

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2023-02**

**APPROVAL OF A DESIGN REVIEW PERMIT WITH HEIGHTENED REVIEW
TO REMODEL THE EXTERIOR AND INTERIOR OF THE EXISTING RESIDENCE,
DEMOLISH THE FREESTANDING GARAGE AT STREET AND BUILD AN ATTACHED
GARAGE, A VARIANCE TO EXCEED THE EXISTING BUILDING COVERAGE, A TREE
REMOVAL PERMIT TO REMOVE THREE HERITAGE TREES, AND RECOMMENDING
APPROVAL OF AN ENCROACHMENT AGREEMENT TO EXPAND THE EXISTING
DRIVEWAY ON THE CITY'S RIGHT-OF-WAY AT THE SINGLE-FAMILY RESIDENCE
AT 60 WOODWARD AVENUE
(DRVA/TRP/EA 2022-00155)**

WHEREAS, an application has been filed by applicant, Ali Murphy with Eastwood Development, on behalf of property owner Helena Zaludova, requesting Planning Commission approval of a Design Review Permit with Heightened Review to remodel the existing residence and convert the work room to a gym, media room and bathroom; a variance to exceed the building coverage by 4.7%; a Tree Removal Permit to remove a Southern Magnolia (#82) and plant a Japanese Maple and two Glossy Privets to be replaced with two Manzanitas; and an Encroachment Agreement to allow the expansion of the driveway on the public right-of-way at 60 Woodward Avenue (APN 064- 194-08) ("the Project"); and

WHEREAS, the project site is located within the General Plan Very Low to Low Density Residential land use designation and the Single-Residential (R-1-6) zoning district;

WHEREAS, the Planning Commission has reviewed and considered the Project, and the Project plans titled "60 Woodward", date-stamped March 31, 2023 (Attachment 5), in light of the information contained in the staff report and resolution per the information requested at the April 26, 2023 hearing, 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 Ordinance as described in the staff report; and

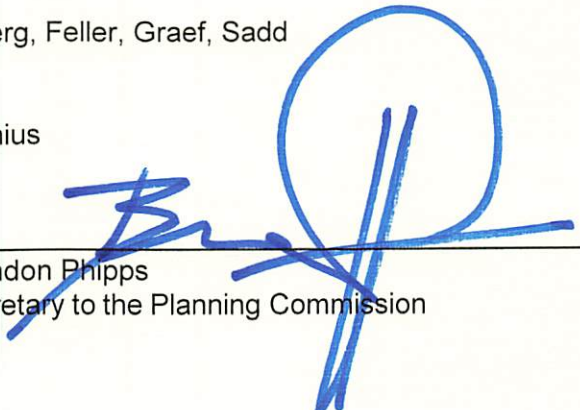
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301€ (Additions to Existing Structures) and Section 15303(e) (Construction of Accessory Structures).

2. The Design Review Permit with Heightened Review to remodel the existing residence with a new interior layout including converting the work room to a gym, media room and bathroom, adding new windows and doors. Exterior improvements include painting the exterior plaster, wood eaves, beams and trim. Adding new cedar shakes to match existing. New downward facing exterior lighting, adding asphalt roof shingles, adding single life aluminum clad wood door(s), an overhead aluminum garage door, aluminum clad wood windows, and replacing existing 42" guard rail, adding new galvanized gutter and down spouts to match garage addition. Demolishing the existing detached garage at street and building an attached garage is approved based upon the attached findings (Attachment 2), subject to the attached conditions of approval (Attachment 3), and as shown in the project plans titled "60 Woodward", date-stamped March 31, 2023 (Attachment 5).
3. The Commission recommends to the City Council the approval of an Encroachment Agreement to allow the expansion of the existing driveway with a raised concrete driveway that will provide 6" curb at edge, new cable rail system and 42" guardrail. The driveway will be a minimum of 16' width to meet Fire department requirements based upon the attached findings (Attachment 2), subject to the attached conditions of approval (Attachment 3), and as shown in the project plans titled "60 Woodward", date- stamped March 31, 2023 (Attachment 5).
4. The Variance to exceed the existing building coverage by 4.7% of which 2.8% is new coverage and 1.9% is existing coverage. The variance will address the discrepancy in square-footage from 39% approved through the variance process and under previous ownership as well as include the 2.8% (117 sq. ft.) increase created by the relocation of the garage and driveway expansion which increases the existing building coverage from 2, 759 square-feet to 2,876 square-feet. The variance is approved based upon the attached findings (Attachment 2), subject to the attached conditions of approval (Attachment 3), and as shown in the project plans titled "60 Woodward", date-stamped March 31, 2023 (Attachment 5).
5. The Tree Removal Permit to remove a Southern Magnolia (#85) and replace it with a Japanese Maple and remove two Glossy Privets (#284 & #285) and replace them with two Manzanitas as evaluated on the Arborist Report dated March 24, 2023 (Attachment 7), is approved based upon the attached findings (Attachment 2), subject to the attached conditions of approval (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 26TH day of April 2023, by the following vote:

AYES: Commissioner: Chair Luxenberg, Feller, Graef, Sadd
 NOES: Commissioner:
 ABSENT: Commissioner:
 ABSTAIN: Commissioner: Vice Chair Junius



Brandon Phipps
 Secretary to the Planning Commission