

**SAUSALITO PLANNING
COMMISSION RESOLUTION NO.
2022-08**

**APPROVAL OF A DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT TO
RENOVATE AND EXPAND AN EXISTING SINGLE-FAMILY STRUCTURE, CONSTRUCT A
DETACHED, BELOW-GRADE GARAGE CAR-LIFT, AND TO CONSTRUCT A NEW,
DETACHED SINGLE-FAMILY DWELLING LOCATED AT 110 FOURTH STREET
(APNs 065-264-12 and 065-264-23)
DR/LLA/DR 2020-00006**

WHEREAS, an application has been filed by applicants, Elizabeth Miranda and Timothy Rempel, requesting Planning Commission approval of a Design Review Permit and Lot Line Adjustment to renovate and expand an existing single-family structure, construct a detached, below-grade garage car-lift, and to construct of a new, detached single-family dwelling located at 110 Fourth Street (APNs: 065-264-12 and 065-264-23) (the "Project"); and

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

WHEREAS, the Historic Preservation Commission reviewed the Historic Resource Determination Information Packet (HRDIP) on January 21, 2021 and determined that the subject property does not satisfy any of the qualifying criteria for a historical resource; and

WHEREAS, the Project was presented and reviewed by the Planning Commission at a study session on March 3, 2021, where it was determined that findings for requested exceptions to development standards in the Zoning Code could not be made and, therefore, the Project would be required to meet development standards; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on January 26, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on April 6, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on April 20, 2022, 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 "110 Fourth Street", date-stamped April 12, 2022, 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 finds that the proposed Project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Code as described in the staff report dated April 20, 2022; and

WHEREAS, the Project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) of the CEQA Guidelines as it is the renovation of one, single-family residence, and construction of a new, detached second dwelling unit in a residential zone; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the Project is consistent with the General Plan and complies with the requirements of the Zoning Code and Subdivision Regulations.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Project is categorically exempt from CEQA pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
2. The Design Review Permit for the Project is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "110 Fourth Street", date-stamped April 12, 2022 (Attachment 3).
3. The Lot Line Adjustment for the Project is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "110 Fourth Street" date-stamped April 12, 2022 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 20th day of April, 2022, by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:



Daniel Hortert
Secretary to the Planning Commission

Exhibits

- 1 Sausalito Municipal Code Findings
- 2 Conditions of Approval
- 3 Project Plans, date stamped April 12, 2022.

**SAUSALITO PLANNING COMMISSION NO.
2022-08 APRIL 20, 2022
110 FOURTH STREET
DR/LLA/DR 2020-00006**

**EXHIBIT A
FINDINGS FOR APPROVAL OF A
DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT**

1. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

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

Comment: The proposed project would be consistent with the intent of the General Plan by installing two, detached single-family structures and would maintain the density of the parcel and neighborhood. The project would be consistent with the general scale of nearby structures and surrounding parcels.

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.

Comment: Common materials proposed for both residential structures are board-formed concrete, grooved cedar shingles, cement plaster/stucco grey stucco wash with wood tones, black anodized aluminum windows and stainless-steel cable railings. Pursuant to the recommendation of the Planning Commission at the April 6, 2022 public hearing, the main roofing area of the new rear residential structure has been modified to be a standard flat roof.

The area includes a variety of architectural styles, including modern, minimalist, traditional, and coastal, with a variety of materials, including stucco, wood shingle siding, and horizontal aluminum siding as well as a variety of roof styles, including ridged and flat. The proposed structures on the project site would maintain the prevailing design character of the neighborhood by utilizing materials that are consistent with surrounding structures including warm grey shingle siding material. Both the renovated single-family structure and the new single-family structure would be in the style of modern architectural design, characterized by its emphasis on form over ornament and appreciation of materials and structure. As analyzed above, the Project is proposing a structure that is similar in size to other structures within the area.

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

Comment: The proposed project is similar in size to the surrounding residences and approximately 15 feet lower in height along the front property line than the adjacent structure to the south. The block contains structures ranging from one level to three

level and are approximately 10 feet in height to 32 feet in height. The design and scale of development is consistent with the size and general scale of surrounding second residential structures. The proposed project is also generally consistent with the neighborhood as many surrounding residences contain second dwelling units within their yards.

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

Comment: Discussed in the staff report, the Project would follow the downward slope of the lot to the rear and has been reduced to approximately 14'-0" in height at the front property line, mitigating some loss of view to residents' located uphill from the project site. However, the Project would partially obstruct views of the Bay from residential properties to the west. To address loss of view concerns, the applicant has reduced the height of the front structure by reconfiguring the front roof line and eliminated the above-ground, detached garage structure with a below-ground car lift. The proposed new residential structure at the rear would contain two full levels and a partial third level, for a total of 1,795 square feet and range in height between 20 feet and 30 feet.

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

Comment: The subject parcel is not located along a ridgeline and thus the project will not result in a prominent building profile above a ridgeline; further, the height of the project would follow the downward slope of the site.

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.

Comment: New landscape materials include a landscaped front yard with native grasses as well as additional native grasses and plants on the northern and southern property lines. Front yard landscaping would not include any trees and native grasses and plants on the northern and southern property lines and existing Bay and Spruce trees would remain to provide a privacy screen for adjacent parcels. An overgrown Fig tree located at the front of the property line would be removed; a tree removal permit would be reviewed by the Sausalito Public Works Department as the Fig tree does not meet the criteria as a Protected Tree, and the tree is partially located within the public right of way.

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

Comment: The project site contains a downward slope to the rear of the site. The proposed structures would follow the slope and would meet all setback requirements as well as incorporate approximately 25 feet of centrally located, interior open space between the two residential structures on site.

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.

Comment: Except for one fireplace venting on the new construction, the project does not include the addition exterior mechanical equipment and exterior lighting would be appropriately designed and located for a residential area.

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.

Comment: The site and floor plan minimize windows and doors that would have potential privacy impacts to or from neighboring properties. To address concerns raised by the resident located at the rear and to the north of the project site, the applicant has removed the deck and reduced and relocated several windows along the north wall of the rear structure. Further, existing and proposed landscaping would be maintained to enhance privacy.

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

Comment: No impacts from traffic or other circulation are expected because the project would comply with maximum allowable zoning and density requirements and the project includes required, on-site parking for the proposed use, reducing the need for street parking, and staff from the Department of Public Works expressed no concerns regarding the Project's circulation.

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.

Comment: The proposed Project is consistent with this finding because there are no significant natural features on the site and no protected trees would be removed.

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).

Comment: The Project would result in a FAR of 0.51 where 0.65 FAR is allowed, which would not exceed 80 percent of the maximum allowed FAR. The total square footage of the proposed renovation and new construction would be 3,880 feet, creating a .61 FAR; however, the 745 square-foot attached accessory dwelling unit would not be counted toward the total FAR, reducing the FAR to 0.51. With a proposed FAR coverage of 0.51, neither the maximum site coverage of 0.50 is exceeded nor does the Project exceed the 80 percent threshold to require heightened review. Therefore, heightened review does not apply to this Project.

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.

Comment: The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties by meeting density, height and FAR requirements. Design features include minimum setbacks from property lines and a

substantial setback between the main residential structure and the new single-family structure. The rear structure would incorporate wall protrusions, mimicking a bay window feature, along the second and third level of the south wall.

2. DETACHED DWELLING UNITS FINDINGS

In accordance with Zoning Ordinance Section 10.44 (Detached Dwelling Units Findings), the Use Permit is approved based on the following findings:

1. The proposed project provides greater neighborhood compatibility than would one duplex or multiple-family structure.

Comment: The area includes a variety of residential uses, including single-family structures, parcels containing detached residential structures, duplex structures and one four-unit residential structure located at the corner of Fourth and Main Street, to the north of the project site. The proposed project would be consistent with the zoning district and meet the intent of the General Plan by installing two, detached single-family structures and would maintain the density of the parcel and neighborhood. The project would be consistent with the general scale of nearby structures and surrounding parcels.

2. The separation of the dwelling units will result in a better site design than could be accomplished with one duplex or a multiple-family structure.

Comment: The construction of one duplex on this site would create a larger visual impact on adjacent residents and eliminate the on-site, centrally located open space area, negatively impacting adequate light and air on the project site and to adjacent properties. See Design Review Findings.

3. The proposed project provides an element of shared driveways, pathways, and/or common areas on the property.

Comment: The project includes the installation of one, 18-foot wide curb-cut and driveway as well as common access for both proposed dwelling units. A 3'-8" wide stair would be installed to access the front residential unit and continue through the center of the project site to the rear, second residential unit. Residents of both structures would utilize the on-site garage car lift, carport and pedestrian access to each structure.

3. LOT LINE ADJUSTMENT FINDINGS

In accordance with Zoning Ordinance Section 10.64.010, the lot line adjustment is approved based on the following findings:

- A. No new lots will be created.

Comment: The project includes the merger of one standard lot and one substandard, landlocked lot, eliminating a non-complying parcel and creating one legal, complying lot.

- B. Lot line adjustment will not increase development potential of affected parcels.

Comment: The project would eliminate one, 55 feet wide by 10 feet deep lot, containing 550 square feet and creating one, complying, 6050 square foot lot, therefore, the increase in parcel size would not increase the development potential of the new lot.

- C. Resultant lots conform with all applicable requirements of this title, including shape, orientation to public right-of-way, use, open space, setbacks and bulk requirements.

Comment: The new lot would total 6,050 square feet, where the minimum lot size within the R-2-2.5 zoning district is 5,000 square feet. The depth of the lot would be increased from 100 feet to 110 feet and would maintain its rectangular shape. The width of the lot would remain 55 feet. Both the resultant width and depth dimensions comply with the Zoning Code.

- D. When existing lots do not conform with all applicable physical and use requirements of this title, the resultant lots will not increase pre-existing nonconformities.

Comment: The project would merge one non-complying lot, 550 square foot lot with one complying 5,500 square foot lot, creating one complying lot; therefore pre-existing nonconformities would be remedied.

- E. Resultant lots will not create new nonconformities with this title.

Comment: The proposed lot merger would merge one, vacant, non-complying lot with one complying developed lot. At 55 feet in width by 110 in depth, or 6,050 square feet, the resultant lot would comply with the development standards of the R-2.25 zoning district and would not create any nonconformities.

- F. Resultant lots will be adequate in size and shape to accommodate the uses permitted in the applicable district and all yards, open spaces, walls and fences, vehicular access, parking, landscaping and other features required by this title.

Comment: The merged lot would contain 6,050 square feet and maintain its rectangular shape and would eliminate one, undevelopable, 55 feet wide by 10 feet deep lot. As the R-2-2.5 zoning district requires a minimum of 2,500 square feet in lot area to accommodate one dwelling unit, the resultant lot meets this standard by providing 3,025 square for each proposed dwelling unit. The increase in parcel size would not increase the development potential of the new lot and would not require any deviation from applicable development standards.

- G. Proposed lots will be compatible with the uses and structures normally permitted in the surrounding area.

Comment: The merged lots would eliminate the only landlocked parcel within the Project block and create a parcel closer in conformity with the lots within this block. Lot sizes on this side of the subject block range from 2,700 square feet to 6,600 square feet and contain a variety of residential land uses from single-family residences to four-unit residential structures.

- H. The proposed lot line configuration will not adversely affect the abutting property or its permitted use.

Comment: The lot line adjustment would remedy a non-complying configuration, allowing for the appropriate development within this district of the newly created lot. The

lot line adjustment would legally modify the configuration of only the two project parcels and have no impact on the configuration or use of adjacent parcels.

- I. The proposed lot lines are properly located relative to the adjoining properties, other properties in the vicinity and the public street right-of-way. [Ord. 1167 § 2, 2003.]

Comment: The side and rear property lines are adjacent to similarly configured lots, containing the same residential uses and structures. The elimination of the landlocked parcel at the rear, would allow for direct access from the public right-of-way at the front property line, to the rear of the project site.

**SAUSALITO RESOLUTION NO. 2022-08
APRIL 20, 2022
110 FOURTH STREET
DR 2020-00006**

EXHIBIT B: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by entitled "110 Fourth Street" and date-stamped April 12, 2022.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items:

1. 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).
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. Final elevation drawings shall be submitted and reviewed by a Planning Commission working group and CDD to ensure the façade limited to the study/carport walls and materials have requisite detailing and design to ensure a non-homogenous mass.
4. The project shall be designed as shown in the set of plans dated stamped April 12, 2022, and modified for the April 20, 2022 hearing and approved by the Planning Commission working group.
5. Front yard landscaping shall not include trees or large shrubs. All plant material must be maintained below windows at all times.
6. Building permit will not be issued until the existing Fig tree located within the front yard is totally removed.
7. Prior to issuance of the occupancy permit, all landscaping shall be installed per submitted plans with the exception of plant material located adjacent to 411 Main Street which shall be installed prior to construction and maintained.
8. Exterior lighting shall be shielded and downward facing.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. The car parking vehicle lift shall at all times be maintained in good operating order. In addition, when not being utilized the car parking vehicle lift shall be kept in the down position to minimize view impacts.
16. Applicant shall submit a tree protection program for all on-site trees, and trees on abutting properties adjacent to the site, by a licensed arborist, to be reviewed by CDD staff with the plans for a building permit. Building permit shall not be issued until the tree protection program has been approved by CDD.
17. 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 following conditions apply:
 - a) 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.
 - b) The time for completion of the construction shall also be indicated on the construction permit.
 - c) 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.

- d) 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:

Prior to the issuance of a Building Permit the applicant shall address the following:

Grading and Drainage

- 18. The Geotech shall review the plan and provide a letter to the City that the final building permit set complies with the soils report.
- 19. Prior to issuance of a building permit, the applicant shall provide a section for the retaining walls and any tiebacks for said retaining walls. The installation of the retaining walls and the proposed foundations shall be scheduled such that there is no conflict with the installation of either.
- 20. Prior to the issuance of a building permit, the applicant shall prepare a calculations prepared by a registered Civil Engineer for the sized dispersion trench. The Civil Engineer shall provide a letter as well as the calculations to the City prior to the issuance of the building permit stating that the there is no change in the drainage patterns at this site and that the Spreader Pipe system is sized correctly. Runoff shall be determined by the rational method for a 10-year, 6-hour storm and a 100-year, 6-hour storm event. The letter shall be stamped and signed by a registered civil engineer. The civil engineer shall also design a filtration system to treat storm water generated by the new impervious surfaces for the project.
- 21. The applicant shall include a Storm Water plan in association with the construction for the site with the building permit application.
- 22. The height of all retaining walls shall be shown on the site plan.
- 23. The limits of excavation shall be shown on the site plan. No grading shall extend past the property line without written consent, provided to the City, from the adjacent neighbor.
- 24. The sequence of construction shall be noted on the plan set to not conflict with similar work. Tieback or helical anchors for the retaining walls shall not impact the installation of piles or the passive resistance associated with the foundations of these improvements.
- 25. The applicant shall obtain a grading permit from the Department of Public Works prior to performing any demolition or grading at the site.
- 26. The applicant shall install all erosion control measures prior to any demolition and grading occurring at the site.

Utilities

27. Prior to issuance of a building permit, the plan shall be modified to show the location and depth of the proposed electrical lines to be undergrounded to the new building located on the property. The applicant shall position this system in such a location that can be encompassed by a utility easement in the future.
28. If the property owner decides to move forward with subdividing the property, this easement must be shown on the easement map in a location that can be easily accessed.
29. The applicant shall provide evidence in the form of a letter from utility providers stating that the utility can provide this service without adding overhead facilities to their systems located in the public right-of-way that may impact views of adjacent neighbors.
30. Prior to the issuance of the building permit, the plan shall incorporate the sewer ejector system and proposed alignment for the sanitary connection to the City's main line. The alignment of the sewer ejector system may be modified per the recommendations of the department of Public Works at the property owner's expense. The position of the sewer ejector system shall be compassed by an easement and shall be placed in such a position as to allow easy access and maintenance.
31. Prior to the issuance of a building permit, the applicant shall submit all materials associated with the proposed sanitary ejector system to the Department of Public Works for review. The new system shall be explosive proof, require specific size and depth requirements, and shall be in compliance with City standards.
32. Prior to the issuance of a building permit, the applicant shall comply with April 12, 2017 letter from Pat Guasco regarding the sanitary issues related to this property.

Roadway Improvements

33. The applicant shall modify the plan to show percentage cross slope of the sidewalk area, driveway, and hardscape. All work in the road right- of way shall comply with city standards.
34. The applicant shall obtain an encroachment permit from the Department of Public Works prior to any work in the road right of way.

Right-of-Way

35. The building plan shall correctly show the existing parcels for this property. The plan shall indicate the parcel number, as well as property line, correctly labeled with distances and bearings.

General

36. 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.

37. 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.
38. Frontage Improvements plans shall be prepared by a registered Civil Engineer and subject to the review by the City Engineer or designee.
39. All frontage improvements shall comply with Marin County Standards. Driveway aprons shall be concrete per standards.
40. 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.
41. 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.
42. Prior to issuance of a Building Permit, applicant shall submit a drawing with plan and profile of the existing storm drain culvert, from access point on Fourth St. to access point on Third St. Drawing shall include but not be limited to invert and finish grade elevations determined every 10-feet, culvert diameter, geometric section and culvert material. A tractor camera or similar shall be used to determine elevations. Drawing shall be reviewed and approved by Public Works.
43. Applicant shall follow recommendations cited by the geotechnical report, completed by Salem Howes Associates, Inc., dated April 5, 2020.
44. Prior to issuance of a Building Permit, the project Geotechnical Engineer shall review project drawings and issue a letter, stamped and on letterhead, to the City stating that the final Building Permit submittal complies with all recommendations of the Geotechnical Report.

Storm Water Protection Program

45. 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]
46. 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.

SOUTHERN MARIN FIRE DISTRICT CONDITIONS OF APPROVAL:

Prior to building permit submittal

47. Prior to construction a Vegetation Management Plan (VMP) shall be submitted for review and approval by the Fire District which includes:
 - a) The entire plan content elements described in narrative form.
 - b) No less than three (3) sets of plans shall be sent for code official review which includes the house, zone, plant type and spacing.
 - c) The Hazard Assessment matrix.
 - d) The list of plants to be used and materials consistent with the approval plant list.
 - e) Prepared according to Southern Marin Fire District Standard 220 Vegetation/Fuel Management Plan

48. A fire sprinkler system shall be required for this project. A fire sprinkler system shall be provided for:
 - a. All new construction.
 - 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 13 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.

49. A vertical overhead clearance of 13' 6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.).

50. 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.

51. The address shall be posted in accordance with requirements of the California Fire Code and Southern Marin Fire District (SMFD) standard 205 (Premises Identification).

52. Smoke / CO Detectors shall be installed in accordance with the California Building Code.

53. Non-combustible roofing required:
Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - Less than 25% - no requirement
 - 25% to 50% - Class C minimum
 - 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.

54. 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.

55. 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.
56. Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the fire district.
57. The vegetation proposed on Landscaping Plan may require modifications during the vegetation management plan submittal.
 - f) Adequate plant spacing is required. Regardless of species, bushes and shrubs are required to be separated by at least 1x the height of the mature plant/species. Continuous shrubs/bushes/ hedges are not approved in the wildland urban interface.
 - g) Due to the location of the plants next to the structure, a fire-resistive species or a non-combustible ground coverage underneath the vegetation must be used throughout Zone 0.
 - h) No mulches or bark may be planted, placed or maintained within Zone 0 of the structure (0'-5').
58. Roof Deck Materials: The roof deck shall be a class-A roofing assembly. The material shall either cover the entire surface or have clearance to enable the undersurface to be cleaned of debris. The materials must be specified on the plans.

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.

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

64. 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.
65. 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.
66. Pursuant to Sausalito 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) – Prohibited.

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.

SAUSALITO PLANNING COMMISSION NO. 2022-08

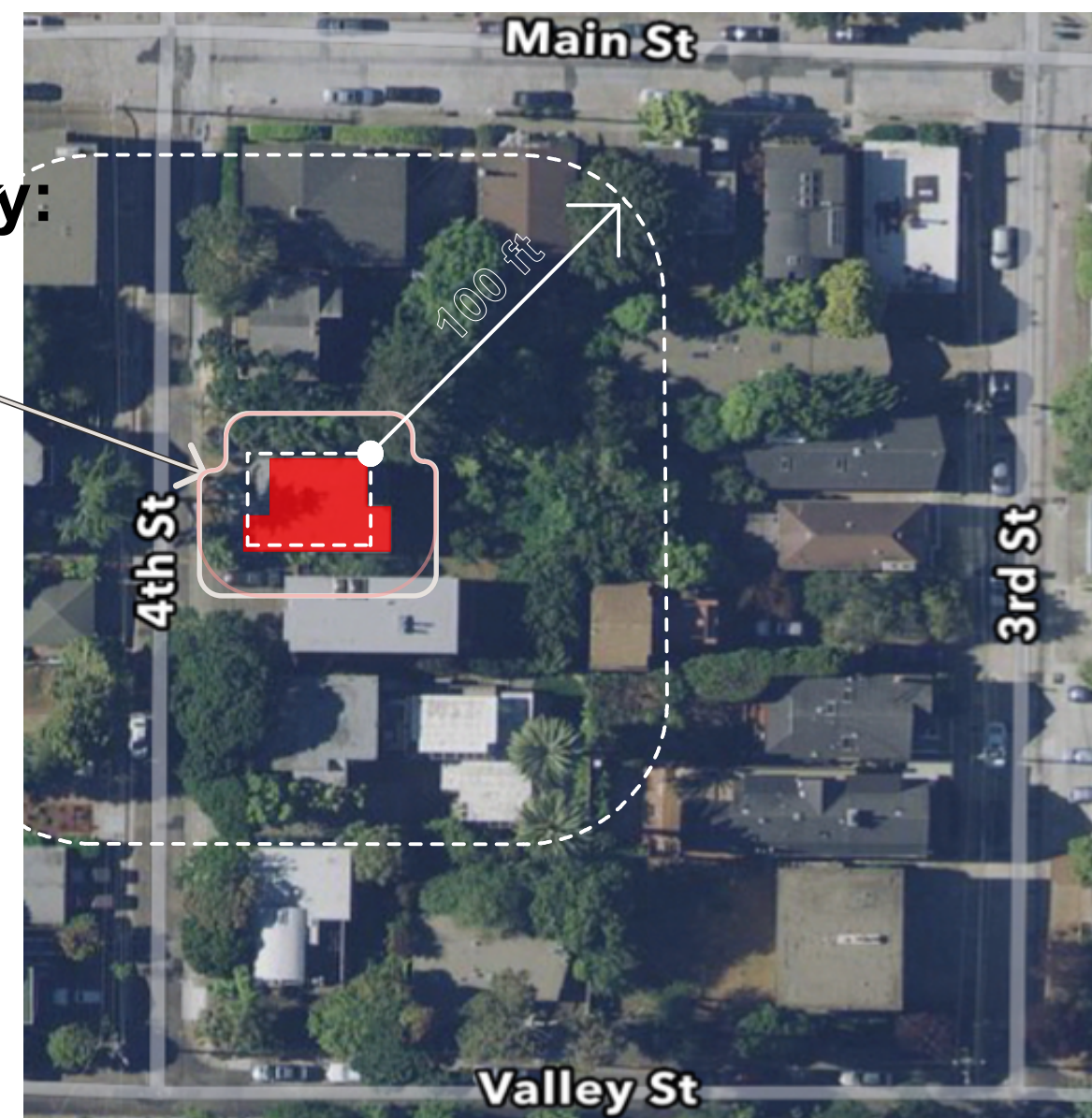
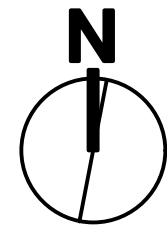
APRIL 20, 2022

110 FOURTH STREET

DR/LLA/DR 2020-00006

EXHIBIT C: PROJECT PLANS

**Subject Property:
110 4th Street**



6 **Vicinity Map** 0 50 ft 100 ft 200 ft

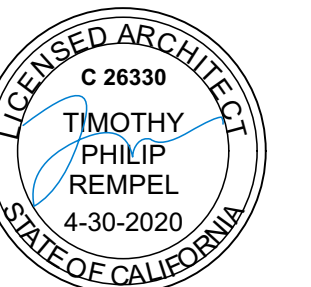
- 5 **Sheet Index**
- A0.0 Cover Sheet
 - A1.0 Site Survey
 - A1.1 Proposed Landscape Site Plan
 - A1.2 (P) Roof + Story Pole Plans
 - A1.3 Story Pole Legends
 - A2.0 Existing House Existing & Proposed Floor Plans
 - A2.1 Proposed House: Main, Lower, & Upper Level Floor Plans
 - A3.0 Existing House: Existing & Proposed Exterior Elevations
 - A3.1 Existing House: Existing & Proposed Exterior Elevations
 - A3.2 Proposed East House: Exterior Elevations
 - A4.0 Existing : Proposed Building / Site Section



3D VIEW

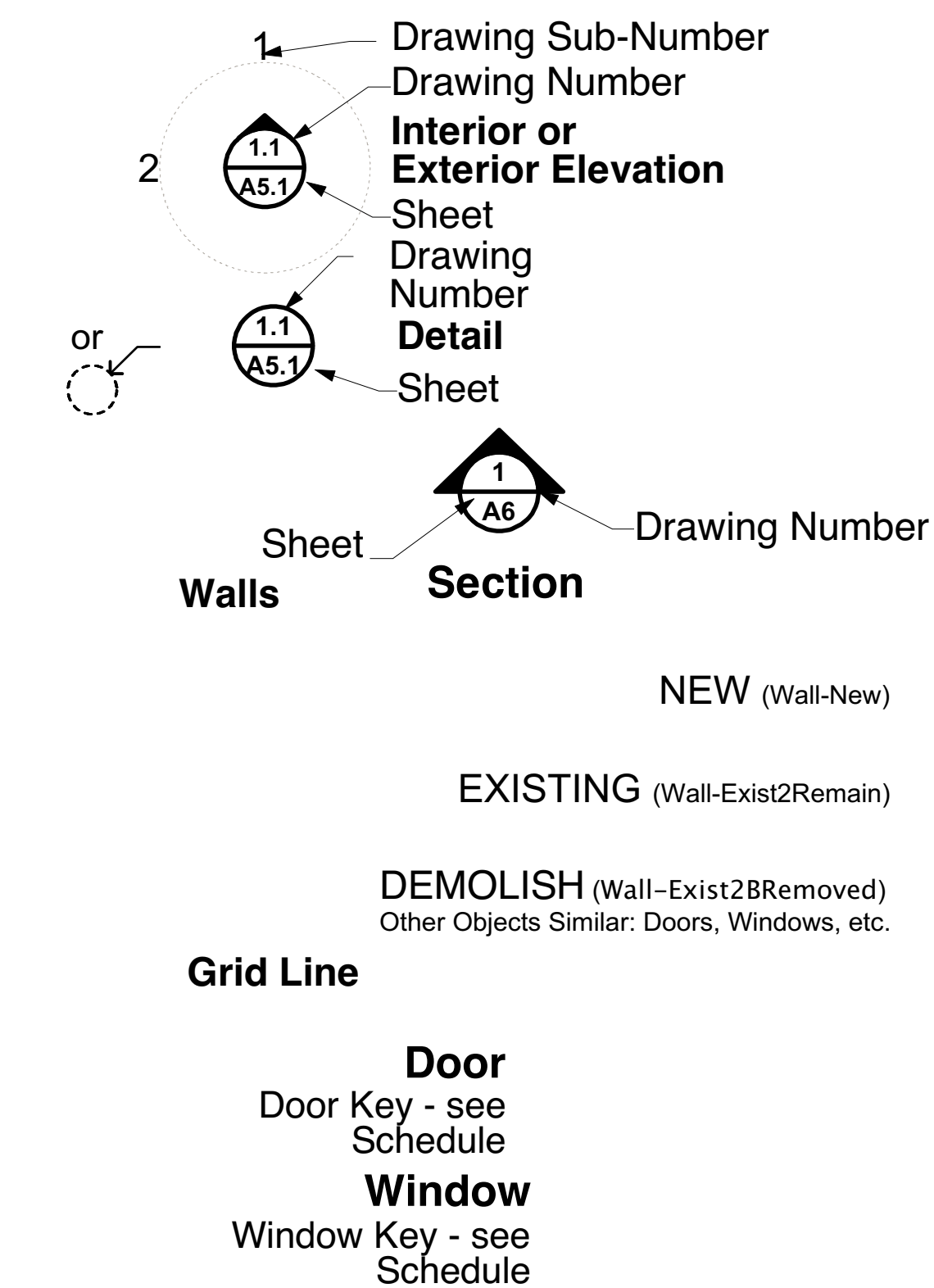
4TH STREET VIEW SHOWING PARKING TERRACE @L, REMODELED HOUSE @R, AND NEW HOUSE TO THE REAR

rempeL ARCHITECTS
110 Fourth Street
Sausalito, CA 94965
tim@rempeLarchitects.com
510-593-5779

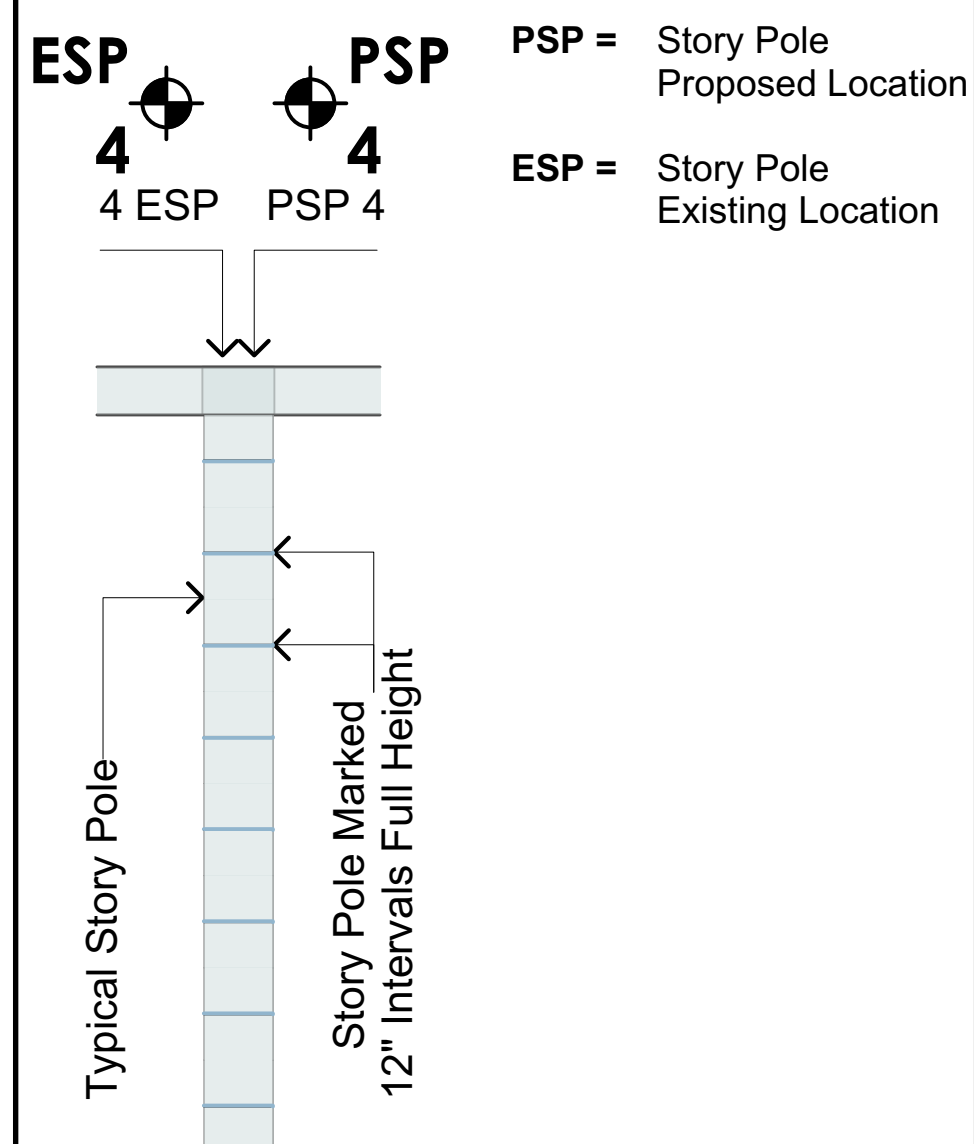


110 Fourth Street
Sausalito, California 94965
APN: 065-264-23 + 065-264-12

5 **Sheet Index**



4 **Symbol Legend**



6 **Story Pole Keys**

**SCOPE OF WORK:
(E) HOUSE/GARAGE + (N) HOUSE+GARAGE:**

- (E) **HOUSE + CARPORT**
- 1) RAISE HOUSE 1'-6" TO ACCOMMODATE FOUNDATION REPAIR + STABILIZATION AND TO CREATE 8'-6" CEILING HEIGHT ON LOWER FLOOR WHILE ENLARGING THE FOOTPRINT TO ADD A 1 BEDROOM ADU AND 2 WCS ALONG WITH LAUNDRY, STORAGE, ETC.
 - 2) INCORPORATE BASEMENT AREA INTO HOUSE THRU THE ADDITION OF AN INTERIOR STAIR (SEE ABOVE)
 - 3) EXPAND HOUSE ON BOTH LEVELS TOWARDS THE EAST TO ACCOMMODATE PLAN CHANGES.
 - 4) MISC. LANDSCAPING ON FRONT OF SITE AND PRIVATE REAR YARD
 - 5) REBUILD THE (E) CARPORT AND ADD STUDY ABOVE - 2 CAR PKG
- (N) **PARKING PLATFORM W KLAUS CARLIFT 2062**
- 6) CONCRETE TRELLISED PARKING PLATFORM TO FIT 1+1 CARS UTILIZING A KLAUS BELOW-GRADE PARKING PLATFORM.
- (N) **2ND HOUSE**
- 7) (N) 3 BEDROOM 2BA HOUSE SET AT REAR OF SITE SHIELDED BY (E) TREE-COVER + LANDSCAPING. GREEN ROOF AND MINIMAL LANDSCAPE.
 - 8) (N) RETAINING WALL + PATH FROM STREET TO ACCESS (N) HOUSE
 - 9) MISC. LANDSCAPING ON REAR OF SITE INCLUDING PRIVATE OUTDOOR PATIO/TERRACE AT EAST OF(N) HOUSE

2 **Project Description**

ADDRESS:	110 4th Street Sausalito, CA 94965
ASSESSOR'S PARCEL NUMBER:	065-264-23 + 065-264-12
ZONING:	R2.2.5
OWNER:	Tim Rempel + Elizabeth Miranda 110 4th Street Sausalito, CA 94965
ARCHITECT:	Rempel Architecture Inc. 110 4th Street, Sausalito, California 94965 510.593.5779 / tim@rempeLarchitects.com
Lot Area	6050 SF
Max Height	32 FT
Max FAR for 2 Homes	6050 * .65 = 3932.50 SF
TYPE OF OCCUPANCY:	2 SFR
TYPE OF CONSTRUCTION:	VN
CODES AND REGULATIONS:	2016 CBC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 California Fire Code, 2016 California Green Building Standards Code, 2016 California Energy
AREA	
EXISTING HOUSE - 110A	Existing Upper Level 795 sf Existing Lower Level 636 sf Proposed Remodel Upper Level 1,139 sf Proposed Remodel Lower Level 201 sf
Internal ADU - 110C	Proposed ADU Lower Level 745 sf Total Addition 566 sf
NEW HOUSE - 110B	TOTAL PROPOSED (Existing House + Addition + ADU) 2,085 sf Proposed New House 1st Level 797 sf Proposed New House 2nd Level 730 sf Proposed New House 3rd Level 268 sf
GARAGE	Parking Platform 203
TOTAL FAR PROPOSED	110A 1340 + 110C 745 + 110 B 1795 = 3880 Proposed / 3932.5 Allowable

1 **Project Information**

Owners: Liz Miranda
Tim Rempel
110 4th
Sausalito, CA
415-637-6620
510-593-5779
APN: 065-264-23 + 065-264-12

Date: Thursday, April 7, 2022
Time: 4:20:54 PM
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Revisions	Date
3	APRIL 12, 2022

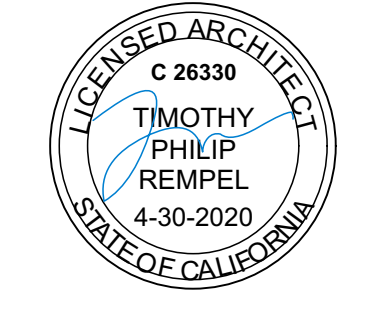
Issue Date: SEPT 27, 2021
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Residential Remodel

Cover Sheet

Sheet
A0.0

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110 Fourth Street
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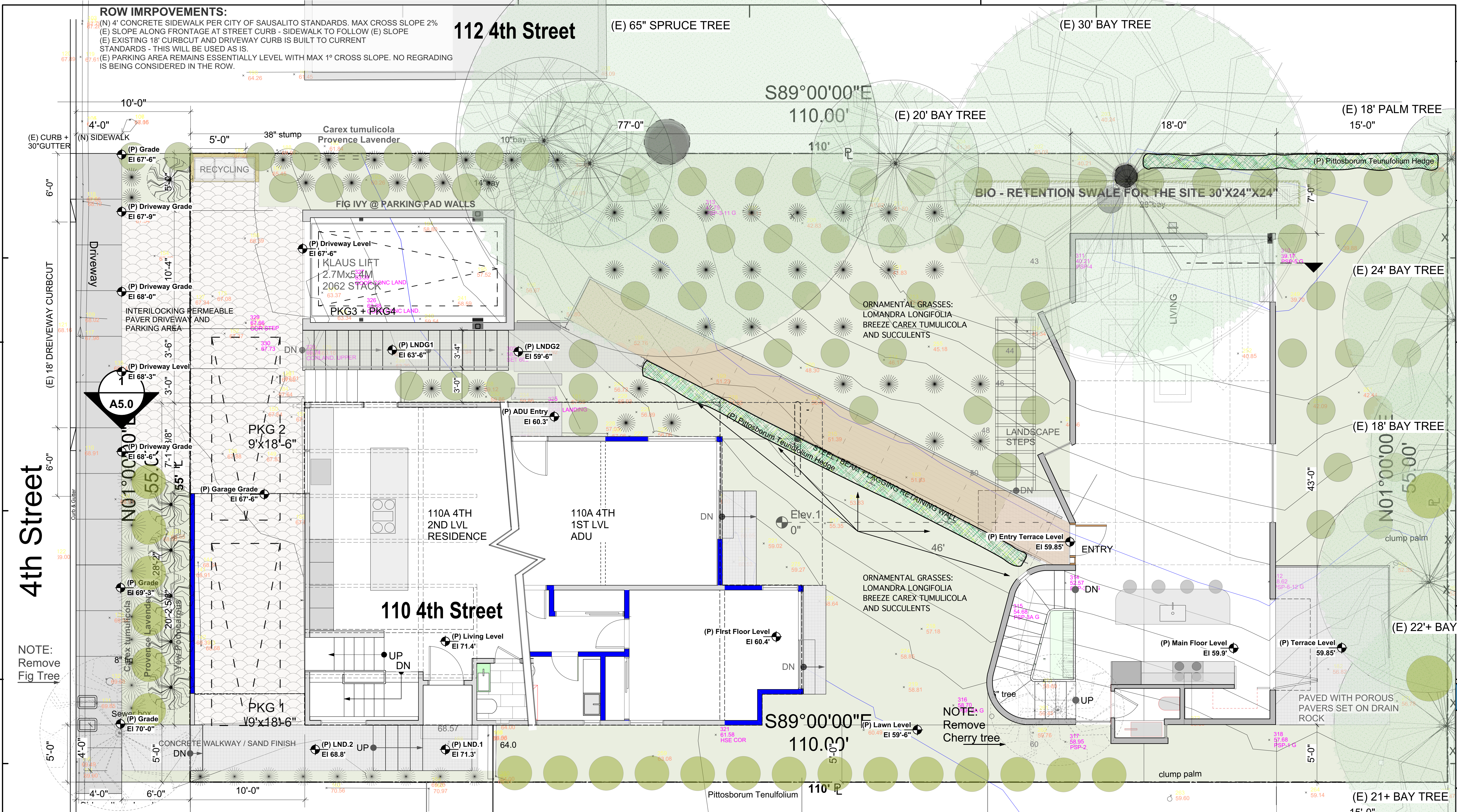
Revisions	Date
3	APRIL 12, 2022

Issue Date: SEPT 27, 2021
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Residential Remodel

Proposed L'Arch/Site Plan

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ROW IMPROVEMENTS:
 (N) 4' CONCRETE SIDEWALK PER CITY OF SAUSALITO STANDARDS. MAX CROSS SLOPE 2%
 (E) SLOPE ALONG FRONTAGE AT STREET CURB - SIDEWALK TO FOLLOW (E) SLOPE
 (E) EXISTING 18' CURB CUT AND DRIVEWAY CURB IS BUILT TO CURRENT STANDARDS - THIS WILL BE USED AS IS.
 (E) PARKING AREA REMAINS ESSENTIALLY LEVEL WITH MAX 1° CROSS SLOPE. NO REGRADING IS BEING CONSIDERED IN THE ROW.

1) EXISTING LANDSCAPE CONDITIONS:
 The existing site is partially landscaped. There are native grasses in the rear yard along with a palm and small cherry tree. On the Northern property line are two large trees shared with our neighbors: a 60' tall 4' diameter Spruce tree and a 40' tall 28" diameter Bay Laurel Tree. The eastern property edge has a series of evergreen Bay trees providing visual privacy between us and our neighbors. At the street we have a 15' tall Fig tree which will need to be removed to allow access to the front house. An existing 15' Cherry tree along the Southern Property line is to be removed as well.

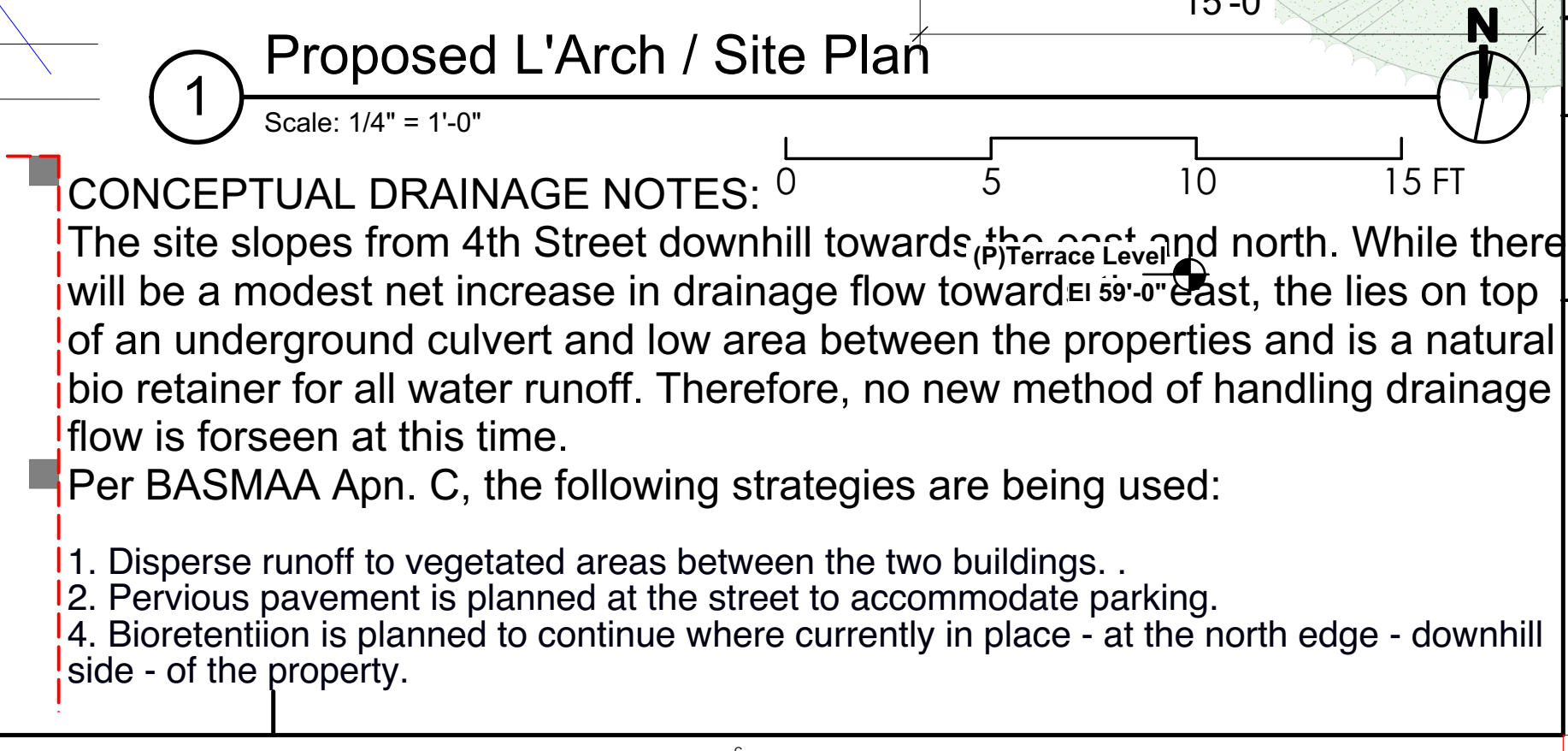
2) NEW LANDSCAPE MATERIALS & CONDITIONS:
 We are planning to create fully landscape front yard with Pittosporum Tenifolium against the building and Carex Tumulicola grasses and Provence lavender planted closer to the sidewalk. In addition we will be planting additional native grasses and plants on the northern and southern property lines along with Pittosporum Tenifolium hedges to provide privacy screens at the northeast property line and mid-site. The area between the existing 110A 4th street residence and the proposed 110B 4th street residence will be a small lawn area created by the building of a retaining wall between the two houses to create a level yard. The lower side of this retaining wall establishes the path to the rear residence.

3a) PLANT LIST:
Low Water (W) Native Plant (N) Fire Resistant Plant
 (W,N,F) Pittosporum Tenifolium (W,N,F) Provence Lavender
 (W,N,F) Lomandra Longifolia Breeze (W,N,F) Carex Tumulicola
 (W,N,F) Misc. Succulents (W,N,F) Misc. Wild Fig Ivy
 (W,N,F) Misc. Fern in shaded areas at bottom of site

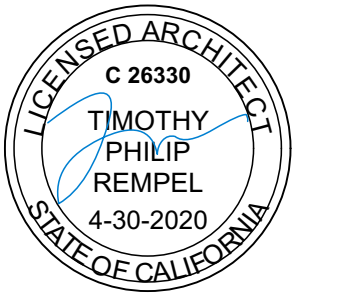
4) LONG TERM LANDSCAPE MAINTENANCE:
 All leaf litter, dried, dead or curing grasses or ferns and woody waste from pruning or trimming and any other potential fuels will be removed from the site or processed/composted for landscaping use as permissible. Needles, leaves and other combustible debris shall be removed from roofs and gutters twice yearly minimum. Owners will coordinate with adjacent property owners to maintain tree canopies, vegetation & minimize vegetation type fuels on an annual basis. All weeds and grasses shall be cut regularly. Mowers, saws and other yard maintenance equipment shall be equipped with spark arrestors. Areas to be mowed shall be checked for rocks & metal to avoid sparking of mower blades.

5) IRRIGATION:
 The Entire Site shall be suited with irrigation. The system shall be controlled with zone control valves, timers, etc. to maintain healthy, lush vegetation while conserving water used. All planted areas on the site shall be irrigated.

CONCEPTUAL DRAINAGE NOTES:
 The site slopes from 4th Street downhill towards the east and north. While there will be a modest net increase in drainage flow towards the east, the lies on top of an underground culvert and low area between the properties and is a natural bio retainer for all water runoff. Therefore, no new method of handling drainage flow is foreseen at this time.
 Per BASMAA Apn. C, the following strategies are being used:
 1. Disperse runoff to vegetated areas between the two buildings.
 2. Pervious pavement is planned at the street to accommodate parking.
 4. Bioretention is planned to continue where currently in place - at the north edge - downhill side - of the property.



NOTE: Remove Fig Tree
 NOTE: Remove Cherry tree



110 Fourth Street
Sausalito, California 94965
APN: 065-264-23 + 065-264-12

Owners: Liz Miranda
Tim Rempel
110 4th
Sausalito, CA
415-637-6620
510-593-5779
APN: 065-264-23 + 065-264-12

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Revisions	Date
3	APRIL 12, 2022

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Residential Remodel

(E)&(P) House &
(P) Garage: Roof
& Story Pole Plans

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112 4th Street

S89°00'00"E
110.00'

BIO - RETENTION SWALE FOR THE SITE 30'X24"X24"

110A 4th Street

110B 4th Street

N01°00'00"E
55.00'

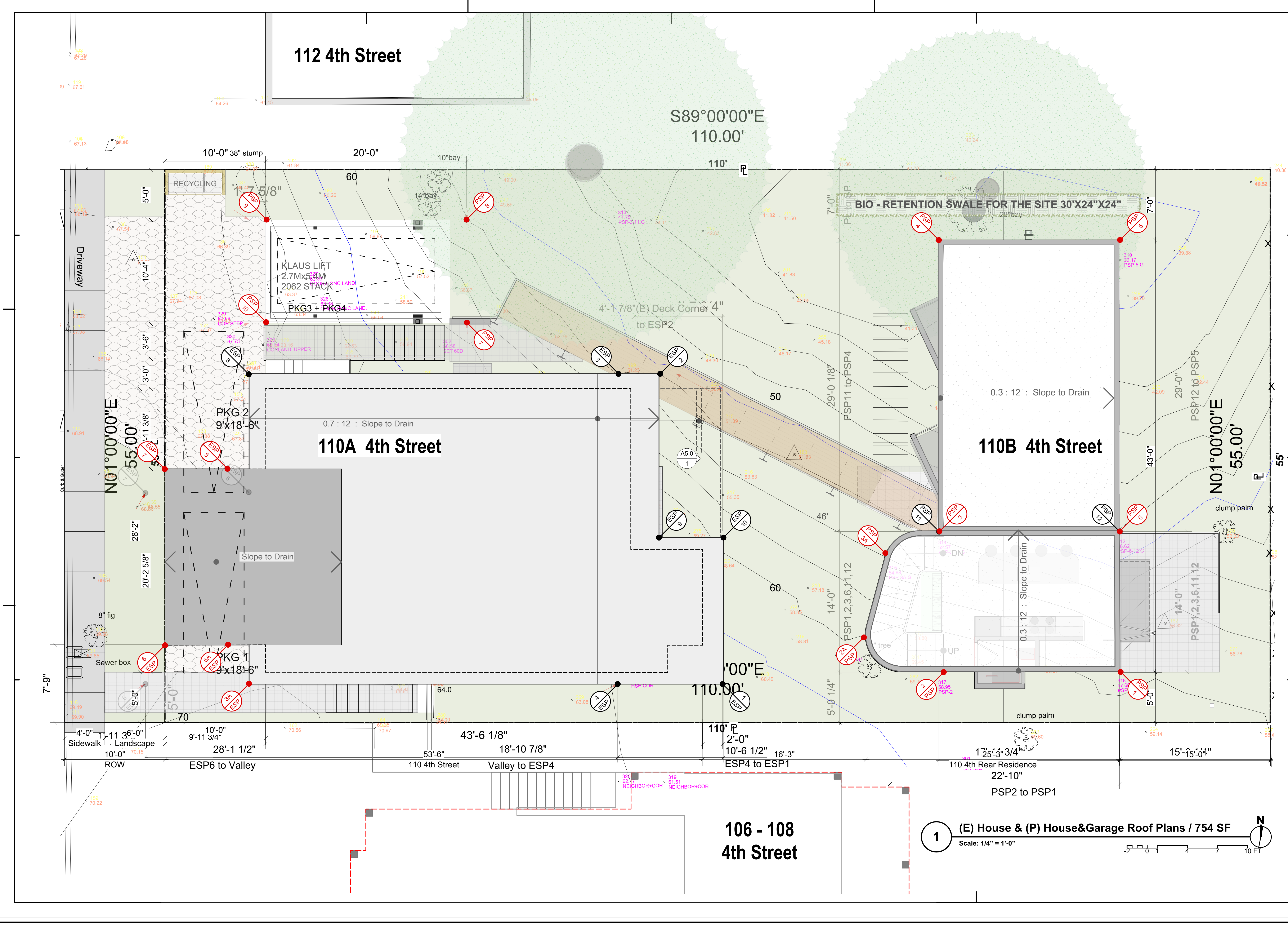
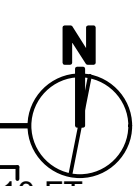
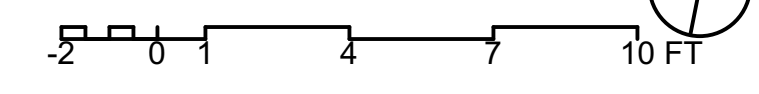
N00°00'00"E
110.00'

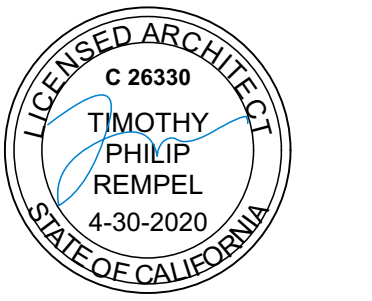
110° P

110° P

106 - 108
4th Street

1 (E) House & (P) House & Garage Roof Plans / 754 SF
Scale: 1/4" = 1'-0"





110 Fourth Street
 Sausalito, California 94965
 APN: 065-264-23 + 065-264-12

Owners: Liz Miranda
 Tim Rempel
 110 4th
 Sausalito, CA
 415-637-6620
 510-593-5779
 APN: 065-264-23 + 065-264-12

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3 APRIL 12, 2022



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Residential Remodel

Story Pole Legends

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Story Pole Legend : (P) East Residence

Story Pole	Location	GE	ELEV	Story Pole Elevation (above adjacent grade)	Notes
PSP - 1	SE Corner @ Upper Roof	+0.00'	+78.90'	+ 20.90'	As Below
PSP - 2	SE Corner @ Upper Volume				
PSP - 2	SW Corner @ Upper Roof		+78.90'	+ 19.90'	As Above
PSP - 2A	SW CURVE @ Upper Roof		+78.90'	+ 20.90'	As Above
PSP - 3A	SW CURVE @ Upper Roof		+78.90'	+ 24.90'	As Above
PSP - 3	NW Corner @ Upper Roof		+78.90'	+ 25.90'	As Above
PSP - 4	NW Corner @ Lower Roof		71.90'	+ 29.70'	As Above
PSP - 5	NE Corner @ Lower Roof		71.90'	+ 29.9"	As Below
PSP - 6	NE Corner @ Upper Roof		+78.90'	+ 25.90'	As Above
PSP - 11	W Wall Corner at LOWER Roof Level		71.90'	+ 19.50'	As Above
PSP - 12	W Wall Corner at LOWER Roof Level		71.90'	+ 19.50'	As Above

1a Legend

1 Story Pole Legends

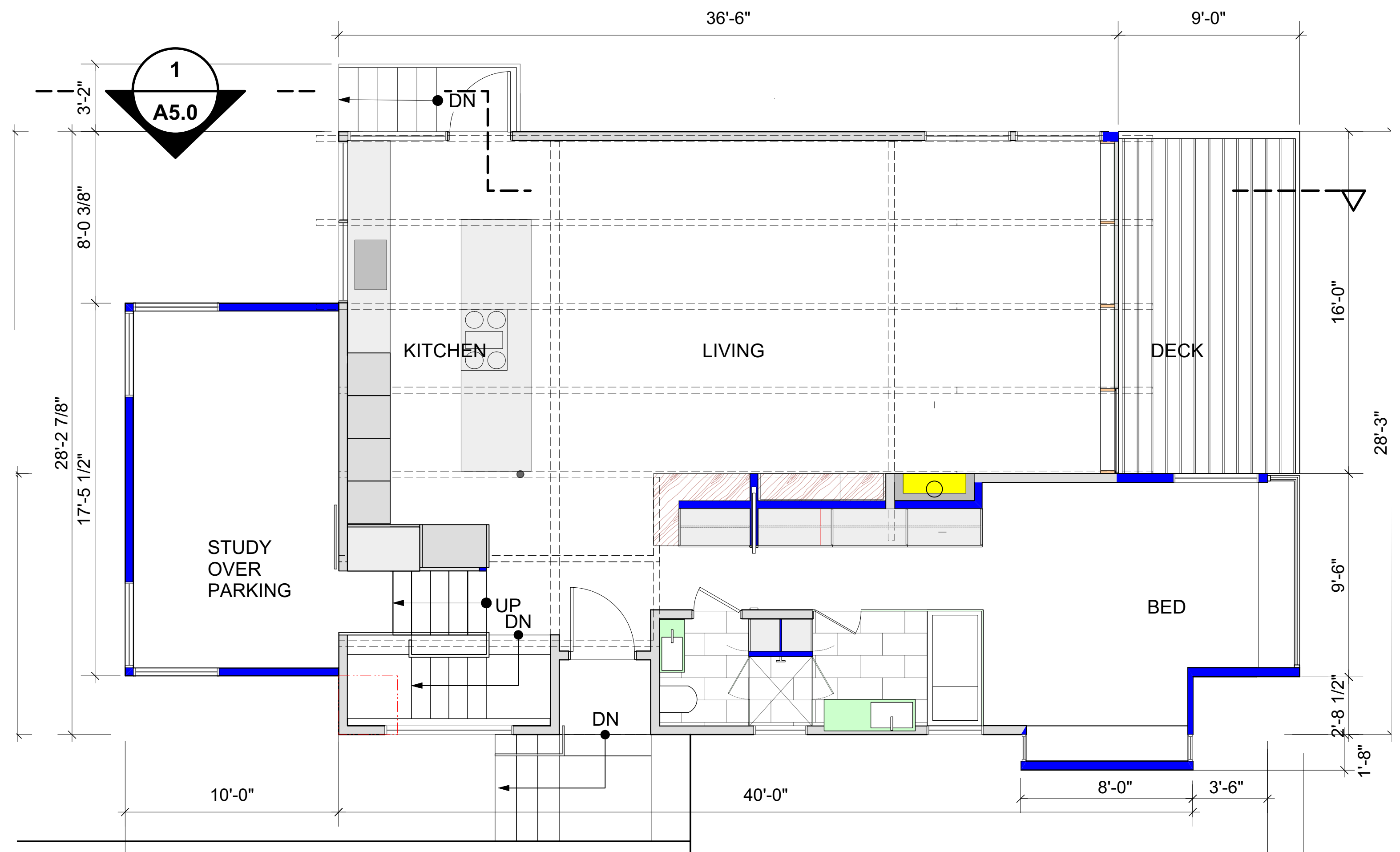
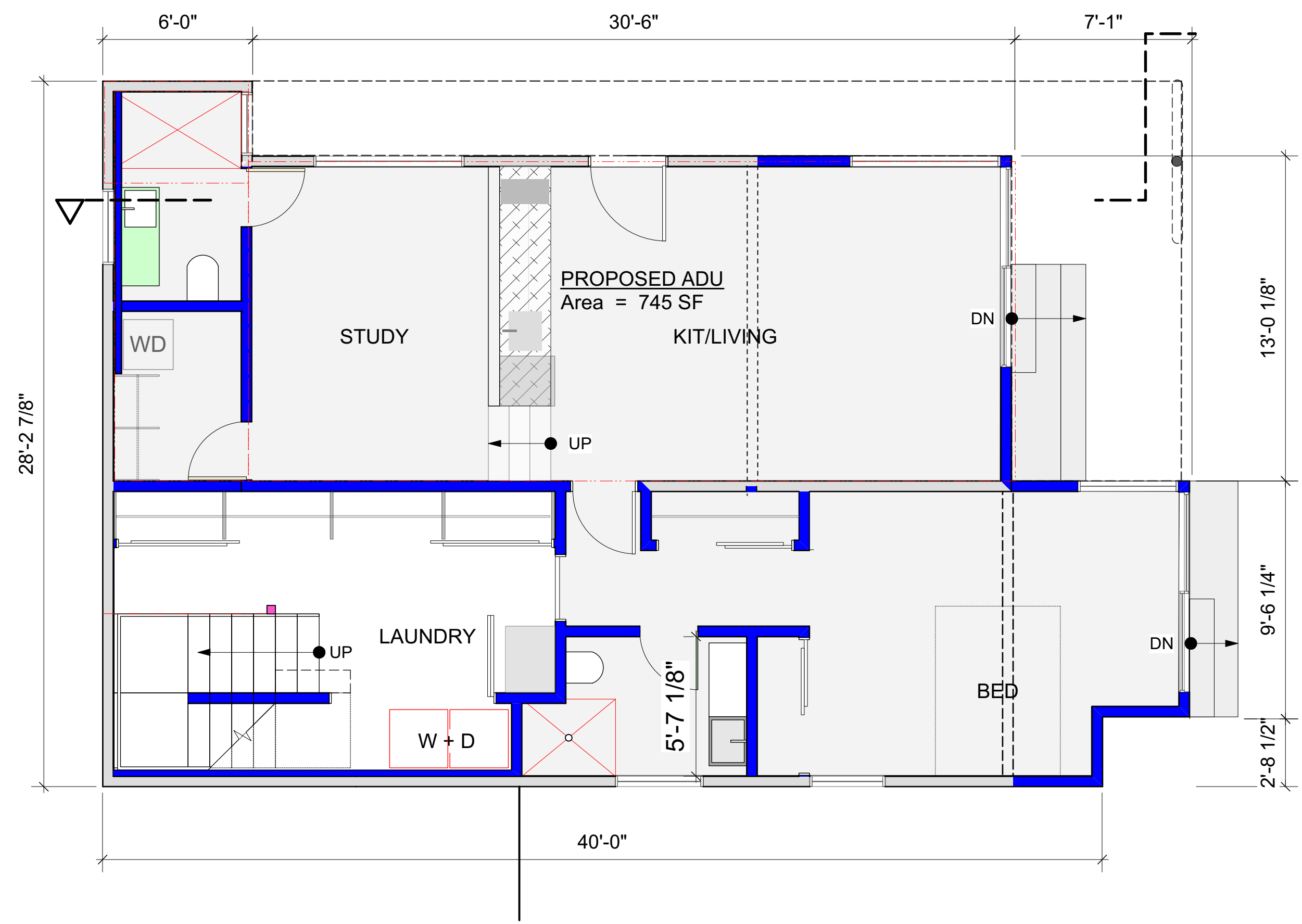
Scale: Actual Size

1b Legend

Story Pole Legend : (E) West Residence & (P) Garage

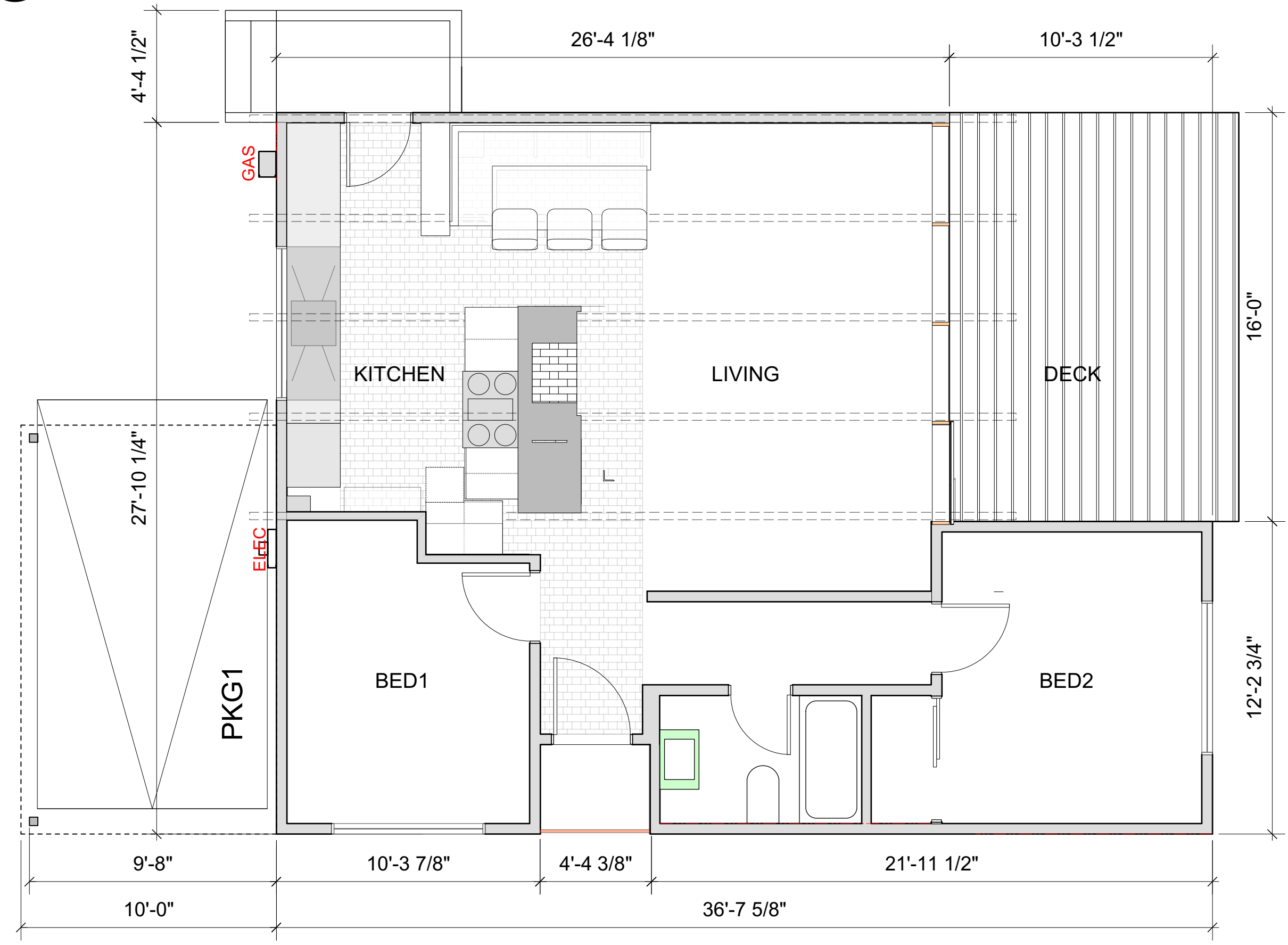
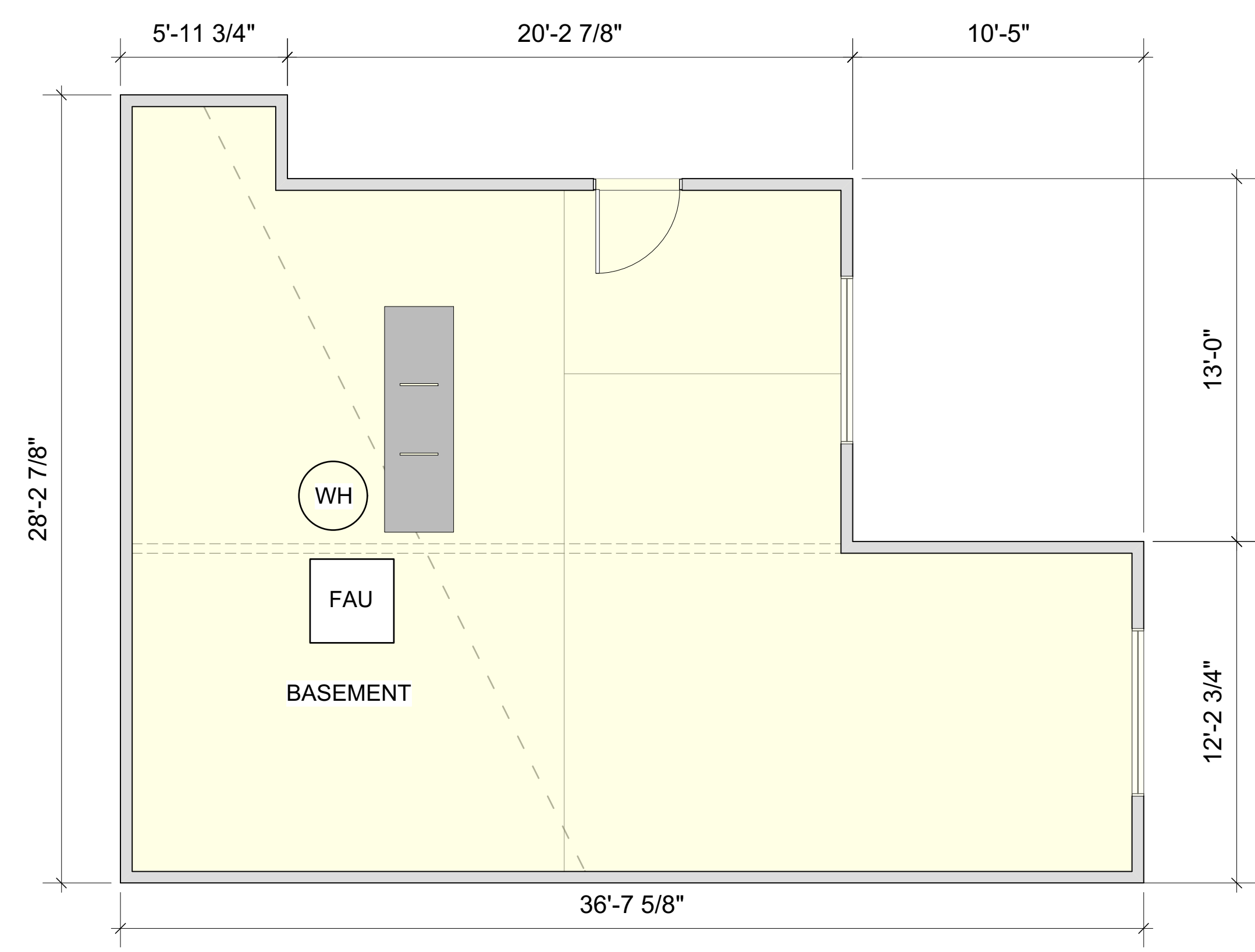
Storey Pole	Location	GE	Elev.	Story Pole Elevation (above adjacent grade)	Notes
PSP - 7	South East Corner, Top of Parapet	+0.00'	71.00'	+ 15.50'	As Below
PSP - 8	South West Corner, Top of Parapet		71.00'	+ 3.50'	As Above
PSP - 9	North West Corner, Top of Parapet		71.00'	+ 3.50'	As Below
PSP - 10	North East Corner, Top of Parapet		71.00'	+ 13.50'	As Above
ESP - 1	SE Building Roof Corner		81.20'	+ 20.40'	As Below
ESP - 2	NE Roof Corner / NE Living Rm Eave		81.60'	+ 26.50'	As Above
ESP - 3	N Bldg Ridge		82.10'	+ 26.00'	As Above
ESP - 4	S Bldg Ridge		82.10'	+ 19.10'	As Above
ESP - 5	N Study Ridge		83.60'	+ 15.70'	As Below
ESP - 6	SW Study Corner		82.50'	+ 13.50'	As Above
ESP - 6A	S Study Ridge		83.60'	+ 13.70'	As Above
ESP - 7	NW Study Corner		82.50'	+ 15.25'	As Above
ESP - 8	NW Corner, Low Roof		80.20'	+ 13.00'	As Above
ESP - 8A	SW Corner, Low Roof		80.20'	+ 12.90'	As Above
ESP - 9	S Living Rm Eave		81.60'	+ 22.00'	As Above
ESP - 10	NE Bedroom Eave		81.20'	+ 22.20'	As Above

- SCOPE OF WORK:**
- 1) DEMO/REPLACE ALL TERMITE/DRYROT DAMAGE TO STRUCTURE. REMOVE FIREPLACE AND (E) DECKS.
 - 2) REPLACE EXTERIOR WINDOWS AND DOORS
 - 3) REPLACE ROOF
 - 4) REMOVE WALLS WHERE AND ADD WALLS WHERE SHOWN. ADDING STUDY @ 2ND LEVEL. NEW ADU WITH 1 BEDROOM, STUDY AREA AND 2 BATHS @ BASEMENT LEVEL.
 - 5) REPLACE ELECTRICAL WITH NEW MAIN PANEL
 - 6) REPLACE ALL WATER LINES IN HOUSE
 - 7) NEW FIXTURES AND TILE AT BATHROOMS
 - 8) REPLACE KIT. APPLIANCES AND CABINETS W/ MINOR PLUMBING MODIFICATIONS OPENING KIT. TO LIVING AREA
 - 9) NEW INTERIOR DOORS
 - 10) NEW FOUNDATIONS @ AREA OF ADDITION, STABILIZE OLD



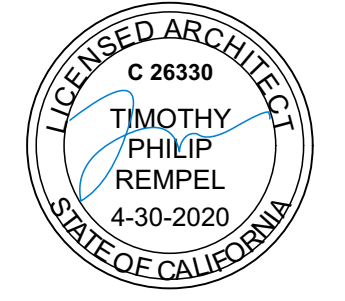
2 (E) House: (Proposed) 745 SF ADU + 201 SF Basement Storage
Scale: 1/4" = 1'-0"

3 (E) House: (Proposed) Upper Level Floor Plan / 1139 SF
Scale: 1/4" = 1'-0"



1 (E) House: (E) Lower Level Floor Plan - 754 SF
Scale: 1/4" = 1'-0"

4 (E) House: (E) Upper Level Floor Plan / 795 SF
Scale: 1/4" = 1'-0"



110 Fourth Street
Sausalito, California 94965
APN #: 065-264-23 / 065-264-12

Owners: Liz Miranda
Tim Rempel
110 Fourth Street
Mill Valley, CA
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510.593.5779 Tim
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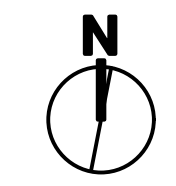
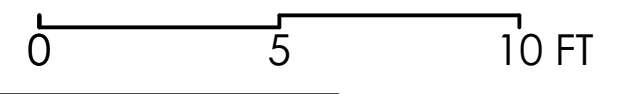
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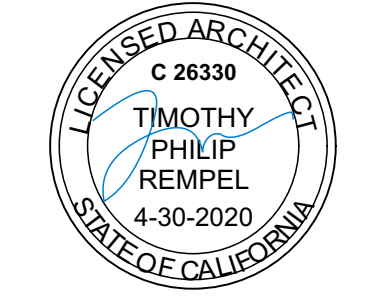
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3	APRIL 12, 2022

Issue Date: Dec 15, 2019
Issued For: Planning Permit

Residential Remodel
Existing House
Existing & Proposed
Floor Plans

Sheet
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110 Fourth Street
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 APN: 065-264-23 + 065-264-12

Owners: Liz Miranda
 Tim Rempel
 110 4th
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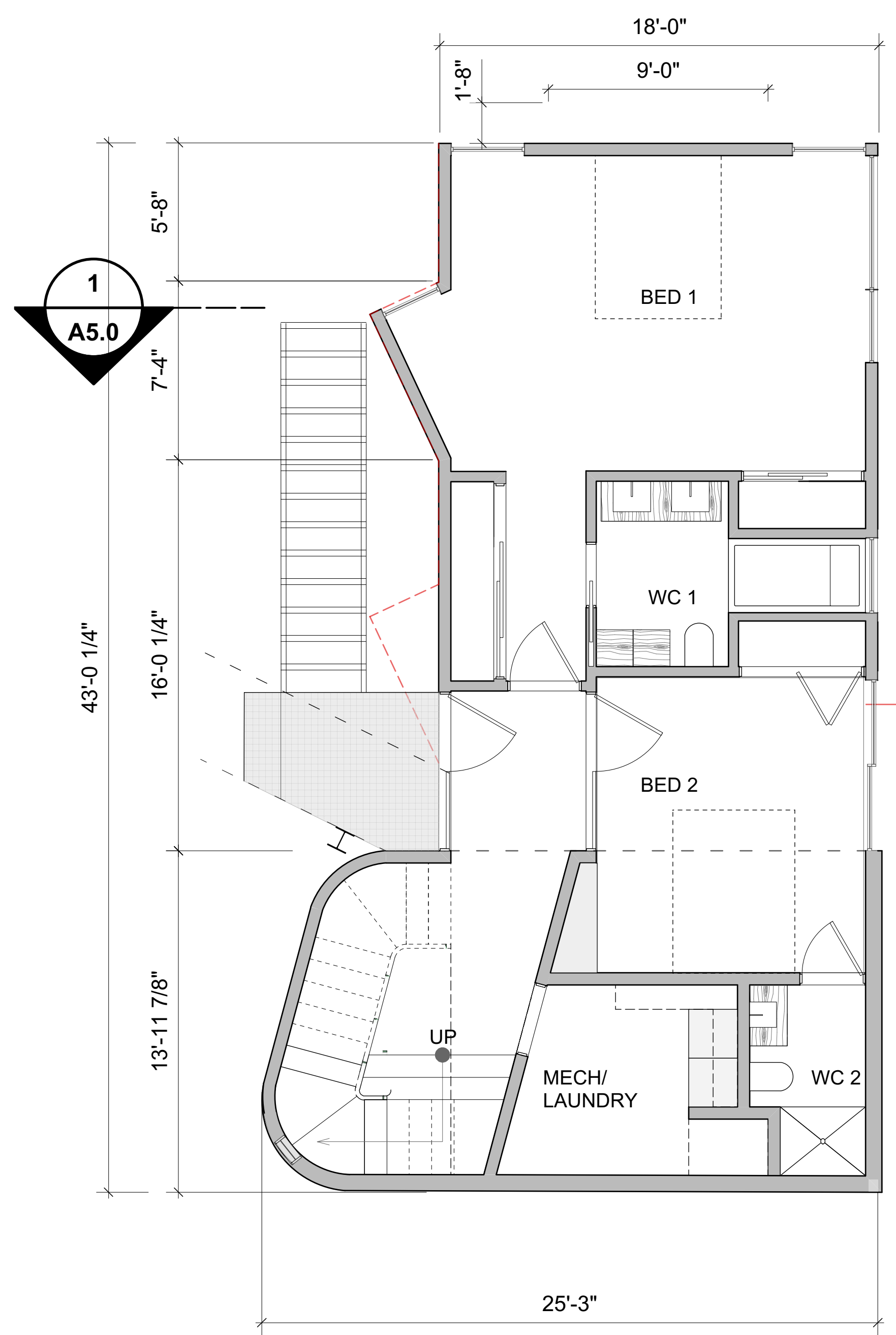
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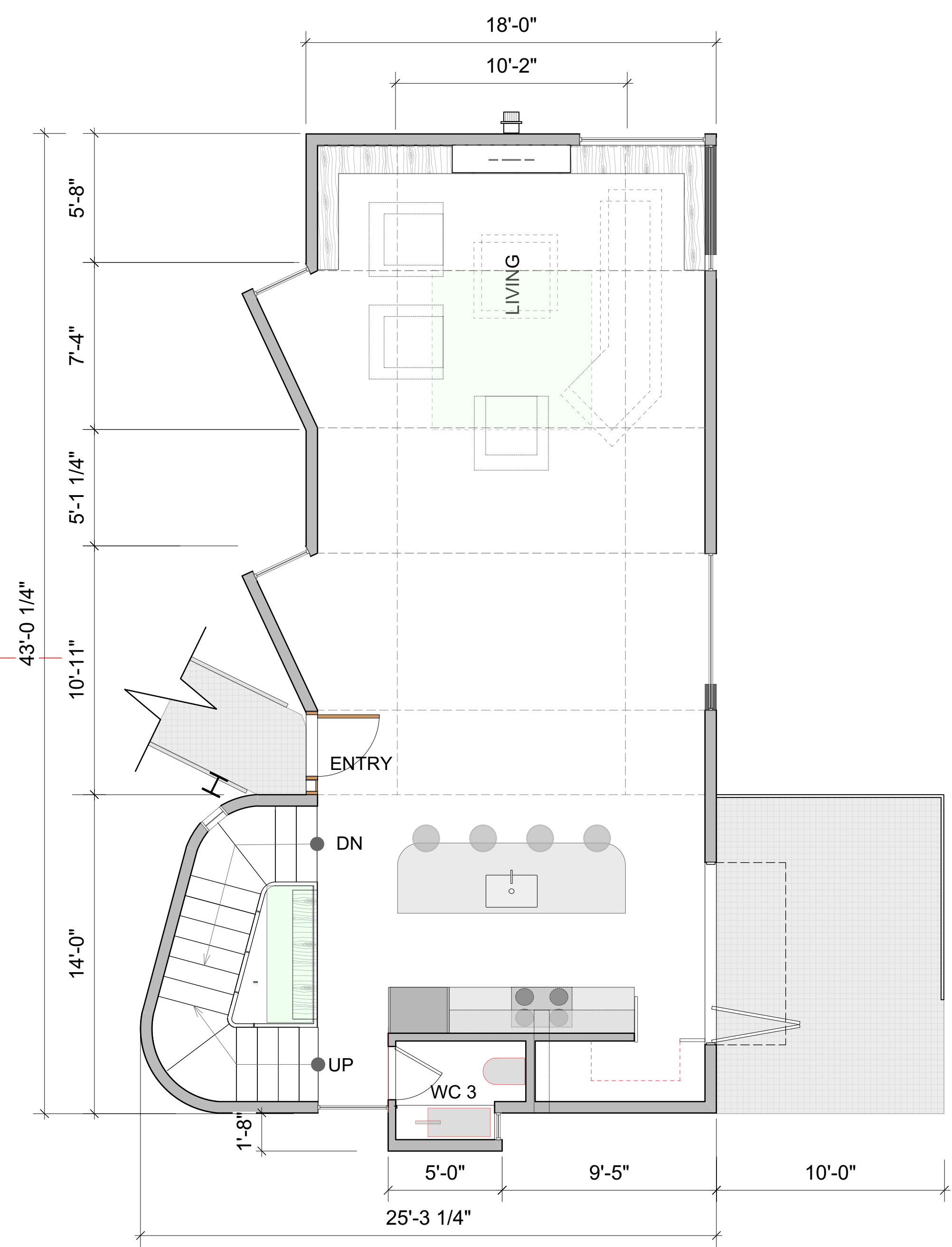
Issue Date: SEPT 27, 2021
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Residential Remodel
 Proposed House:
 Main, Lower, & Upper
 Level Floor Plans

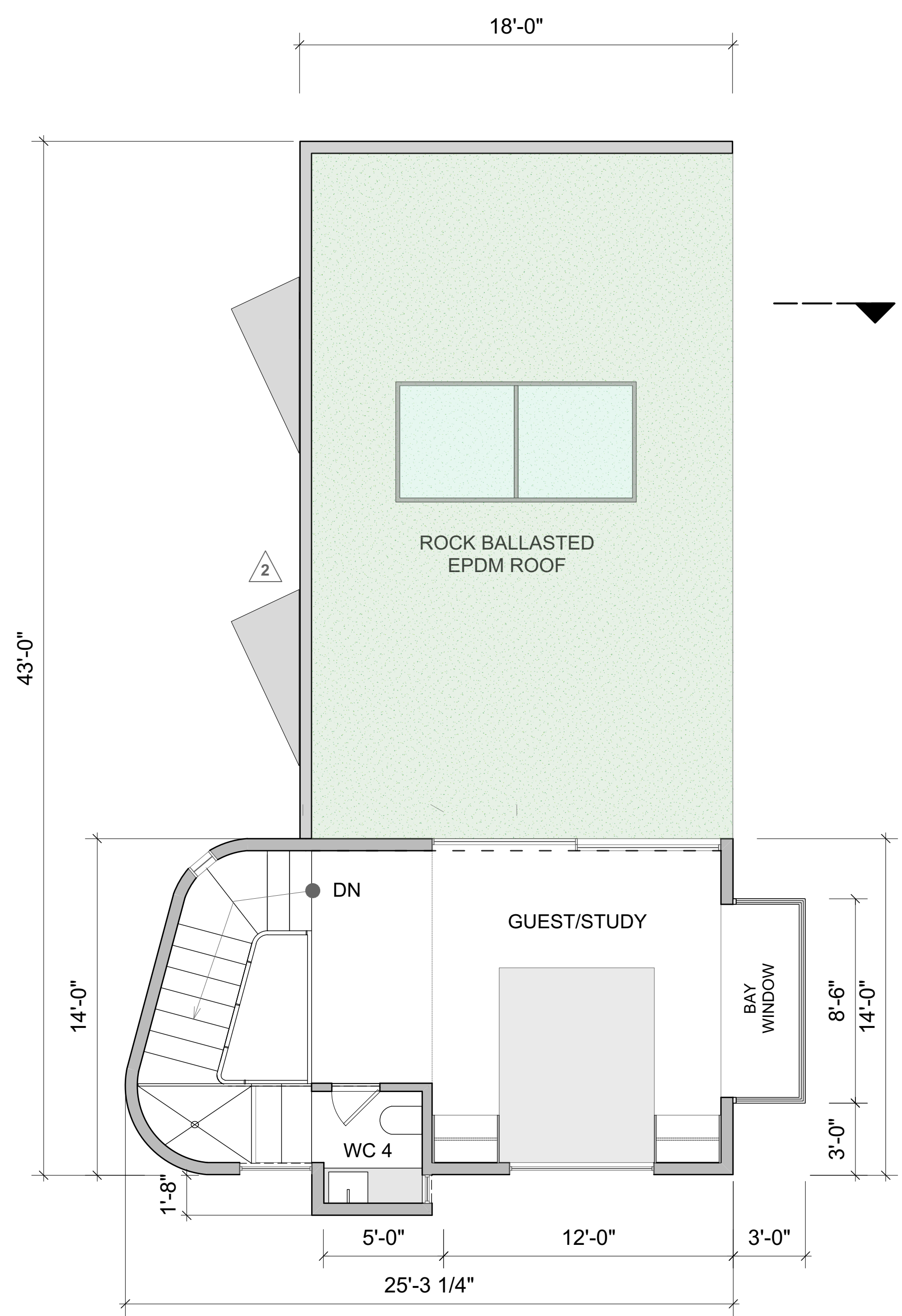
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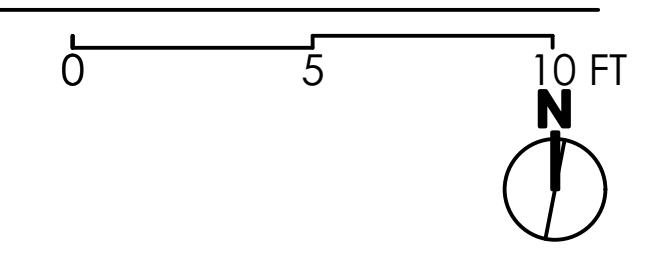
3 Proposed House: Lower Level Floor Plan - 797 SF
 Scale: 1/4" = 1'-0"

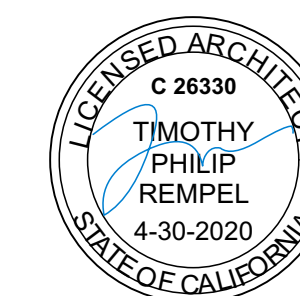


2 Proposed House: Main Level Floor Plan - 730 SF
 Scale: 1/4" = 1'-0"



1 Proposed House: Upper Level Floor Plan - 268 SF
 Scale: 1/4" = 1'-0"





110 Fourth Street
Sausalito, California 94965
APN: 065-264-23 + 065-264-12

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Residential Remodel

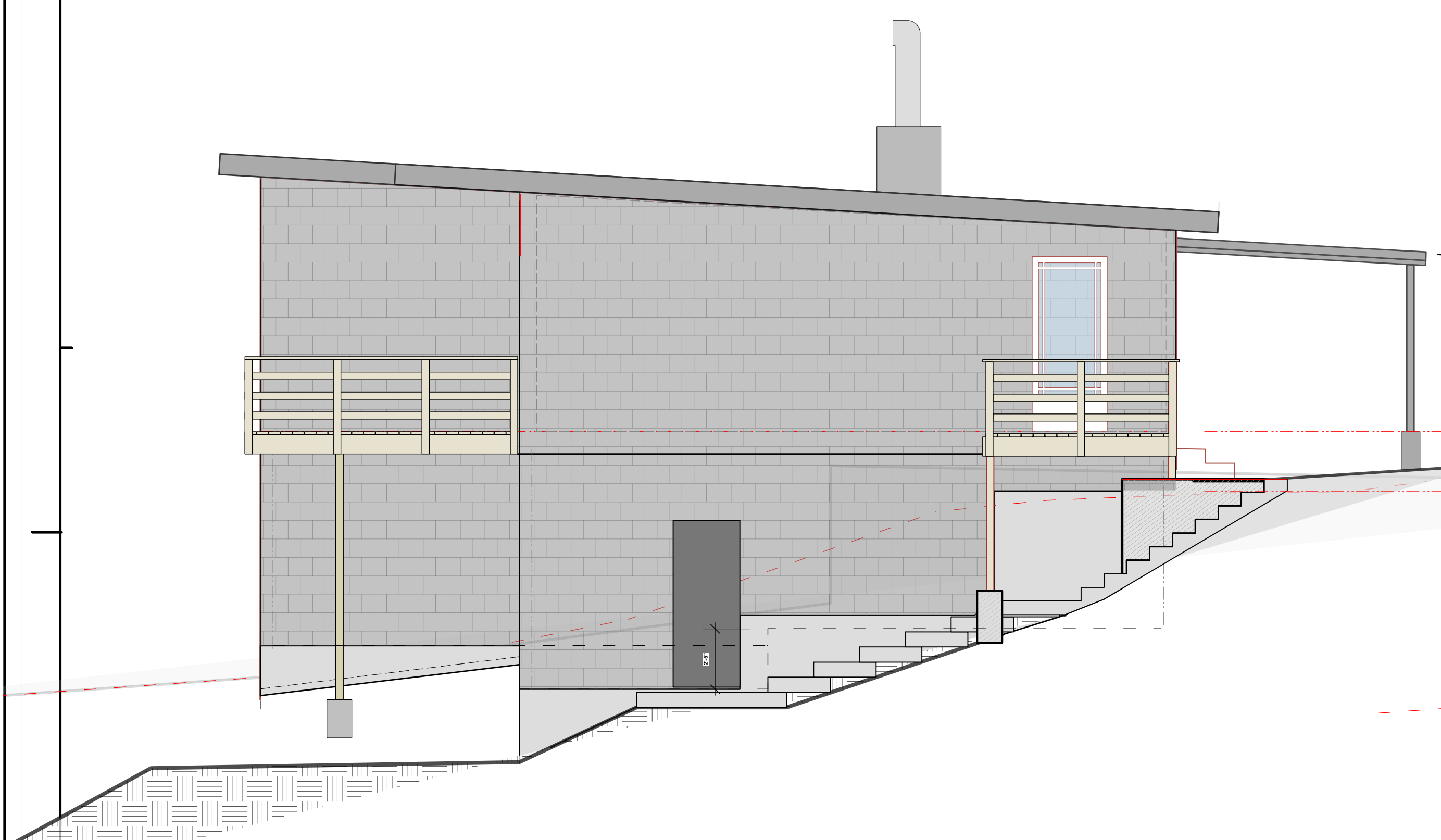
Existing House:
Existing & Proposed
Exterior Elevations

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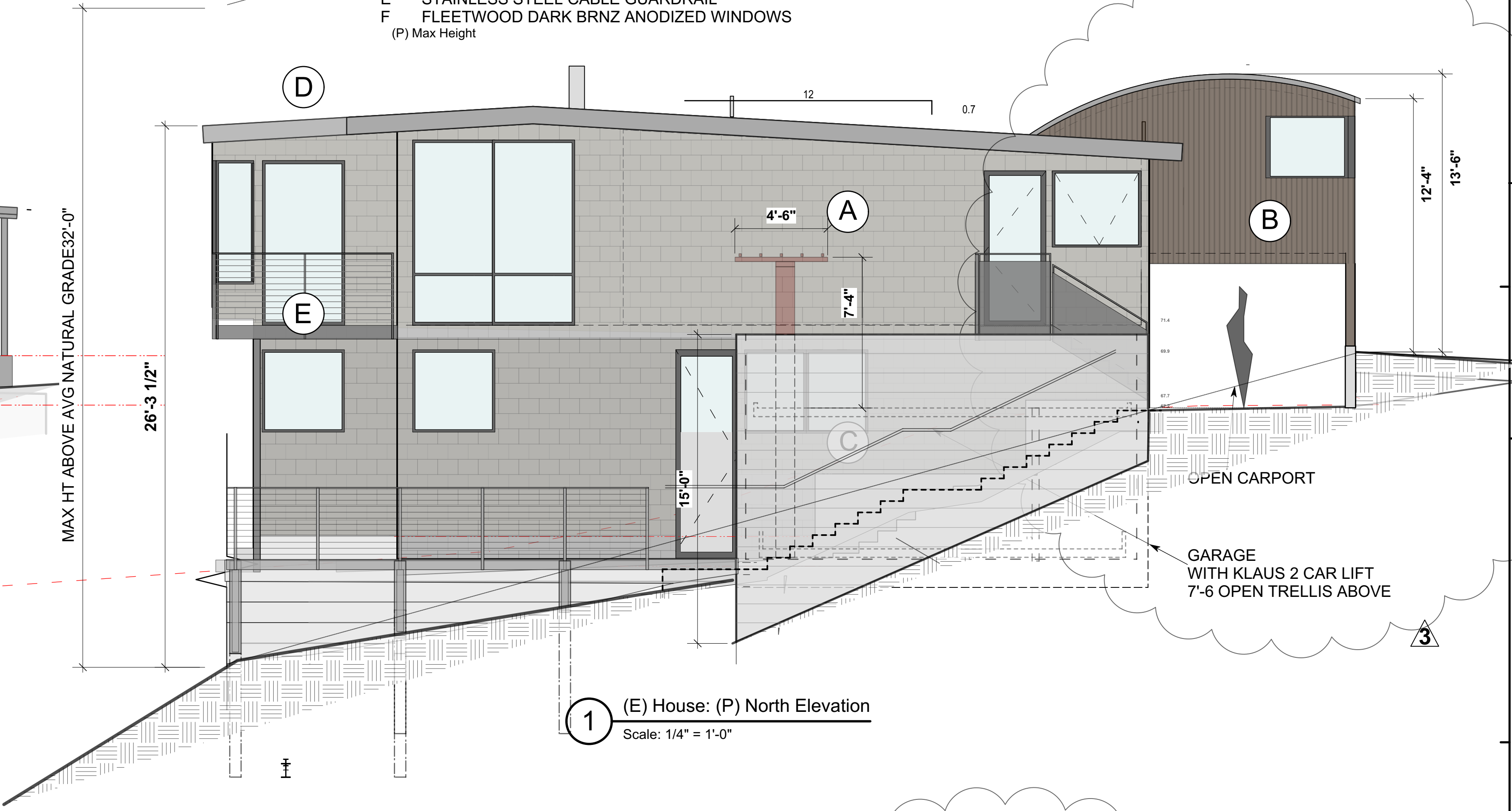
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PROPOSED MATERIALS:

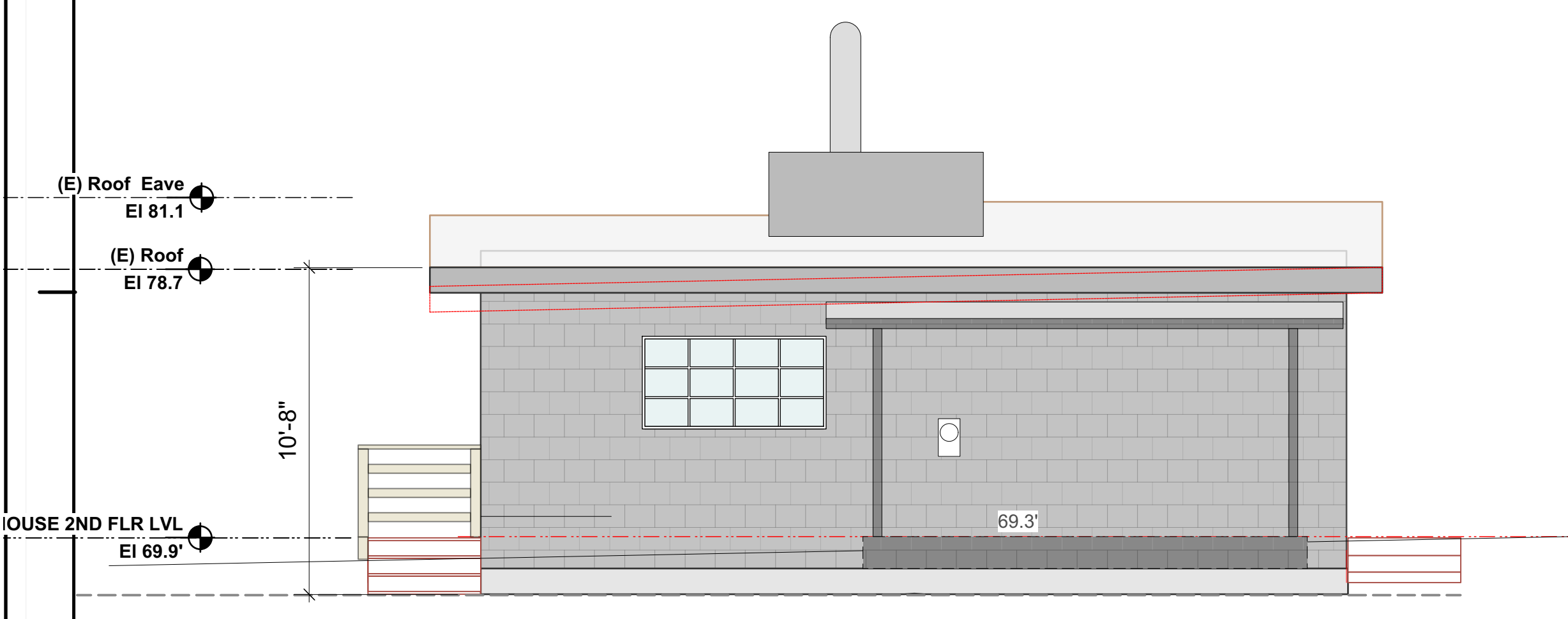
- A WOOD SHINGLES TO MATCH (E) RESIDENCE - MED. GRAY STAIN
- B CEMENT PLASTER / STUCCO FINISH
- C POURED-IN-PLACE CONCRETE
- D PAINTED SMOOTH 2X10 FACIA TO MATCH WOOD SHINGLE - MED. GRAY
- E STAINLESS STEEL CABLE GUARDRAIL
- F FLEETWOOD DARK BRNZ ANODIZED WINDOWS
- (P) Max Height



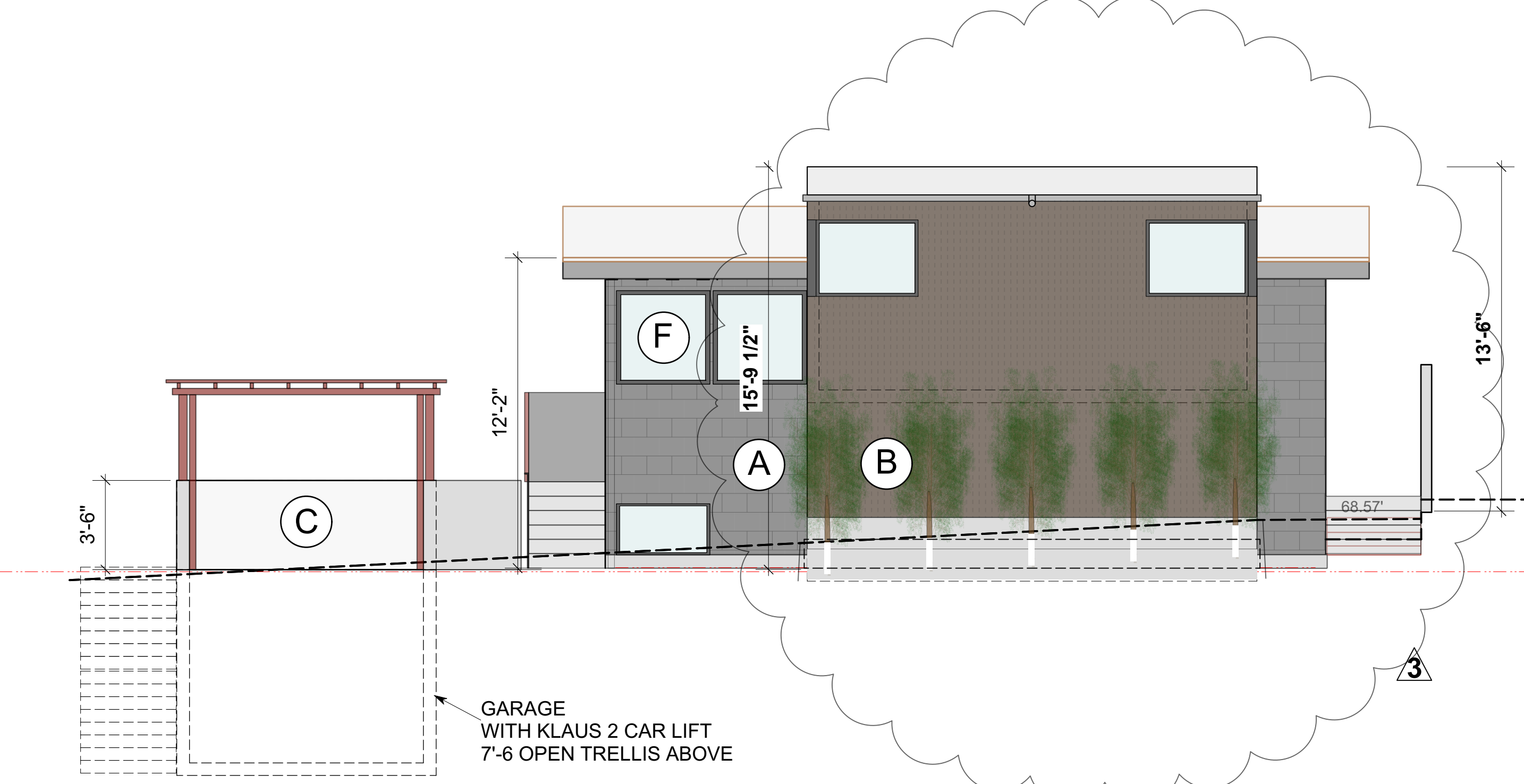
2 (E) House: (E) North Elevation
Scale: 1/4" = 1'-0"



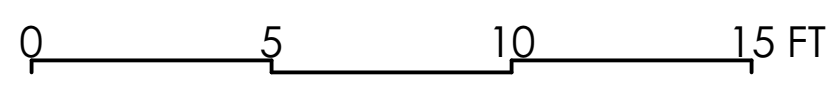
1 (E) House: (P) North Elevation
Scale: 1/4" = 1'-0"

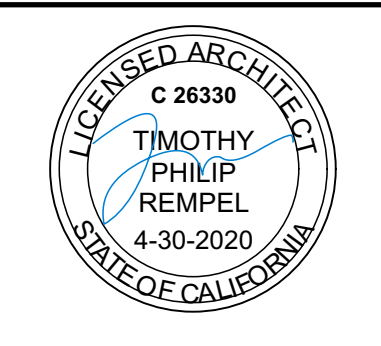


4 (E) House: (E) West Elev
Scale: 1/4" = 1'-0"



3 (E) House: (P) West Elev
Scale: 1/4" = 1'-0"





110 Fourth Street
 Sausalito, California 94965
 APN: 065-264-23 + 065-264-12

Owners: Liz Miranda
 Tim Rempel
 110 4th
 Sausalito, CA
 415-637-6620
 510-593-5779
 APN: 065-264-23 + 065-264-12

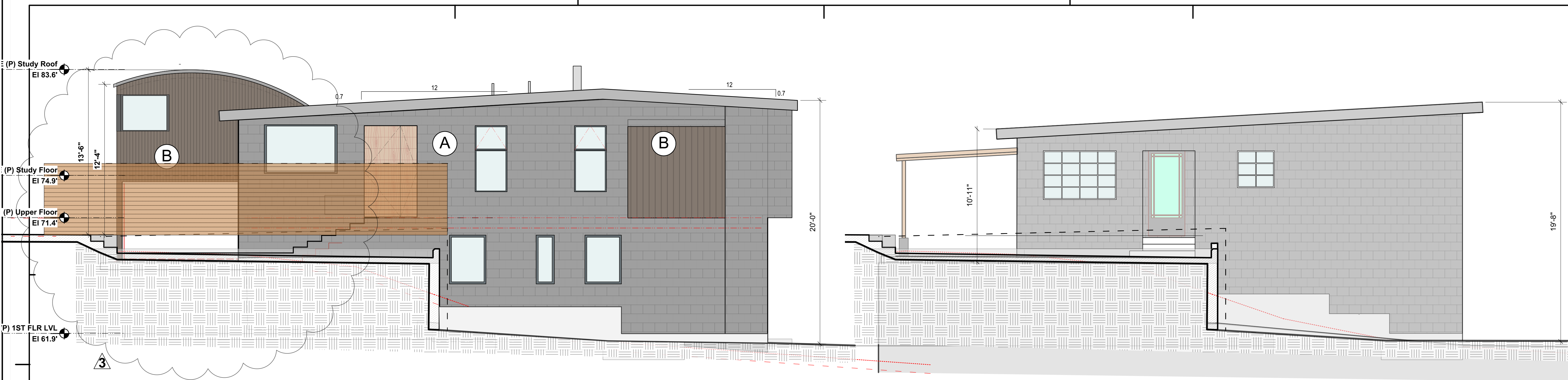
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Revisions	Date
3	APRIL 12, 2022
△	

Issue Date: SEPT 27, 2021
 Issued For: Planning Permit

Residential Remodel
 Existing House:
 Existing & Proposed
 Exterior Elevations

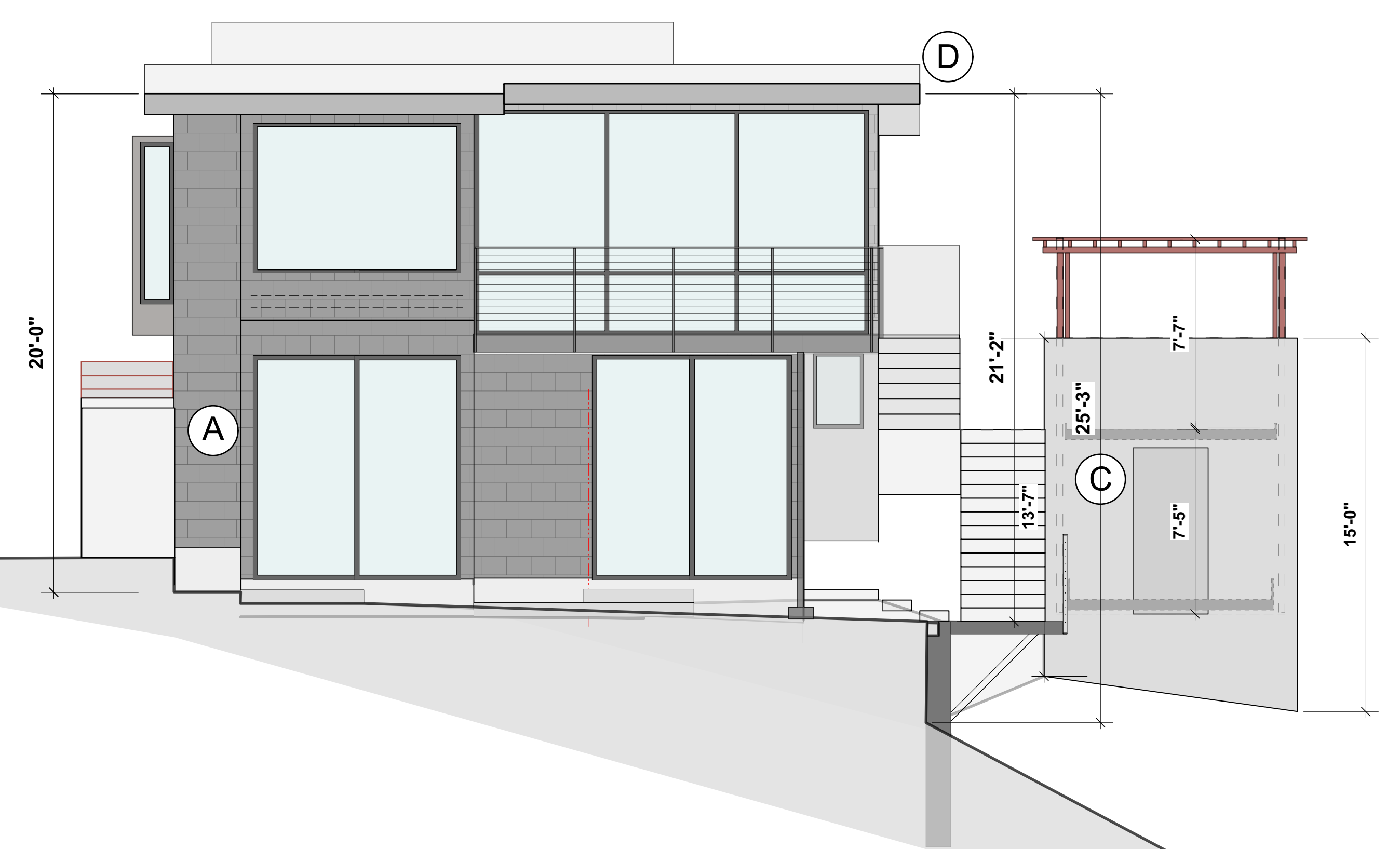
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1 (E) House: (P) South Elevation
 Scale: 1/4" = 1'-0"

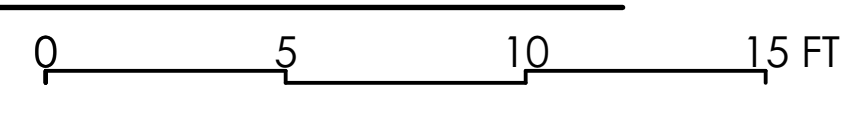
2 (E) House: (E) South Elevation
 Scale: 1/4" = 1'-0"

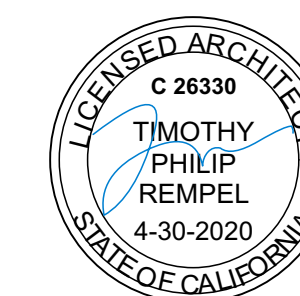
- PROPOSED MATERIALS:**
- A GROOVED WOOD SHINGLES TO MATCH (E) RESIDENCE - MED. GRAY
 - B CEMENT PLASTER / STUCCO FINISH
 - C POURED-IN-PLACE CONCRETE
 - D PAINTED SMOOTH 2X10 FACIA TO MATCH WOOD SHINGLE - MED. GRAY
 - E STAINLESS STEEL CABLE GUARDRAIL
 - F FLEETWOOD DARK GRAY ANODIZED WINDOWS



4 (E) House: (P) East Elev
 Scale: 1/4" = 1'-0"

3 (E) House: (E) East Elev
 Scale: 1/4" = 1'-0"





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Time: 4:20:54 PM
File name: 110 4th_File1_4.20.2022_Planning.vwx

Revisions	Date
3	APRIL 12, 2022
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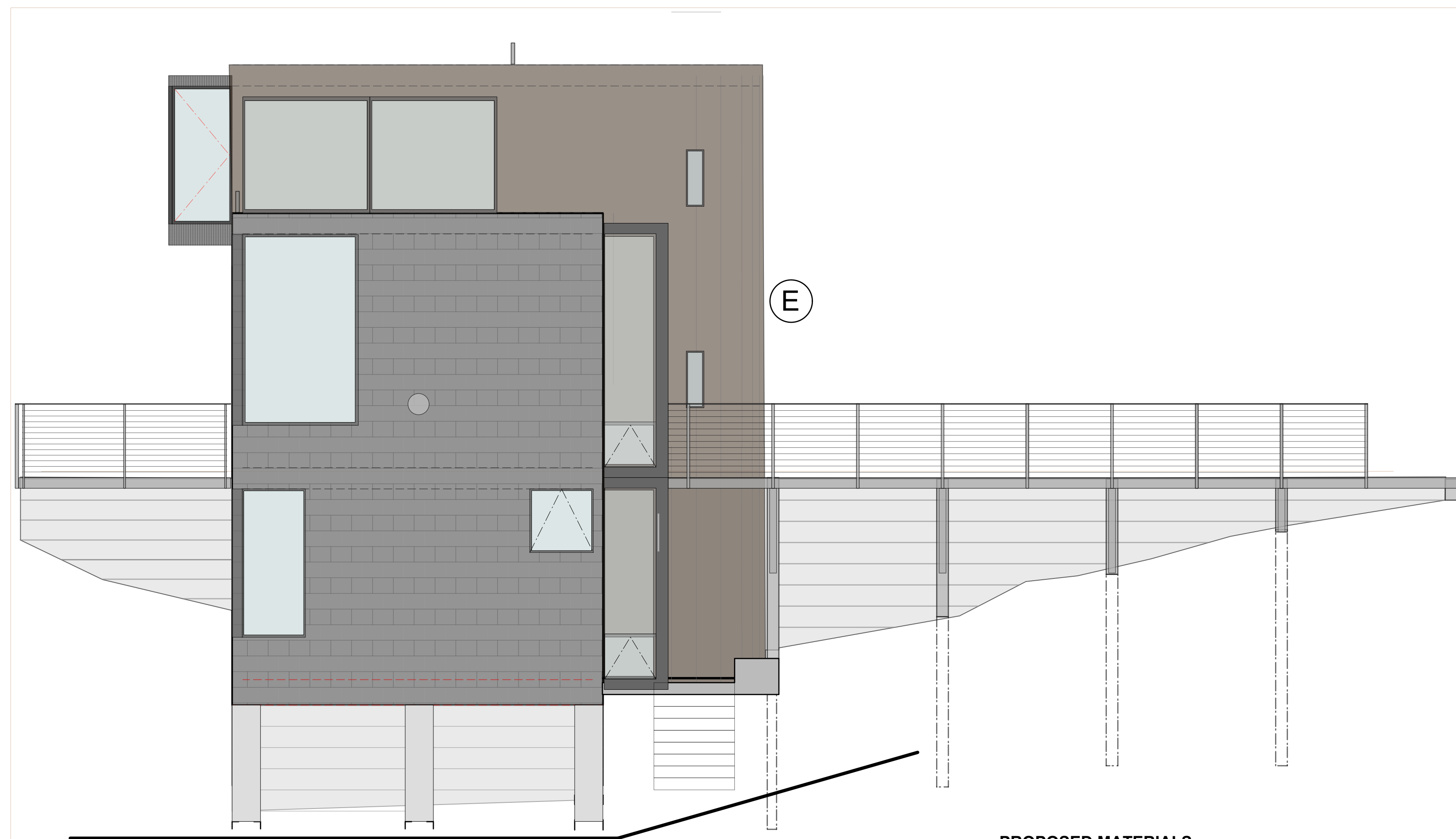
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Residential Remodel

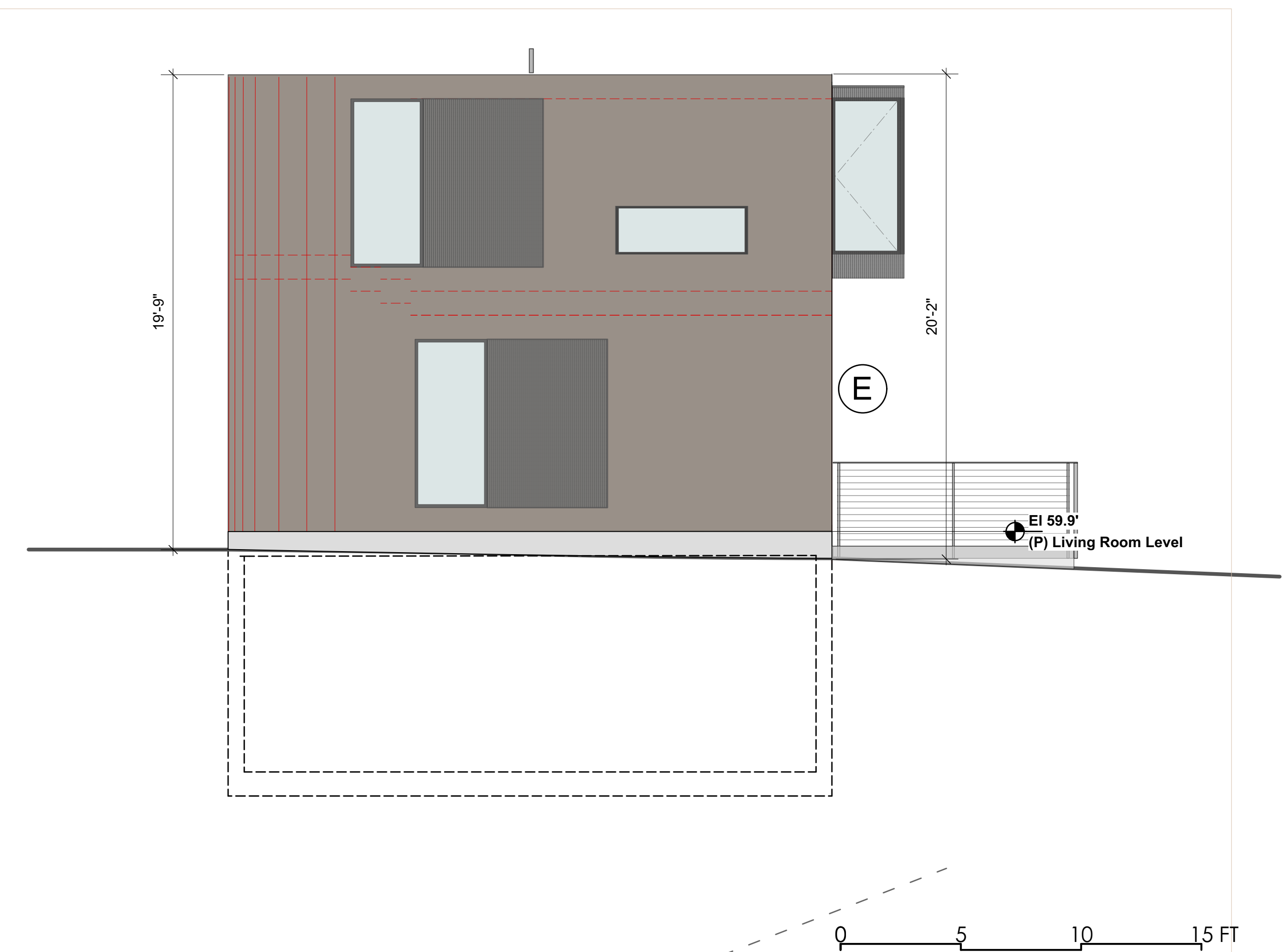
Proposed East House:
Exterior Elevations

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3 (N) House: (N) North Elev
Scale 1/4"=1'-0"



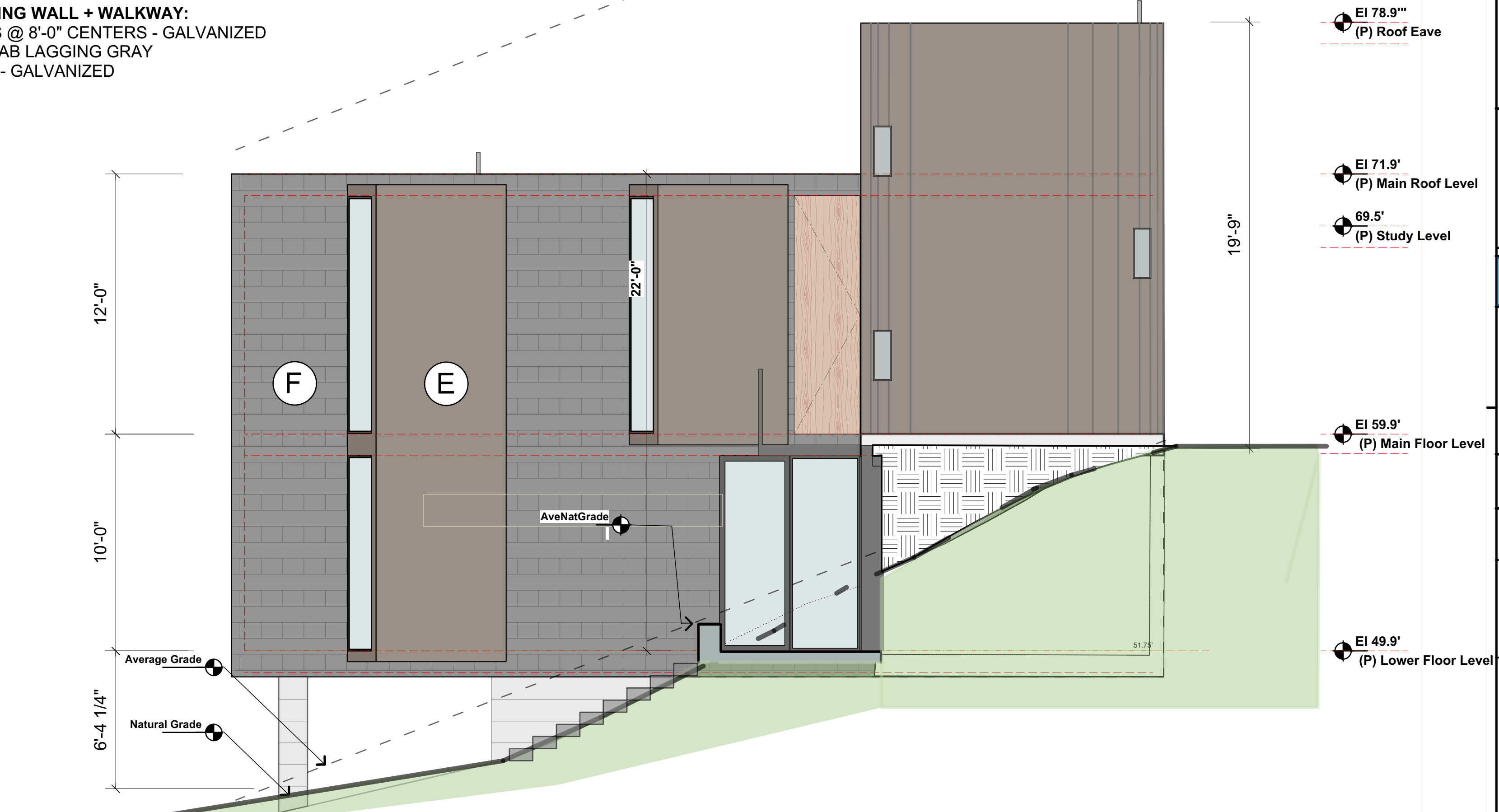
1 (N) House: (N) South Elev
Scale 1/4"=1'-0"

- PROPOSED MATERIALS:**
- A WOOD SHINGLES TO MATCH (E) RESIDENCE - MED. GRAY STAIN
 - B CEMENT PLASTER / STUCCO FINISH
 - C POURED-IN-PLACE CONCRETE
 - E STAINLESS STEEL CABLE GUARDRAIL
 - F FLEETWOOD DARK BRONZE ANODIZED WINDOWS

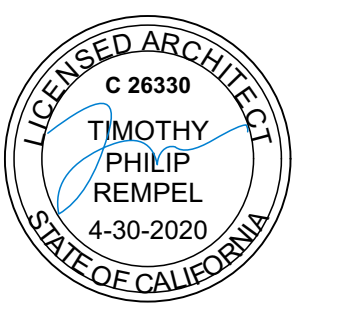
- PROPOSED RETAINING WALL + WALKWAY:**
- 1) STEEL WF BEAMS @ 8'-0" CENTERS - GALVANIZED
 - 2) CONCRETE PREFAB LAGGING GRAY
 - 3) STEEL WALKWAY - GALVANIZED



4 (N) House: (N) East Elev
Scale 1/4"=1'-0"



2 (N) House: (N) West Elev
1/4"=1'-0"



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APN: 065-264-23 + 065-264-12

Date: Wednesday, April 13, 2022
Time: 10:25:11 AM
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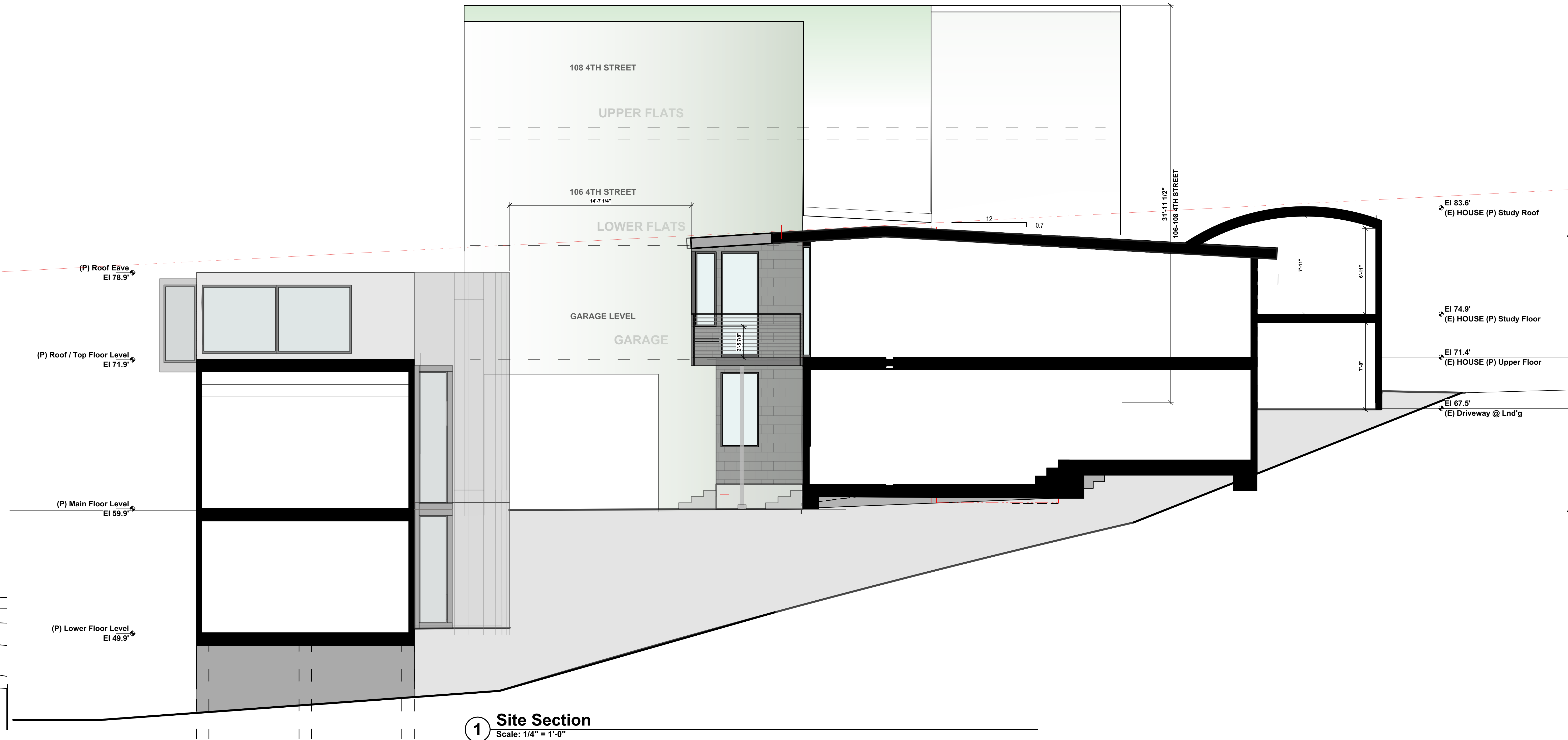
Revisions	Date
3	APRIL 12, 2022
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Residential Remodel
Building / Site Section

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1 Site Section
Scale: 1/4" = 1'-0"