

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2023-03**

**APPROVAL OF A DESIGN REVIEW PERMIT, VARIANCE, TREE REMOVAL PERMIT AND RECOMMENDATION OF AN ENCROACHMENT AGREEMENT TO REMODEL THE EXTERIOR AND INTERIOR OF THE EXISTING RESIDENCE AND ADD TWO DECKS, A VARIANCE TO EXCEED THE ALLOWED BUILDING COVERAGE AND FLOOR AREA RATIO (FAR), A TREE REMOVAL PERMIT TO PRUNE A COAST LIVE OAK, AND AN ENCROACHMENT AGREEMENT TO EXPAND THE EXISTING PARKING AREA AND OTHER IMPROVEMENTS ON THE CITY'S RIGHT-OF-WAY AT THE SINGLE-FAMILY RESIDENCE AT 626 SAUSALITO BOULEVARD
(DR/VA/TRP/EA 2022-00051)**

WHEREAS, an application has been filed by applicants, Chris Dorman and Andrea Montalbano, on behalf of property owners Shyama Patel and David Cupp, requesting Planning Commission approval of a Design Review Permit to remodel the existing residence with new doors and windows, plumbing/lighting fixtures, casework throughout, replace existing exterior siding with new siding, add composition shingle roofing, add two (2) decks (stacked, one on the lower floor and another on the main floor), add a new roof to the entry deck to create a covered entry, and to convert approximately 155 sq. ft. of crawl space into habitable space and square off 3 of walls; A variance to exceed the building coverage by 2% and the floor area ratio (FAR) by 5%; A Tree Removal Permit to prune a Coast Live Oak; a recommendation of an Encroachment Agreement to allow the expansion of the parking area by replacing two existing retaining wall, replace an arbor, a new retaining wall, a trellis, and add an entry landing on the public right-of-way at 626 Sausalito Boulevard (APN 065-201-02)("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 a Design Review Permit to remodel the existing residence with new doors and windows, plumbing/lighting fixtures, casework throughout, replace existing exterior siding with new siding, add composition shingle roofing, add two (2) decks (stacked, one on the lower floor and another on the main floor), add a new roof to the entry deck to create a covered entry, and to convert approximately 155 sq. ft. of crawl space into habitable space and square off 3 of walls; A variance to exceed the building coverage by 2% and the floor area ratio (FAR) by 5%; A Tree Removal Permit to prune a Coast Live Oak; a recommendation of an Encroachment Agreement to allow the expansion of the parking area by replacing two existing retaining wall, replace an arbor, a new retaining wall, a trellis, and add an entry landing on the public right-of-way at 626 Sausalito Boulevard and considered the information contained in the staff report and resolution per the information requested at the March 1, 2023 hearing, as well as any and all oral and written testimony on the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Cupp Residence", date-stamped August 29, 2022; 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

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)

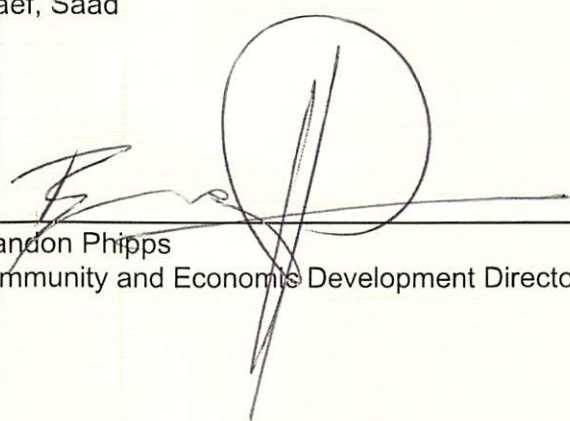
(Additions to Existing Structures) and Section 15303(e)(Construction of Accessory Structures).

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(e)(Additions to Existing Structures) and Section 15303(e) (Construction of Accessory Structures).
2. The Design Review Permit to remodel the existing residence with new doors and windows, plumbing/lighting fixtures, casework throughout, replace existing exterior siding with new siding, add new composition shingle roofing, add two (2) decks (stacked, one of the lower floor and another on the main floor), add a new roof to the entry deck to create a covered entry, and to convert approximately 155 sq. ft. of crawl space into habitable space and square off 3 square feet of walls 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 "Cupp Residence", date-stamped August 29, 2022 (Attachment 4).
3. The Encroachment Agreement to allow the expansion of the existing parking area, replace two retaining walls, replace an arbor, a new retaining wall, a new trellis, new guard rail, and add an entry landing in the right-of-way is recommended for City Council approval based upon the attached findings (Attachment 2), subject to the attached conditions of approval (Attachment 3), and as shown in the project plans titled "Cupp Residence", date-stamped August 29, 2022 (Attachment 4).
4. The Variance to exceed the building coverage by 2% and floor area ratio by 5%. The conversion of 155 square feet of crawl space to livable space and squaring off 3 square feet of walls increases the Floor Area Ratio by 5%. The two decks increase the building coverage by 2% from 1,261 square feet to 1,334 square feet 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 "Cupp Residence", date-stamped August 29, 2022 (Attachment 4).
5. The Tree Removal Permit to prune a Coast Live Oak (#62) as prescribed on the Arborist Report dated (Attachment 5).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 1ST day of March 2023, by the following vote:

AYES: Chair Luxenberg, Feller, Graef, Saad
NOES:
ABSENT:
ABSTAIN: Junius



Brandon Phipps
Community and Economic Development Director

Attachments

2. Findings
3. Conditions of Approval
4. Project Plans
5. Arborist Report dated November 5, 2021

