSULTANT -TBD-	GEOTECHNICAL ENGINEER -TBD-
STRUCTURAL ENGINEER FRAMEWORK ENGINEERING 104 VICKSBURG SAN FRANCISCO, CA 94115 415.715.9452	CONSTRUCTION LEADER -TBD-	CIVIL ENGINEER BEF ENGINEERING 4040 CIVIC CENTER DRIVE, SUITE 530. SAN RAFAEL, CA 94903 415.930.7960



LOT/BUILDING DATA	
PROJECT ADDRESS:	234 WOODWARD AVENUE
APN:	064-134-08
LOT ZONING:	R-2.2.5
LOT AREA:	3060 SF (PER SURVEY)
CEQA HISTORICAL STATUS:	UNKNOWN - AGE ELIGIBLE
CONST. TYPE	
EXISTING:	TYPE 5B
PROPOSED:	TYPE 5B
No. OF STORIES:	
EXISTING:	3
PROPOSED:	3
PRESENT USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	SINGLE FAMILY DWELLING
OCCUPANCY CLASS:	
EXISTING:	R-3
PROPOSED:	R-3
CHANGE IN OCCUP.?	NO
No. OF DWELLING UNITS:	
EXISTING:	1
PROPOSED:	1
OVERALL HEIGHT AT 1:	
EXISTING:	29'-0"
PROPOSED:	29'-5"
No. OF BUILDINGS ON LOT:	
EXISTING:	1
PROPOSED:	1
SPRINKLERS	
EXISTING:	NO
PROPOSED:	NO
ELECTRICAL SERVICE	
EXISTING:	OVERHEAD
PROPOSED:	UNDERGROUND
CHANGE:	YES

SEE SHEET A2.1 FOR ROOM AREA CALCULATIONS
SEE SHEET A1.1 FOR COVERAGE, IMPERVIOUS SURFACE AND FAR CALCS

City of Sausalito
Design Review Submittal
Scope of work Narrative for 234 Woodward Avenue

November 5, 2020

This project is presented for approval as a solution for a long time Sausalito family to make their existing house work for their changing family needs, allowing them to stay in Sausalito, in their own house, and convert it for the needs of their extended family, who will return to living in the house.

It proposes to create additional living area on an existing single family house by providing a bedroom and bathroom for use by their elderly parent, who currently lives in Mill Valley in a house not well suited for her decreasing ambulatory abilities. This project places the new living facilities in the most accessible location on the top floor of a downslope lot, nearest the entry. A LULA elevator is proposed to assist in transiting the stair barrier from parking level to living level. There are no other accessible areas of the house to locate additional semi-independent living facilities that make the project feasible. This is a project specifically tasked with addressing the needs of a handicapped relative, so that her family can assist during a particularly challenging life-stage.

Due to unregulated development by previous owners in the 1960s, the lot was developed to exceed the allowable Coverage area. Therefore the proposed addition stays wholly within the existing footprint, creating no new additional Coverage. This location displaces 2 of the 4 parking spots on the existing parking deck, leaving the 2 remaining parking spots on the portion of the parking deck within the public right of way for Woodward Ave. No physical changes to placement, structure or use of the parking deck are proposed for the portion to remain, however both an Encroachment Agreement and Variance are being requested to memorialize the continuous 60 year history of parking within the public right of way.

Currently, bicycles, personal items, and refuse/recycling bins are currently stored on the parking deck, within view from the public right of way. The project proposes to create low profile (+/- 6 ft) lockers for all these items to reduce visual clutter while maintaining ease of access.

Materials and colors proposed closely match the existing exterior material palette. Windows proposed closely match the existing painted wood windows. Decking materials, where proposed as new for the deck restoration on the West side, closely match the recently refurbished rear deck on the East side of the house.

The overhead electrical service is proposed to be converted to underground service.

At the lower levels, the existing laundry service is proposed to be relocated to a new, dedicated room at the first floor. A second proposed new room at the first floor will be used as a home office.

Respectfully submitted,

Benjamin Farrell
Project Architect
Farrell Architecture

• 610 coloma street, #727 • sausalito, ca 94965 • 415.305.3850 m. • ben@f-a.us •

BUILDING CODES
1) 2019 CALIFORNIA BUILDING CODE
2) 2019 CALIFORNIA ELECTRICAL CODE
3) 2019 CALIFORNIA ENERGY CODE
4) THE CURRENT SAUSALITO MUNICIPAL CODE
5) 2019 CALIFORNIA MECHANICAL CODE
6) 2019 CALIFORNIA PLUMBING CODE
7) 2019 CALIFORNIA FIRE CODE

OFFICIAL USE / STAMPS

SHEET INDEX	
A0.0 COVER SHEET, LOT DATA, BLDG DATA, PROJECT INFO	A10.0 SITE PHOTOGRAPHS
A1.0 EXISTING SITE PLAN	
A1.1 PROPOSED SITE PLAN	
A1.2 STORY POLE PLAN	
A2.1 FIRST FLOOR PLANS	
A2.2 SECOND FLOOR PLANS	
A2.3 THIRD FLOOR PLANS	
A2.4 THIRD FLOOR MEZZANINE PLANS	
A2.5 ROOF PLANS	
A3.0 EXIST. & PROP. EXTERIOR ELEVATIONS	
A3.1 EXIST. & PROP. EXTERIOR ELEVATIONS	
A3.2 EXIST. & PROP. EXTERIOR ELEVATIONS	

SYMBOLS LEGEND	
	1-HR FIRE RATED WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	PROPERTY LINE
	PARTITION TYPE, FLOOR TYPE
	REVISIONS
	REFERENCE DATUM
	SPOT ELEVATION
	NEW DOOR
	EXISTING DOOR TO REMAIN
	SECTION MARK -ID NUMBER-SHEET NUMBER
	DETAIL MARK -ID NUMBER-SHEET LOCATION
	EXTERIOR ELEVATION -ID NUMBER-SHEET LOCATION
	INTERIOR ELEVATION -ID NUMBER-SHEET WALL-SHEET LOCATION
	SHEET NOTE/NUMBER
	FLOOR MATERIAL SYMBOL
	DOOR TYPE MARK
	WINDOW TYPE MARK
	ARCHITECTURAL PLAN GRID
	PHOTOGRAPH LOCATION/DIRECTION

2018-00384

REMODEL AND ADDITION
 234 WOODWARD AVE
 SAUSALITO, CA
 94965

APN:
064-134-08
ACTIVE PERMITS

REVISION / DATE	SHEET
1 PLANNING REVIEW 1-9-19	<input type="checkbox"/>
2 PLANNING REVIEW 5-10-19	<input type="checkbox"/>
3 PLANNING REVIEW 1-9-20	<input type="checkbox"/>
4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

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DRAWN B. FARRELL
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DATE

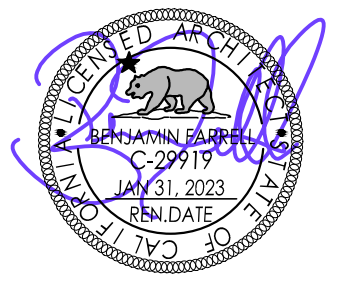
COVER SHEET

SHEET

A0.0



610 COLOMA ST.
STUDIO 727
SAUSALITO, CA
94965
415.305.3850 m.
ben@farrellarchitecture.com



ARCHITECT

REMODEL AND ADDITION
234 WOODWARD AVE
SAUSALITO, CA
94965

APN:
064-134-08
ACTIVE PERMITS

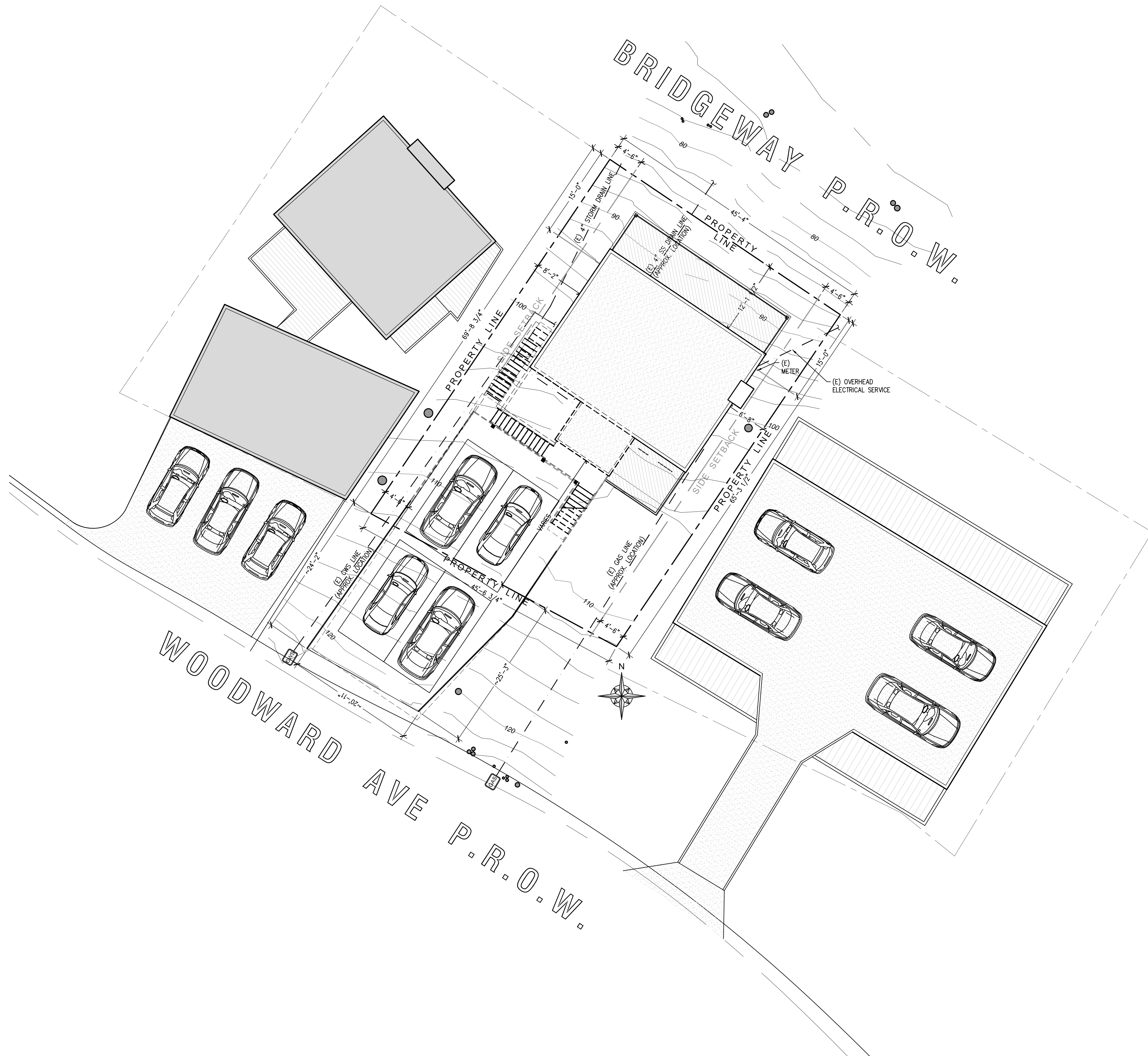
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SCALE
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DATE

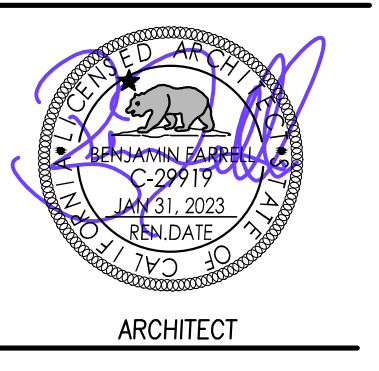
EXISTING
SITE PLAN

SHEET

A1.0
OF



EXISTING SITE PLAN
SCALE: 1/8" = 1' - 0"



FLOOR AREA RATIO CALCUALTIONS	
PARCEL AREA:	3060 SF
EXISTING FLOOR AREA:	1331 SF
EXISTING F.A.R.:	.43
ALLOWABLE FAR:	.647
TOTAL ALLOWABLE FLOOR AREA:	1980 SF
PROPOSED TOTAL FLOOR AREA:	1978 SF
(SEE SHEET A2.1 FOR ROOM AREA TABLE)	

COVERAGE RATIO CALCUALTIONS	
PARCEL AREA:	3060 SF
EXISTING COVERAGE AREA:	2491 SF
EXISTING COVERAGE RATIO:	.81
ALLOWABLE COVERAGE:	.50
ALLOW. COVERAGE INCREASE:	0 SF
NO PROPOSED INCREASE TO COVERAGE	

IMPERVIOUS SURFACE CALCUALTIONS	
PARCEL AREA:	3060 SF
EXISTING IMPERVIOUS:	1825 SF
EXISTING IMPERVIOUS RATIO:	.60
ALLOWABLE RATIO:	.748
ALLOW. IMPERVIOUS INCREASE:	452 SF
NO PROPOSED INCREASE TO IMPERVIOUS SURFACE	

REMODEL AND ADDITION
234 WOODWARD AVE
SAUSALITO, CA 94965

APN:
064-134-08
 ACTIVE PERMITS

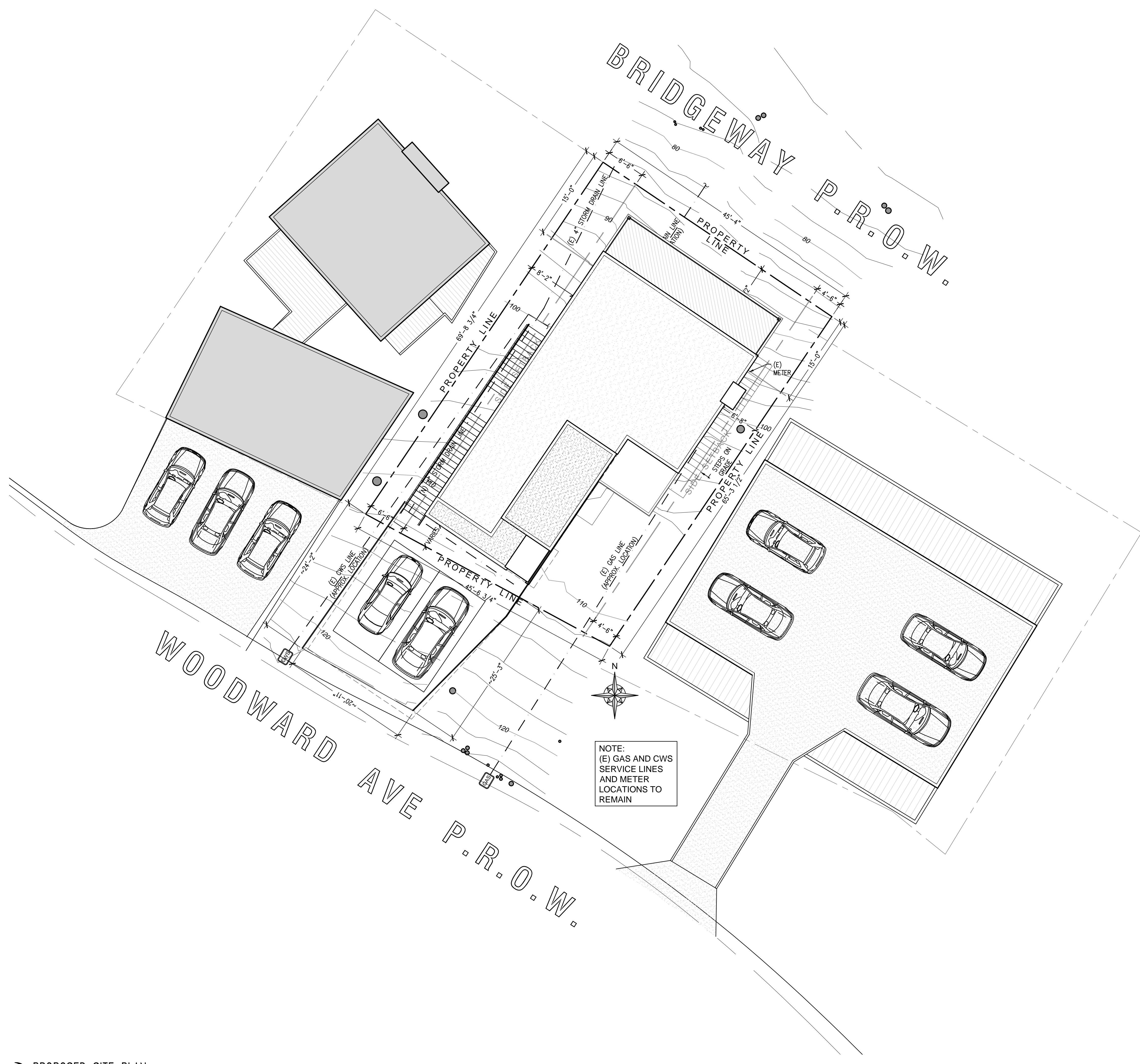
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
 DRAWN B. FARRELL
 CHECK
 DATE

PROPOSED SITE PLAN

SHEET

A1.1
 OF



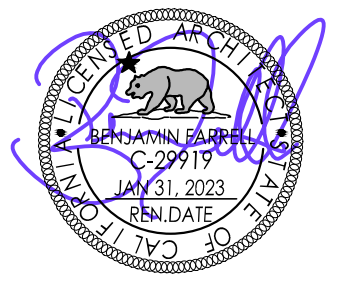
NOTE:
 (E) GAS AND CWS
 SERVICE LINES
 AND METER
 LOCATIONS TO
 REMAIN

PROPOSED SITE PLAN
 SCALE: 1/8" = 1' - 0"

Sep 13, 2021 - 2:54pm / B. Farrell



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ARCHITECT

REMODEL AND ADDITION
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

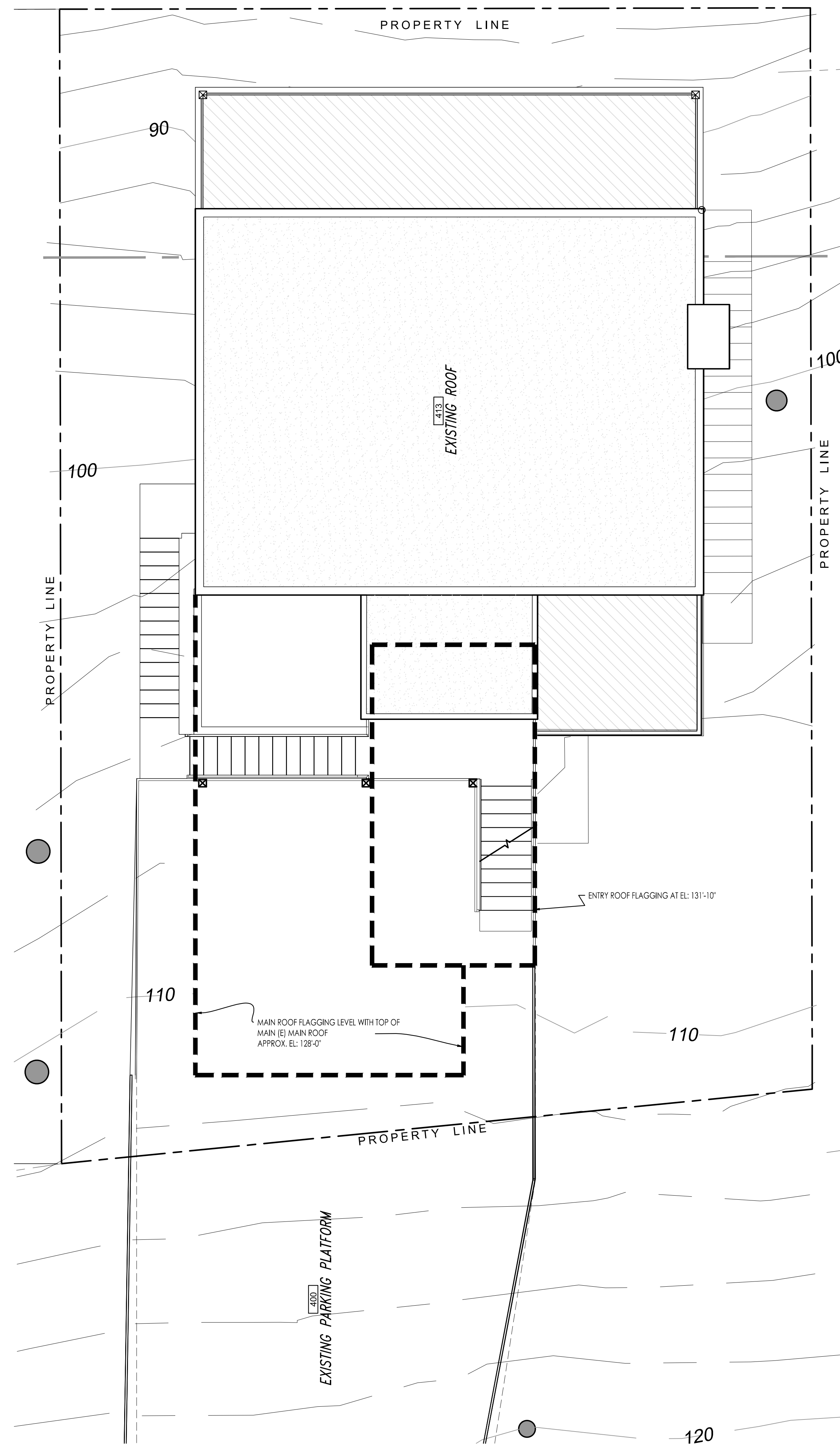
SCALE
DRAWN B. FARRELL
CHECK
DATE

STORY
POLE PLAN

SHEET

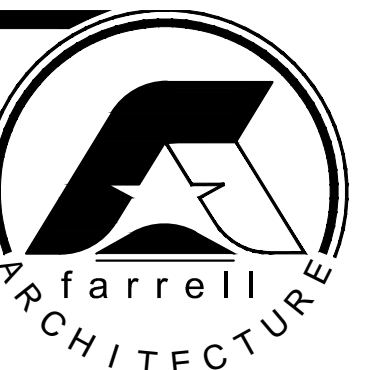
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OF

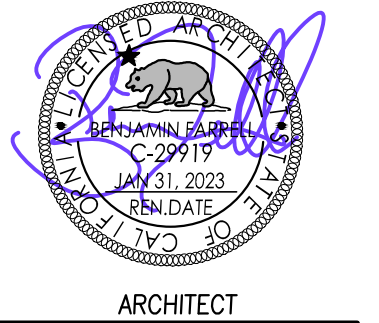


PROPOSED SITE PLAN
SCALE: 1/8" = 1' - 0"

Sep 13, 2021 - 2:55pm / B. Farrell



610 COLOMA ST.
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ARCHITECT

REMODEL AND ADDITION
234 WOODWARD AVE
SAUSALITO, CA
94965

SYMBOLS LEGEND

- 1-HR FIRE RATED WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- PROPERTY LINE
- PARTITION TYPE, FLOOR TYPE
- REVISIONS
- REFERENCE DATUM
- SPOT ELEVATION
- NEW DOOR
- EXISTING DOOR TO REMAIN
- SECTION MARK
-ID NUMBER -SHEET NUMBER
- DETAIL MARK
-ID NUMBER -SHEET LOCATION
- EXTERIOR ELEVATION
-ID NUMBER -SHEET LOCATION
- INTERIOR ELEVATION
-ID NUMBER -SPECIFIC WALL -SHEET LOCATION
- SHEET NOTE/NUMBER
- FLOOR MATERIAL SYMBOL
- ROOM
-DOOR TYPE MARK
- WINDOW TYPE MARK
- ARCHITECTURAL PLAN GRID
- PHOTOGRAPH
-LOCATION/DIRECTION

F.A.R. AREA CALCS BY FLOOR

1ST FLR F.A.R. AREA:	31 SF
2ND FLR F.A.R. AREA:	883 SF
3RD FLR F.A.R. AREA:	1015 SF
MEZZ. F.A.R. AREA:	49 SF
TOTAL:	1978 SF

APN:
064-134-08
ACTIVE PERMITS

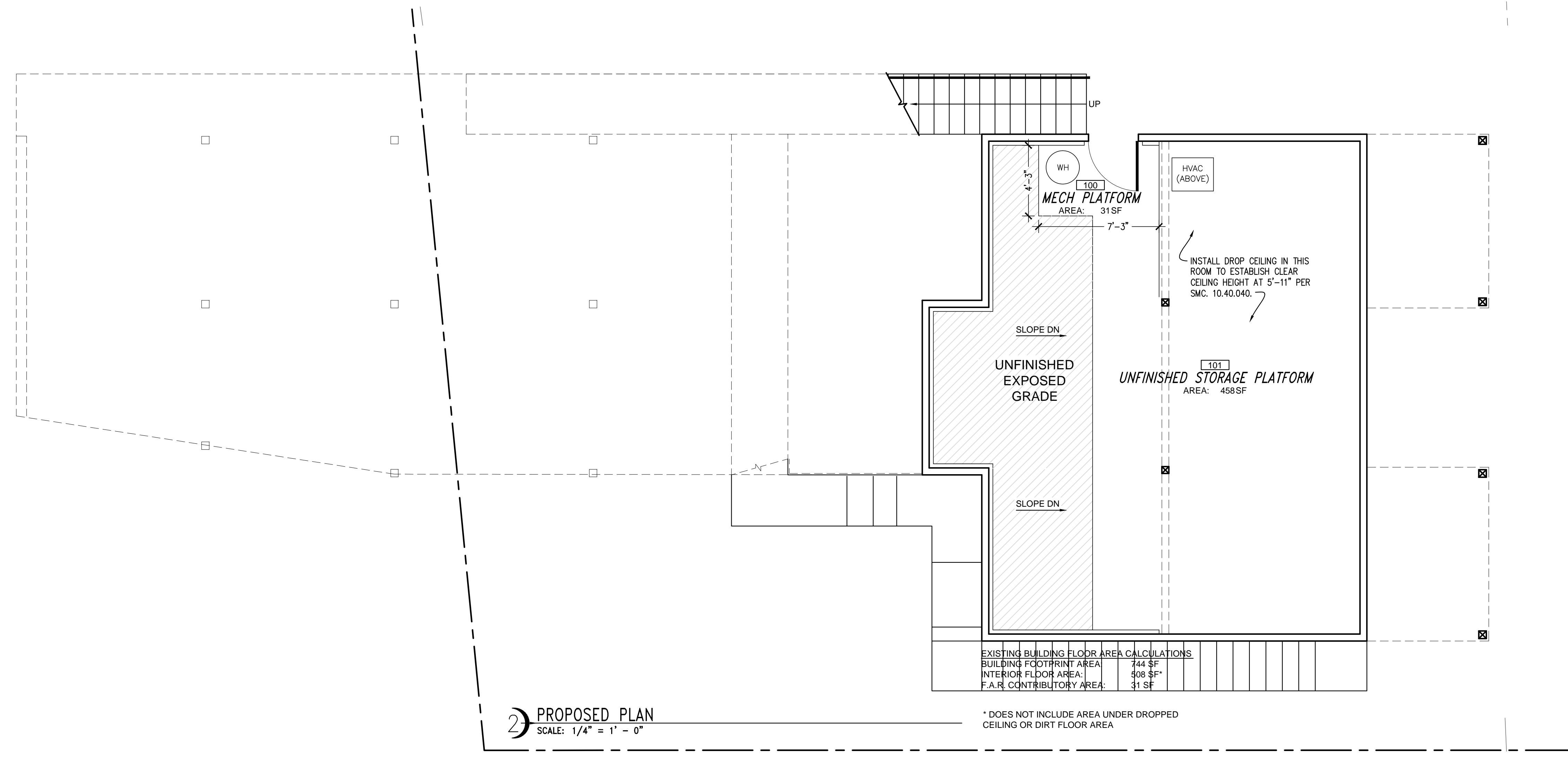
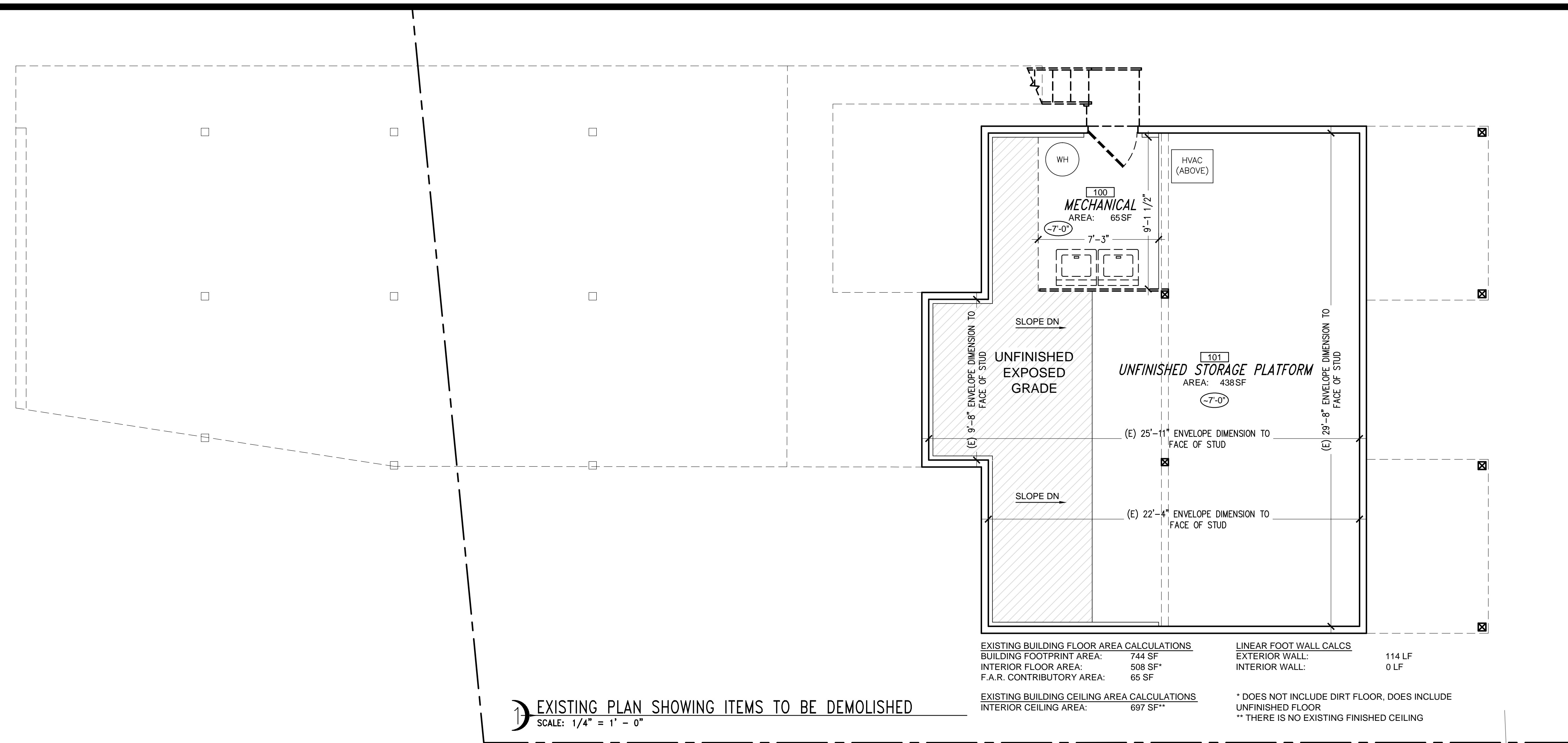
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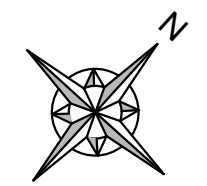
SCALE
DRAWN **B. FARRELL**
CHECK
DATE

EXISTING AND PROPOSED FIRST FLOOR PLANS
SHEET

A2.1
OF

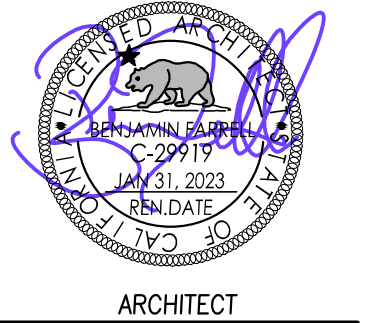


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REVISION / DATE	SHEET
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2 PLANNING REVIEW 5-10-19	<input type="checkbox"/>
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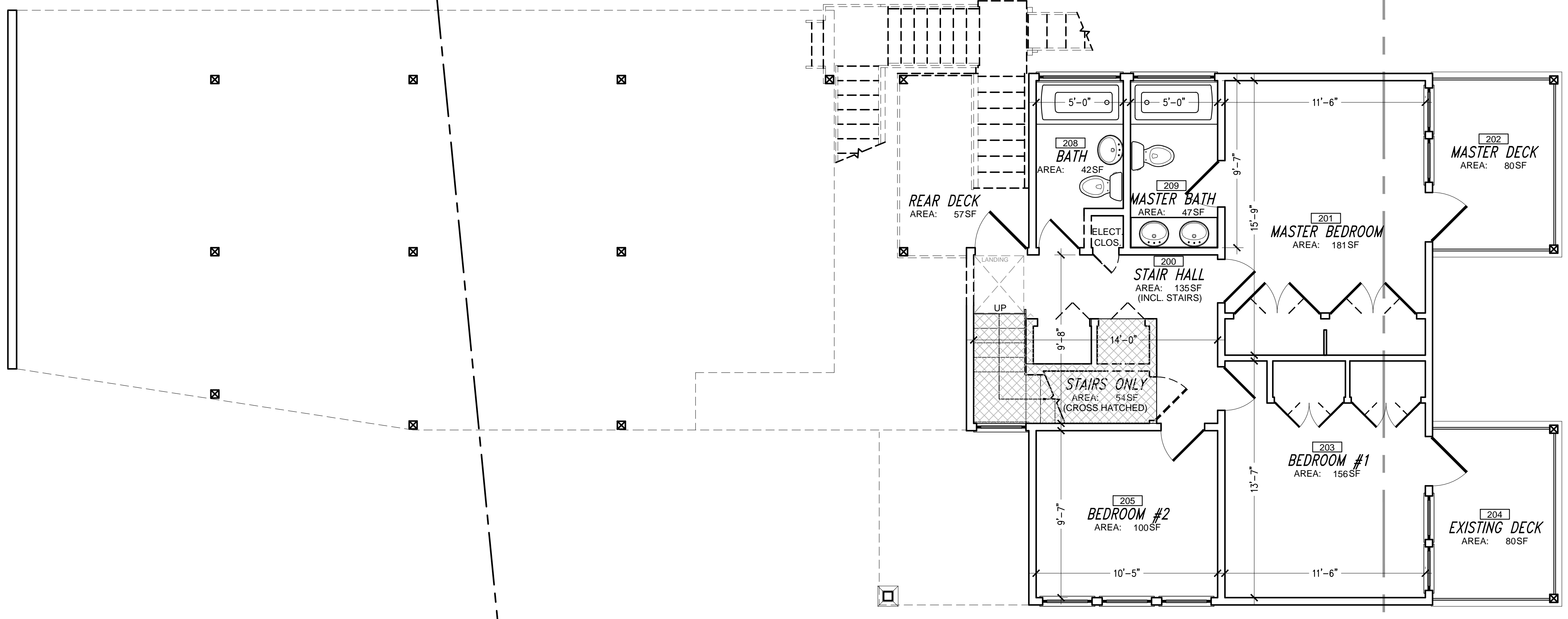
SCALE
DRAWN B. FARRELL
CHECK
DATE

EXISTING AND PROPOSED SECOND FLOOR PLANS

SHEET
A2.2
OF

SYMBOLS LEGEND

- 1-HR FIRE RATED WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- PROPERTY LINE
- PARTITION TYPE, FLOOR TYPE
- REVISIONS
- REFERENCE DATUM
- SPOT ELEVATION
- NEW DOOR
- EXISTING DOOR TO REMAIN
- SECTION MARK - ID NUMBER - SHEET NUMBER
- DETAIL MARK - ID NUMBER - SHEET LOCATION
- EXTERIOR ELEVATION - ID NUMBER - SHEET LOCATION
- INTERIOR ELEVATION - ID NUMBER - SHEET LOCATION
- FLOOR MATERIAL SYMBOL
- DOOR TYPE MARK
- WINDOW TYPE MARK
- ARCHITECTURAL PLAN GRID
- PHOTOGRAPH LOCATION/DIRECTION



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

EXISTING BUILDING FLOOR AREA CALCULATIONS

BUILDING FOOTPRINT AREA:	744 SF
INTERIOR FLOOR AREA:	697 SF
F.A.R. CONTRIBUTORY AREA:	697 SF*

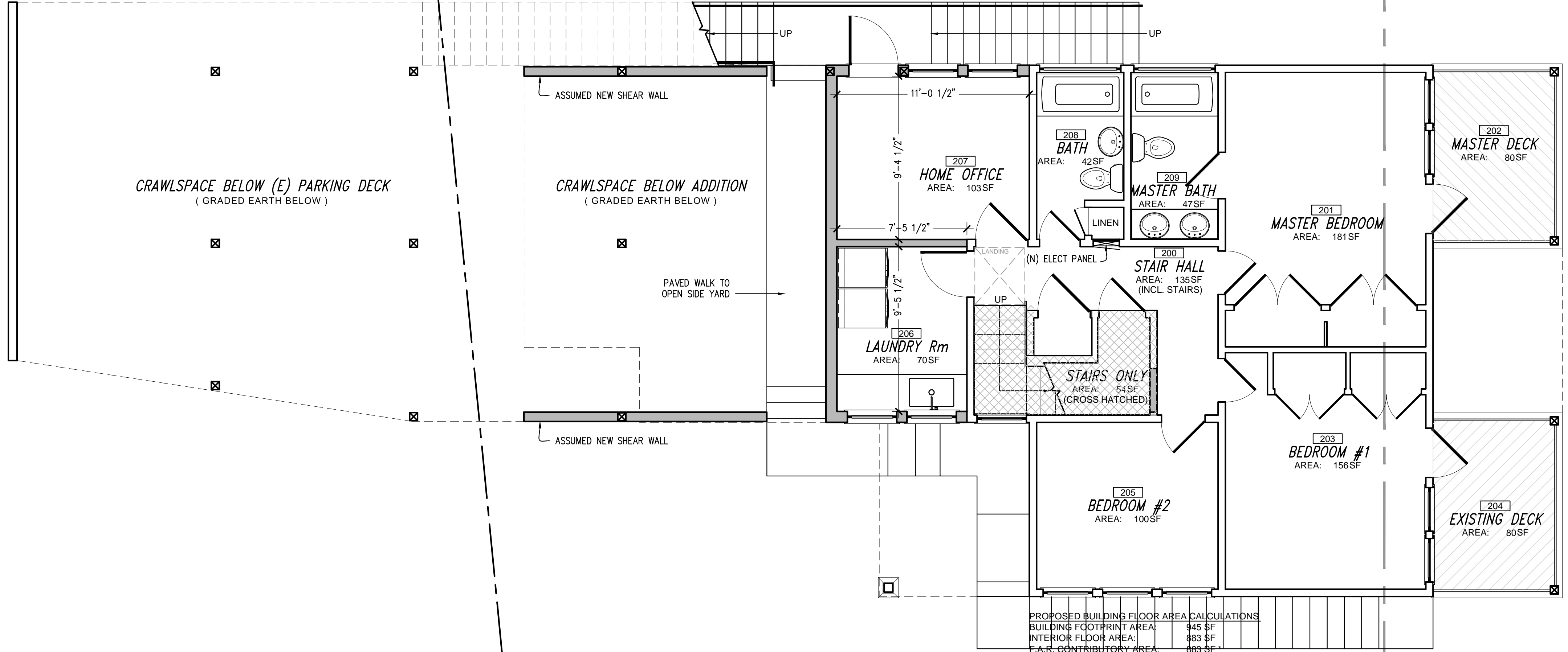
EXISTING BUILDING CEILING AREA CALCULATIONS

INTERIOR CEILING AREA:	697 SF
DEMO:	0 SF

LINEAR FOOT WALL CALCS

EXTERIOR WALL:	114 LF
DEMO:	3 LF
INTERIOR WALL:	122.6 LF
DEMO:	5 LF

* INCLUDES STAIRS



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

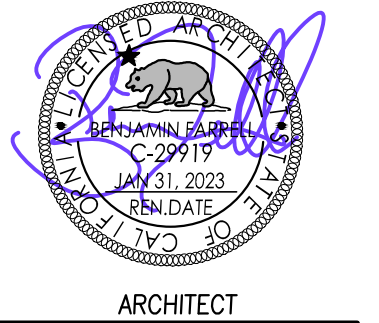
PROPOSED BUILDING FLOOR AREA CALCULATIONS

BUILDING FOOTPRINT AREA:	945 SF
INTERIOR FLOOR AREA:	883 SF
F.A.R. CONTRIBUTORY AREA:	883 SF*

* INCLUDES STAIRS



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REMODEL AND ADDITION
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064-134-08
ACTIVE PERMITS

REVISION / DATE	SHEET
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
DRAWN B. FARRELL
CHECK
DATE

EXISTING AND PROPOSED THIRD FLOOR PLANS

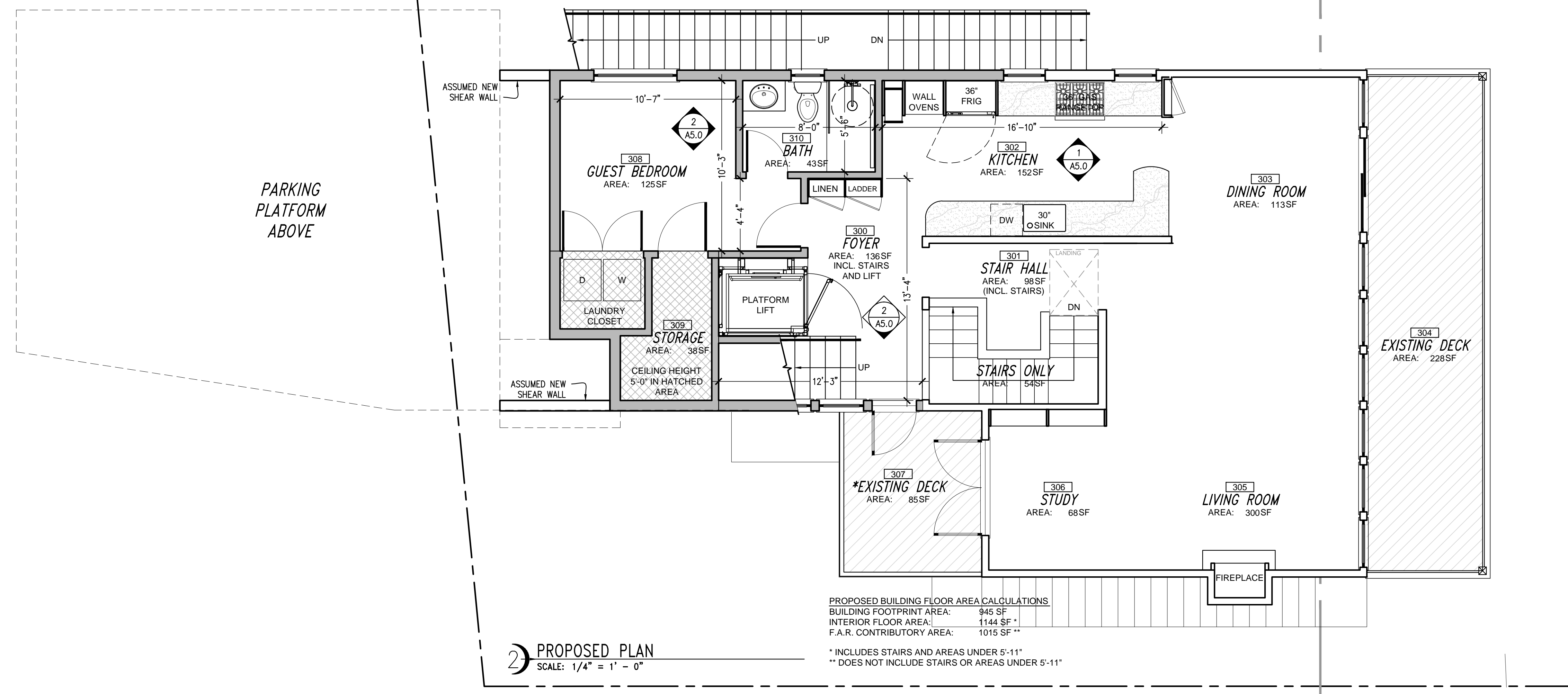
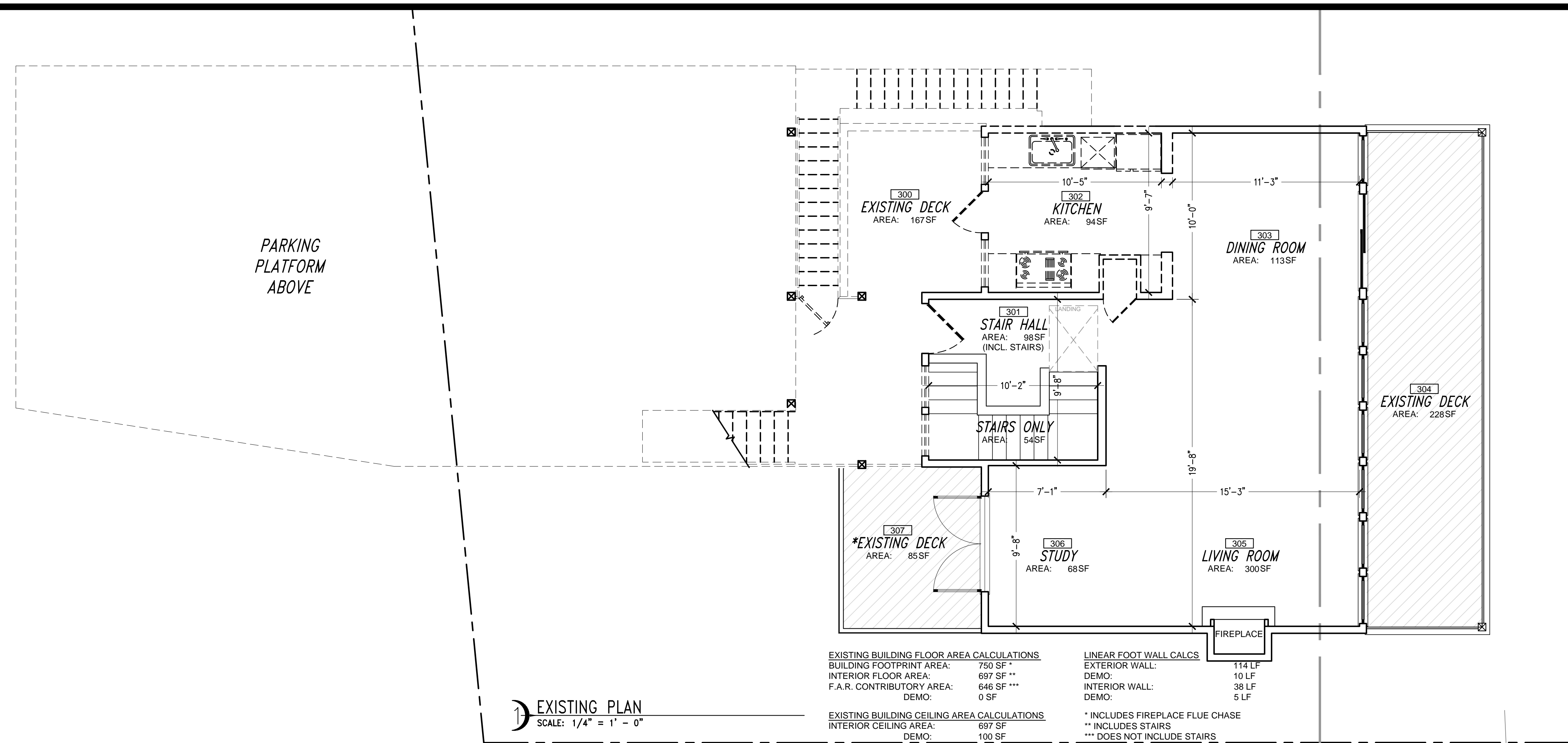
SHEET

A2.3

OF

SYMBOLS LEGEND

- 1-HR FIRE RATED WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- PROPERTY LINE
- PARTITION TYPE, FLOOR TYPE
- REVISIONS
- REFERENCE DATUM
- SPOT ELEVATION
- NEW DOOR
- EXISTING DOOR TO REMAIN
- SECTION MARK -ID NUMBER-SHEET NUMBER
- DETAIL MARK -ID NUMBER-SHEET LOCATION
- EXTERIOR ELEVATION -ID NUMBER-SHEET LOCATION
- INTERIOR ELEVATION -ID NUMBER-SHEET LOCATION
- SHEET NOTE/NUMBER
- FLOOR MATERIAL SYMBOL
- DOOR TYPE MARK
- WINDOW TYPE MARK
- ARCHITECTURAL PLAN GRID
- PHOTOGRAPH LOCATION/DIRECTION



Sep 13, 2021 - 2:57pm / B. Farrell

REMODEL AND ADDITION
234 WOODWARD AVE
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APN:
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ACTIVE PERMITS

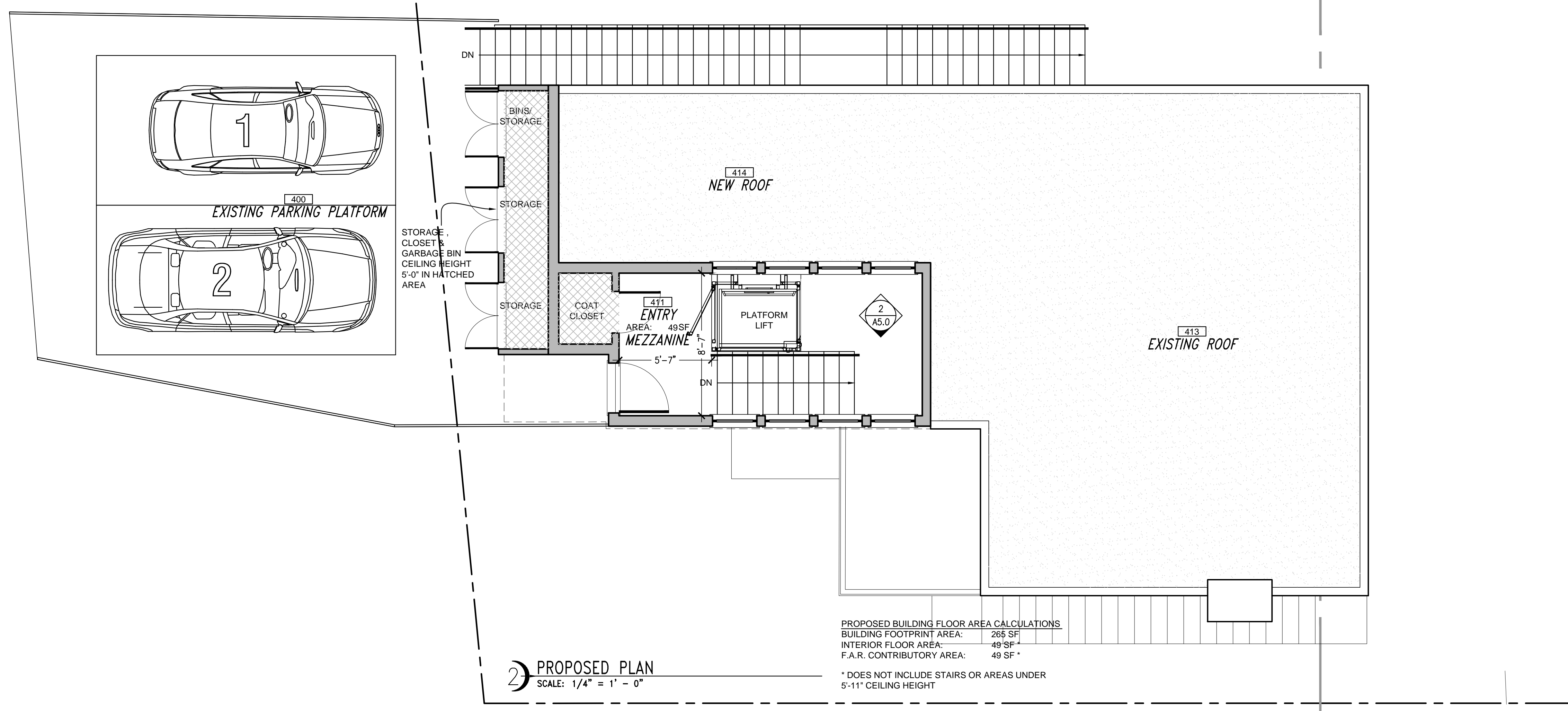
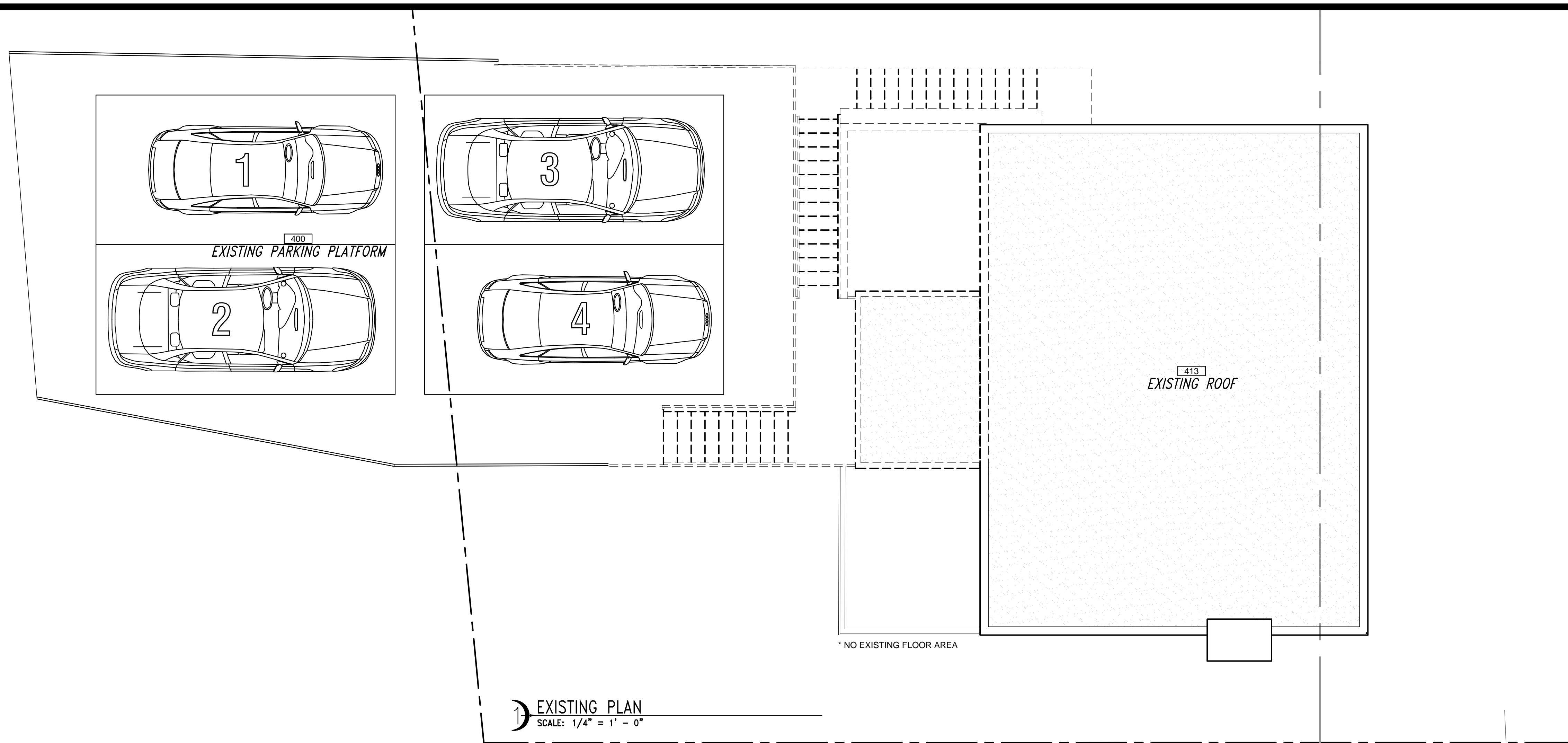
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
DRAWN **B. FARRELL**
CHECK
DATE

EXISTING AND PROPOSED THIRD FLOOR MEZZANINE PLANS

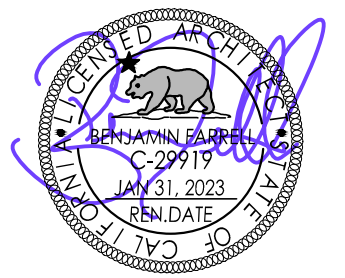
SYMBOLS LEGEND

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- NEW WALL
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REVISION / DATE	SHEET
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5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
DRAWN B. FARRELL
CHECK
DATE

EXISTING AND PROPOSED ROOF PLANS

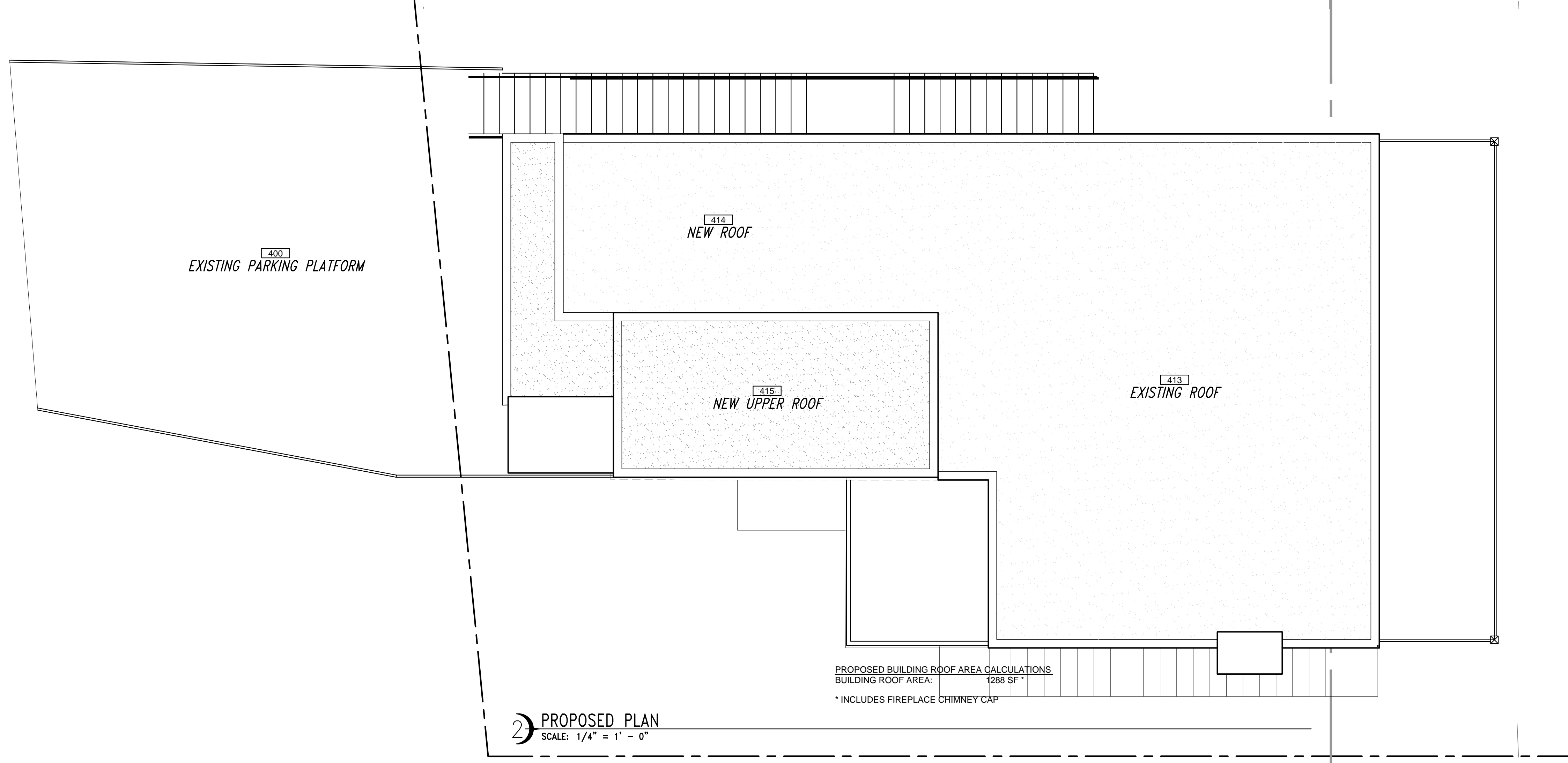
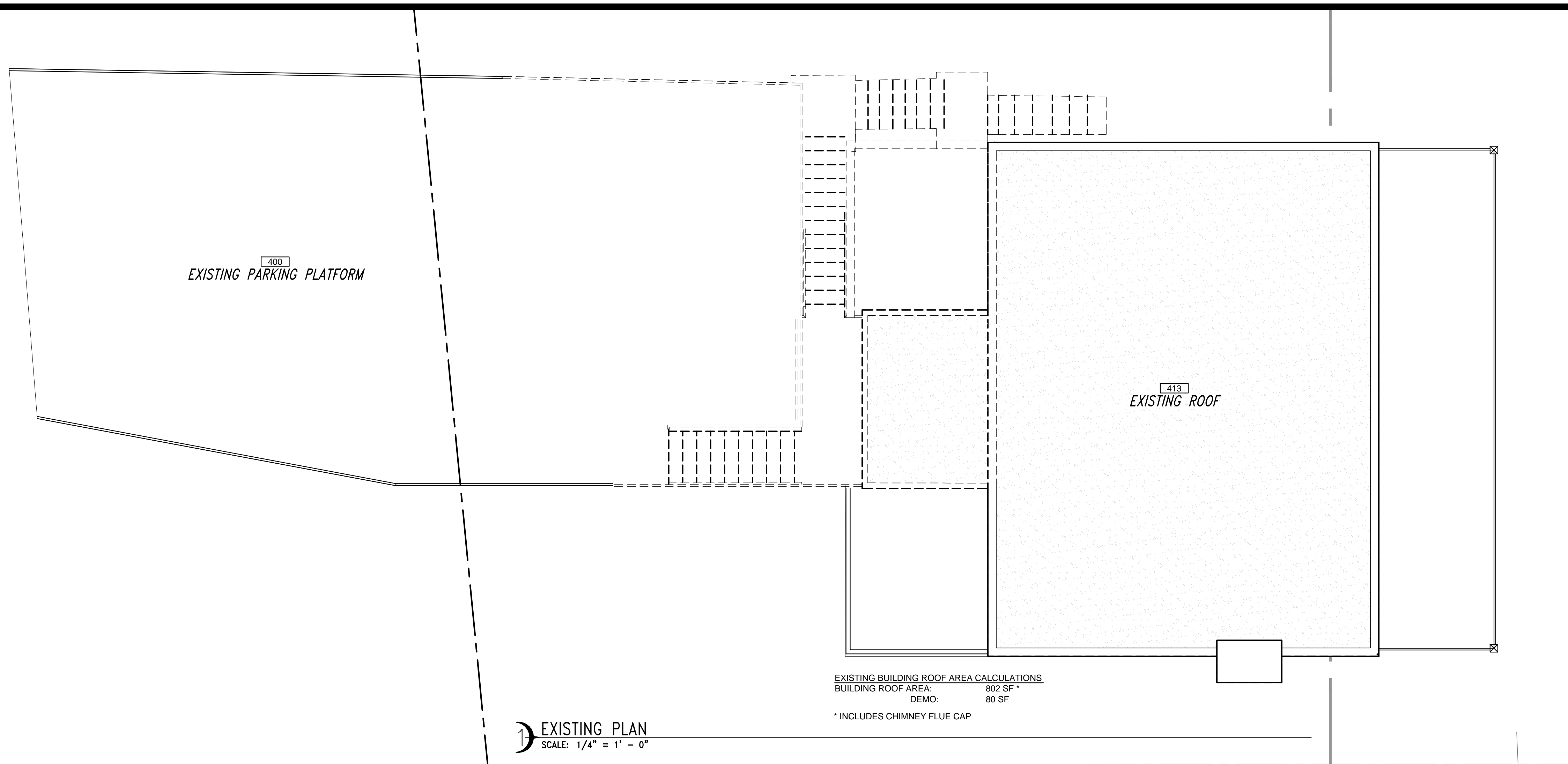
SHEET

A2.5

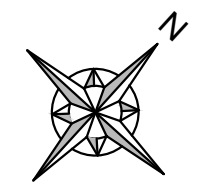
OF

SYMBOLS LEGEND

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-ID NUMBER - SHEET LOCATION
- EXTERIOR ELEVATION
-ID NUMBER - SHEET LOCATION
- INTERIOR ELEVATION
-ID NUMBER - SPECIFIC WALL - SHEET LOCATION
- SHEET NOTE/NUMBER
- FLOOR MATERIAL SYMBOL
- DOOR TYPE MARK
- WINDOW TYPE MARK
- ARCHITECTURAL PLAN GRID
- PHOTOGRAPH LOCATION/DIRECTION



Sep 13, 2021 - 2:57pm / B. Farrell





REMODEL AND ADDITION
234 WOODWARD AVE
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APN:
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 ACTIVE PERMITS

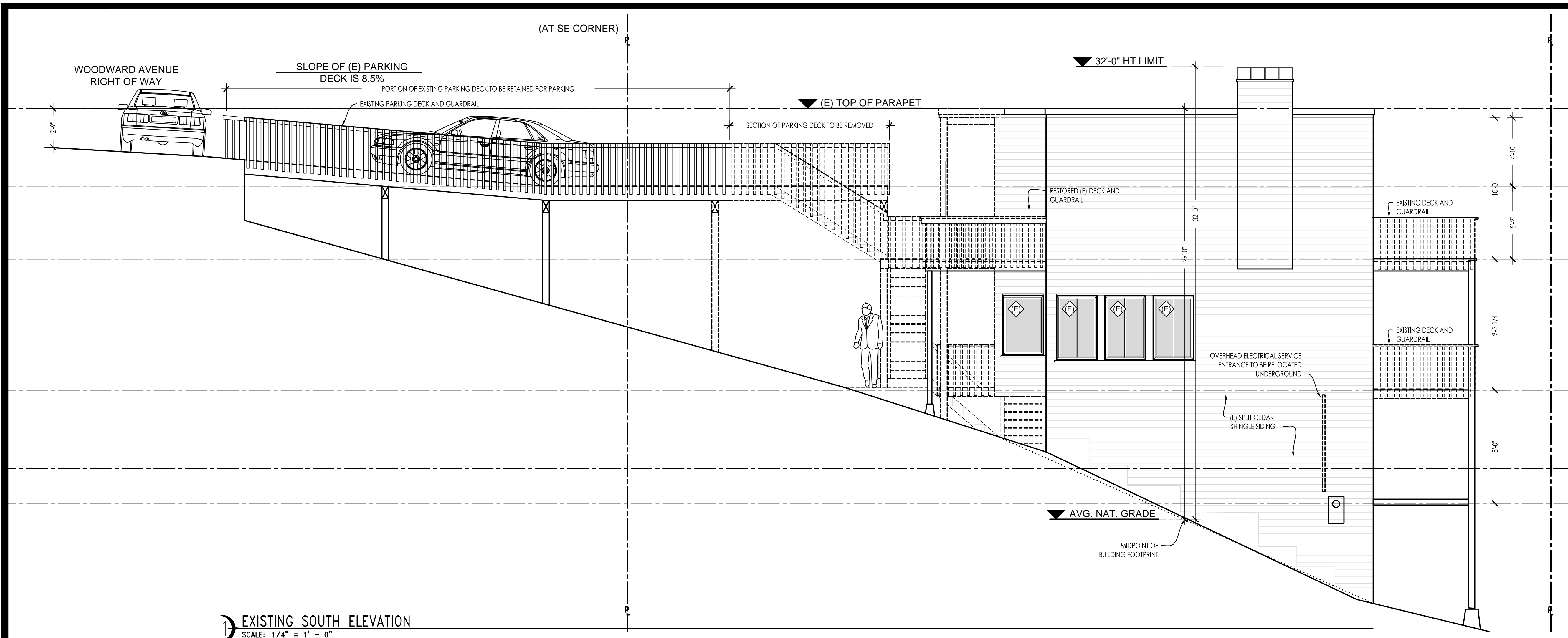
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SCALE
 DRAWN B. FARRELL
 CHECK
 DATE

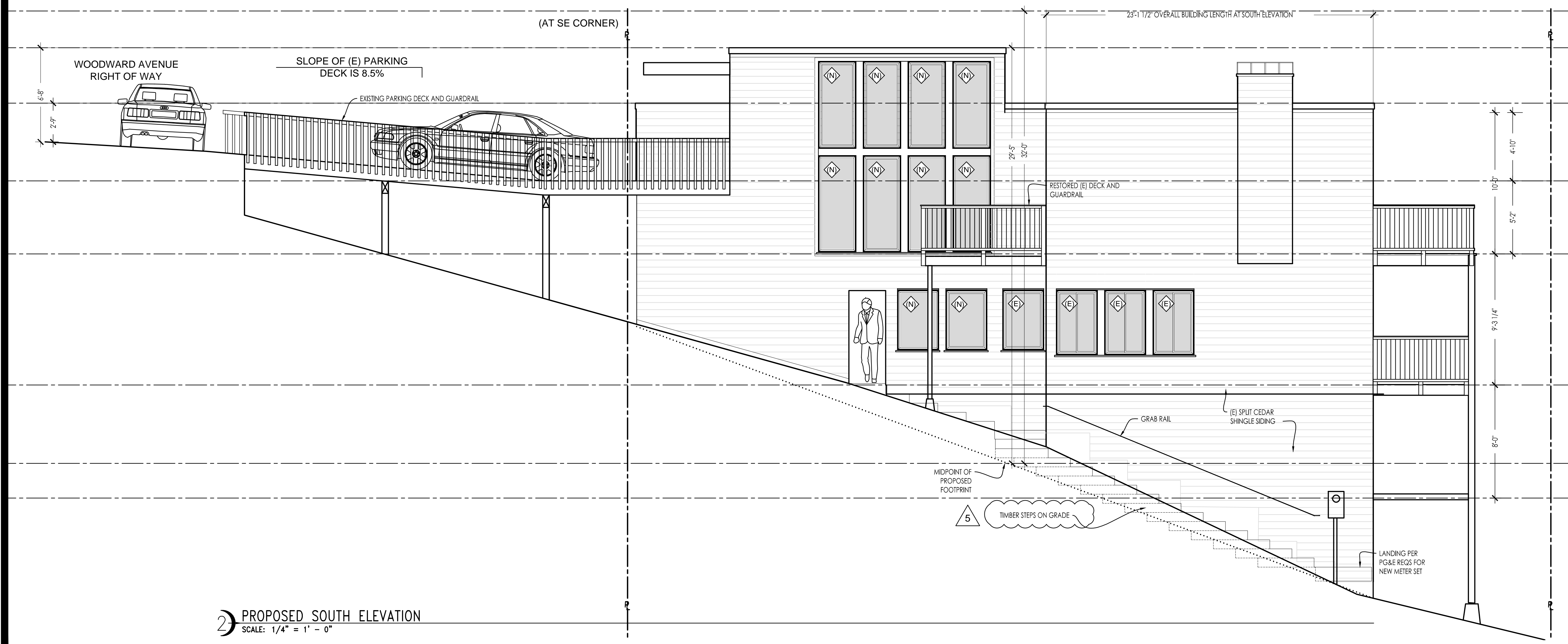
EXTERIOR ELEVATIONS

SHEET

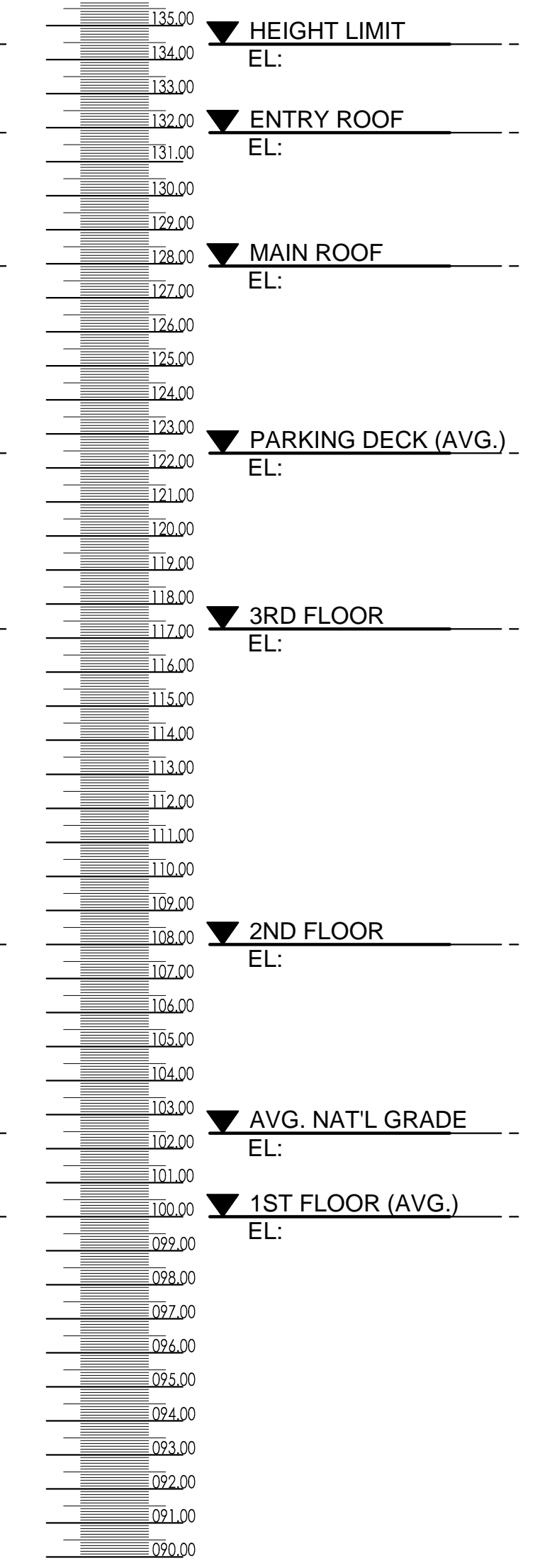
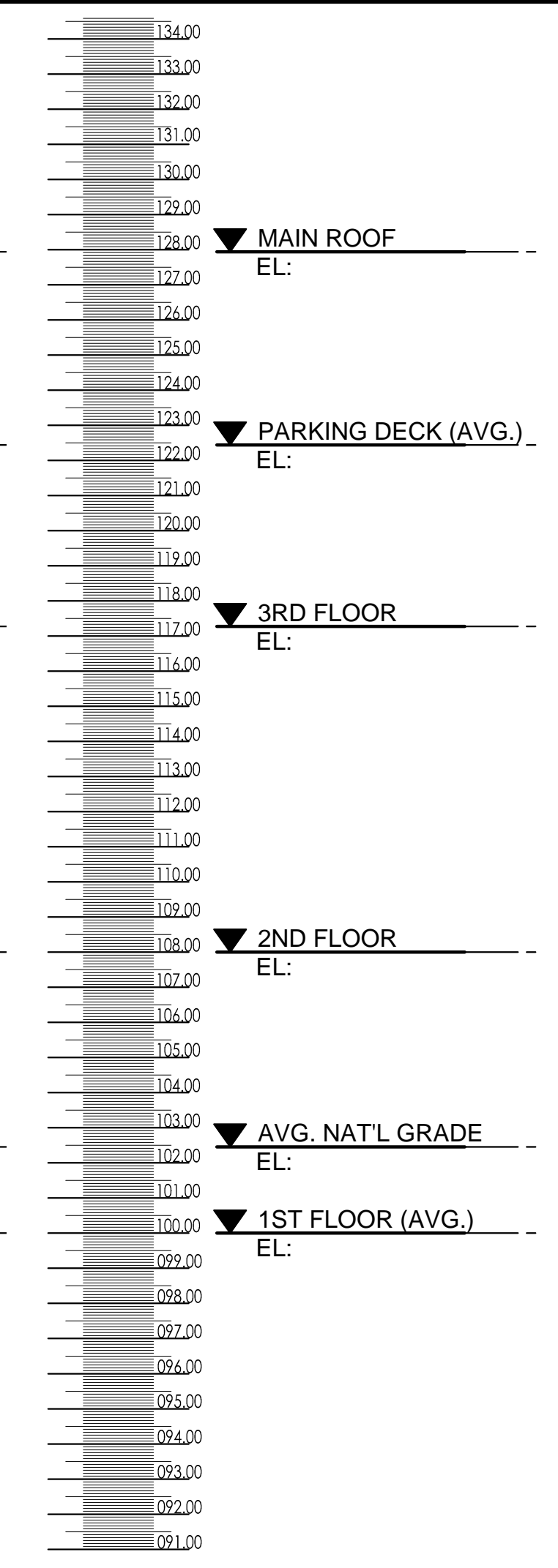
A3.0
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1) EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"



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



Sep 13, 2021 - 3:04pm / B. Farrell

**REMODEL AND ADDITION
234 WOODWARD AVE
SAUSALITO, CA
94965**

APN:
064-134-08
ACTIVE PERMITS

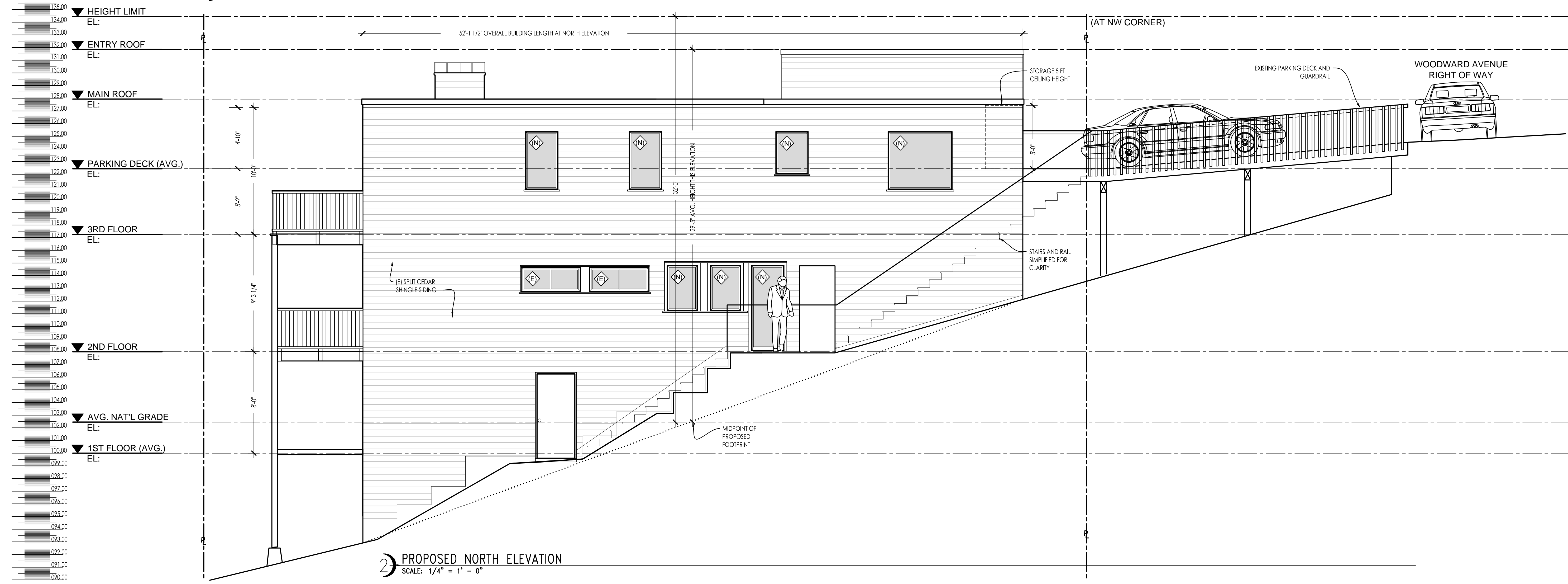
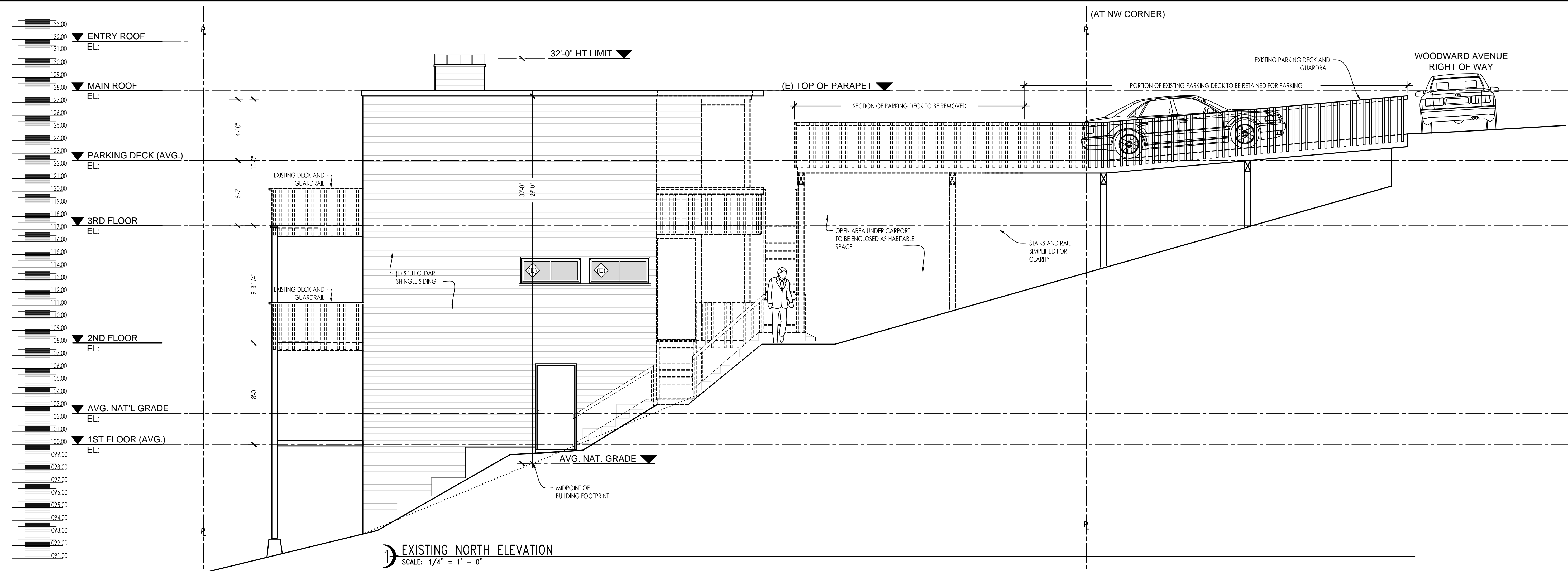
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
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CHECK
DATE

**EXTERIOR
ELEVATIONS**

SHEET

A3.1
OF



REMODEL AND ADDITION
234 WOODWARD AVE
SAUSALITO, CA
94965

APN:
064-134-08
ACTIVE PERMITS

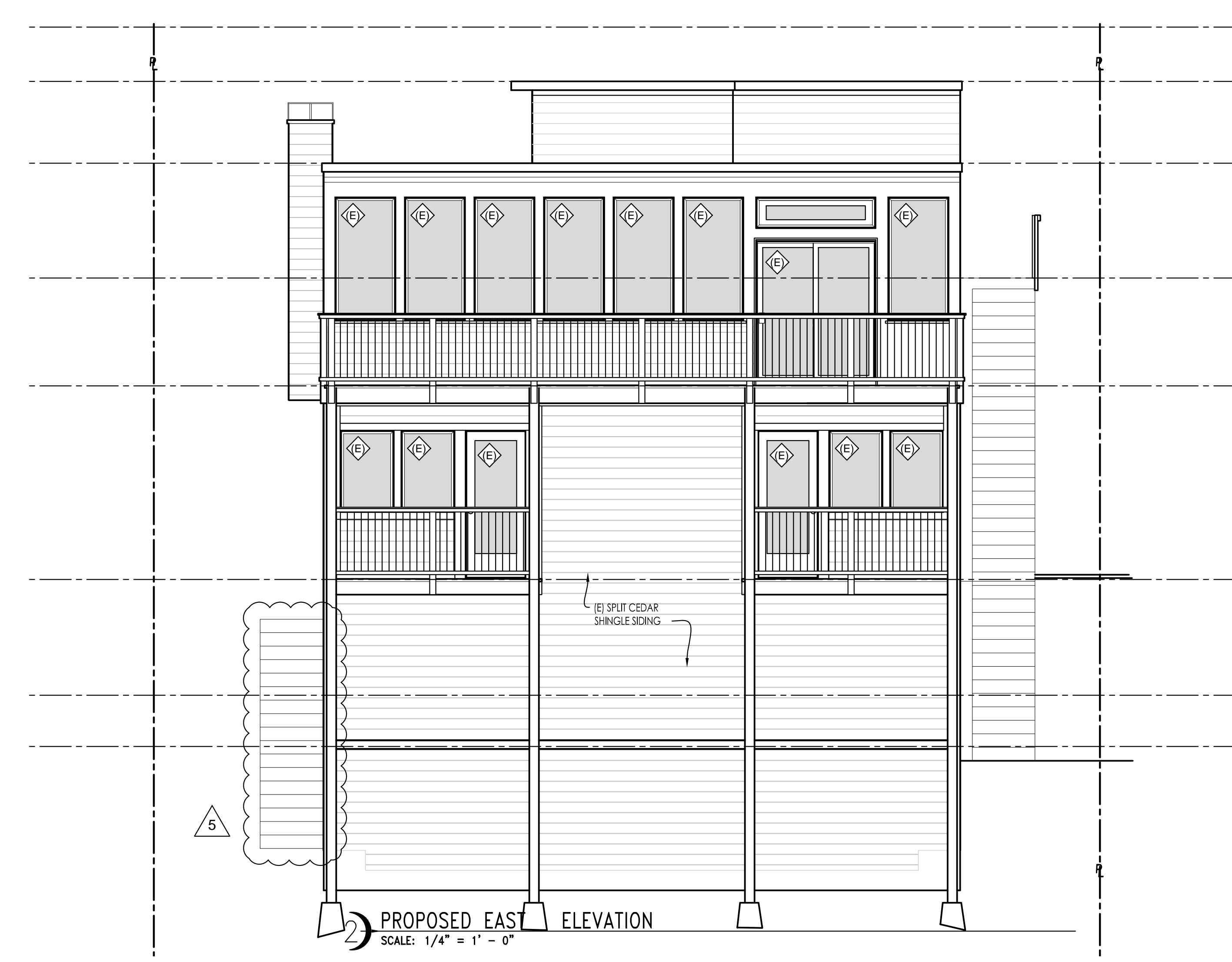
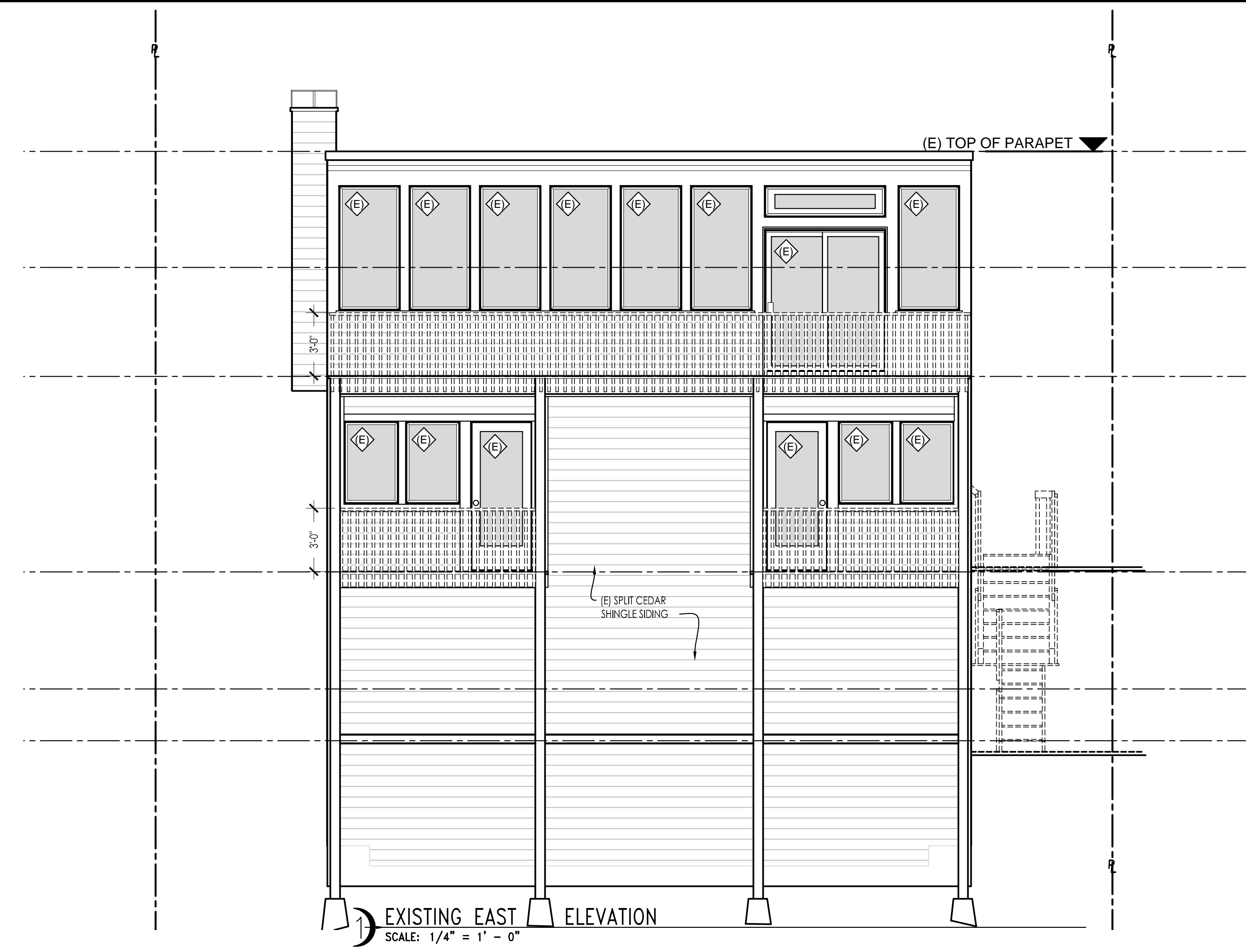
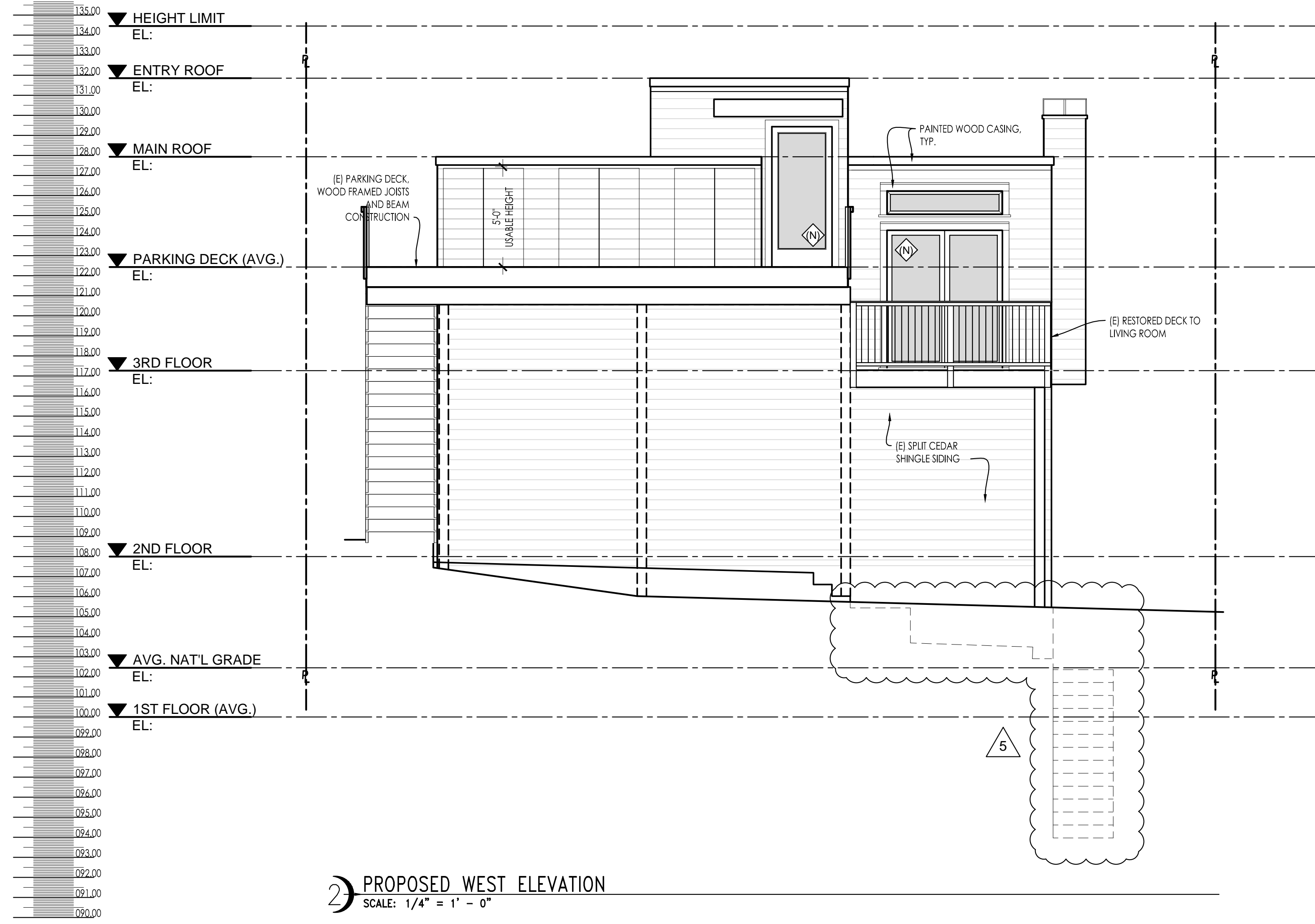
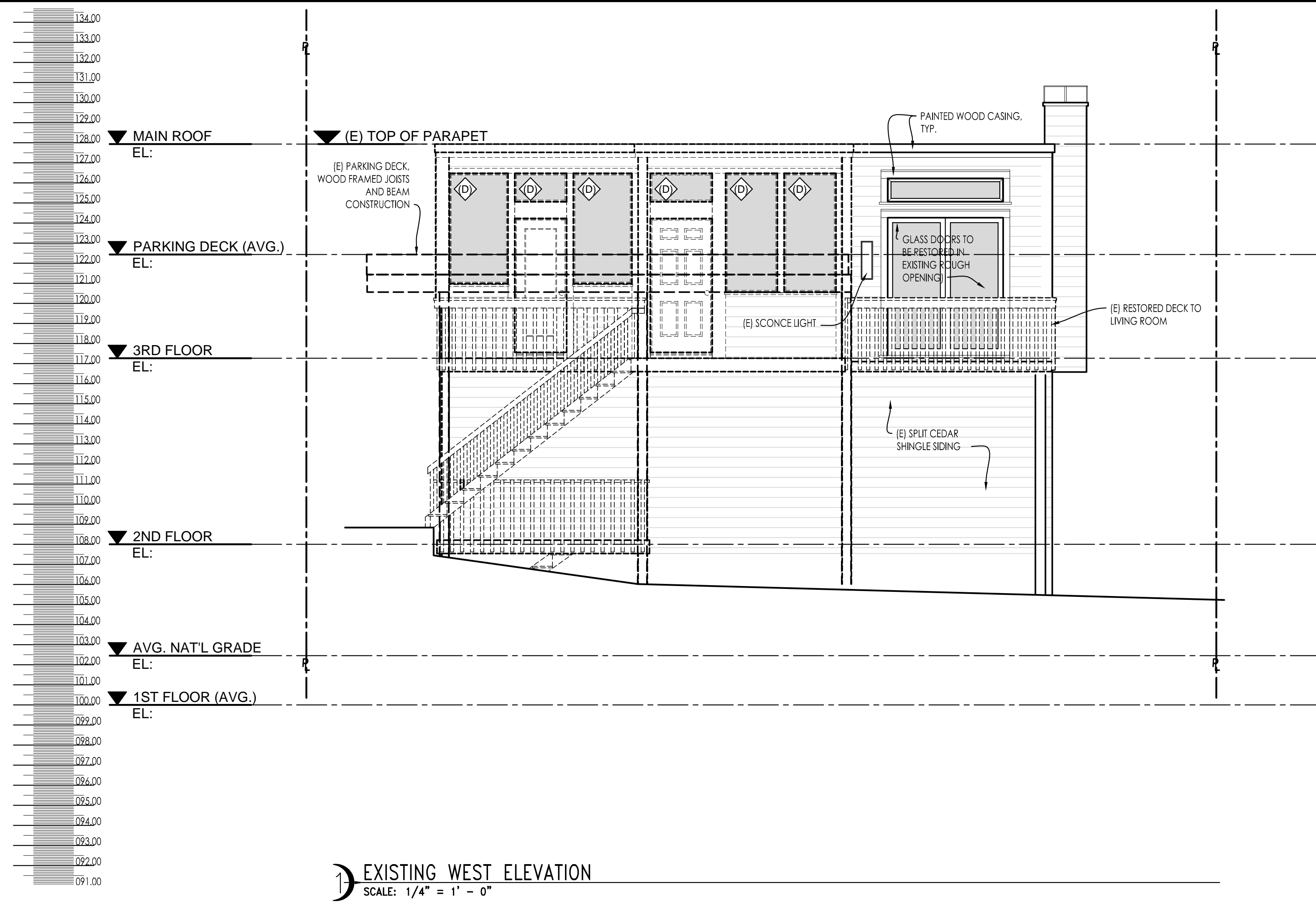
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
DRAWN B. FARRELL
CHECK
DATE

EXTERIOR ELEVATIONS

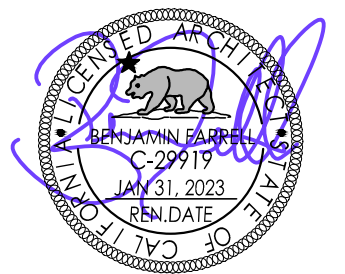
SHEET

A3.2
OF





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REVISION / DATE	SHEET
1 PLANNING REVIEW 1-9-19	<input type="checkbox"/>
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4 PLANNING REVIEW 10-20-20	<input type="checkbox"/>
5 COORDINATE DATE FOR PC 9-13-21	<input type="checkbox"/>

SCALE
DRAWN B. FARRELL
CHECK
DATE

**SITE
PHOTOS**

SHEET

A10.0
OF

