

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2023-16**

**APPROVAL OF A DESIGN REVIEW PERMIT AND RECOMMENDATION OF
APPROVAL FOR AN ENCROACHMENT AGREEMENT FOR ENTRY
IMPROVEMENTS IN THE UNIMPROVED RIGHT-OF-WAY FRONTING THE
SINGLE-FAMILY RESIDENCE AT 46 CURREY AVENUE
(DR/EA 2023-00003)**

WHEREAS, an application has been filed by applicant, Steve Maskulka, on behalf of property owner Drew Freeman, requesting Planning Commission approval of a Design Review Permit and an Encroachment Agreement to allow the replacement of an existing 300 square foot raised driveway/parking deck, the replacement and remodeling of an existing entry staircase, aesthetic improvements to the existing entry courtyard, and construction of a new six-foot tall privacy fence including a new 32 square foot trash enclosure, all within the unimproved public right-of-way fronting 46 Currey Avenue (APN 064-213-17) ("the Project"); and

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

WHEREAS, the Planning Commission has considered the information contained in the staff report as well as any and all oral and written testimony from the applicant and all interested persons regarding the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "46 Currey Ave. – Exterior Front Improvements", received on June 12, 2023 (Attachment 2); 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;

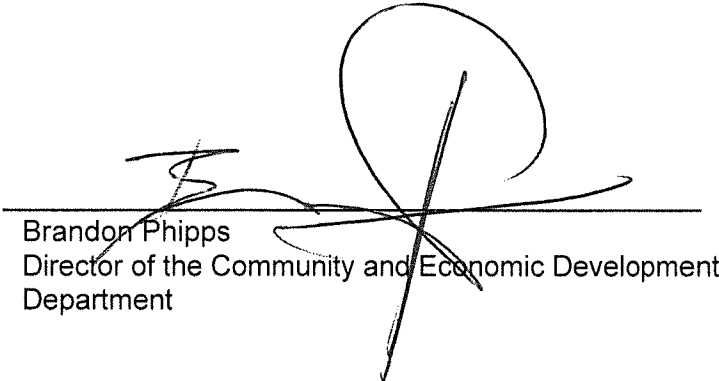
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The project is categorically exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.
2. The Design Review Permit for new exterior improvements in the public right-of-way is approved based upon the attached findings (Attachment 1) and as shown in the project plans titled "46 Currey Ave. – Exterior Front Improvements", received on June 12, 2023 (Attachment 2).
3. The Encroachment Agreement to allow the replacement of an existing 300 square foot driveway/parking deck, replacement and remodeling of an existing entry staircase, aesthetic improvements to the existing courtyard and the construction of a new six-foot tall privacy fence including a new 32 square foot trash enclosure, all in the right of way fronting 46 Currey Avenue is recommended for City Council approval based upon the

findings (Attachment 1) and Condition of Approval (Attachment 2) and as shown in the project plans titled "46 Currey Ave. – Exterior Front Improvements", received on June 12, 2023 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 13th day of September 2023, by the following vote:

AYES: Commissioner: Luxemburg, Feller, Graef, Junius, Saad
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:



Brandon Phipps
Director of the Community and Economic Development
Department

Attachments:

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

SAUSALITO PLANNING COMMISSION NO. 2023-16
September 13, 2023
46 CURREY AVENUE
DR/EA 2023-00003

ATTACHMENT 1:
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT AND RECOMMENDATION OF
APPROVAL FOR AN ENCROACHMENT AGREEMENT

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the project is in conformance with the required Design Review Findings in Section 10.54.050.D. The Commission finds that the findings can be made as follows:

- 1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter.***

As discussed in the staff report, the subject application is proposing replacement of the existing driveway deck and minor improvements to the entry area of an existing developed single-family residence located in an existing low density residential district. As such, the Commission has determined the proposed project is in conformance with the Sausalito General Plan.

- 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 architecture and site design complements the surrounding area as it will replace aging infrastructure and will not significantly alter existing conditions. The new stained six-foot wood fence with an angled vertical plank design maintains the prevailing design character of the neighborhood as it continues the existing design vocabulary of several fence designs already in the neighborhood, including 34-36 Currey, 70 Currey, 26 Wray, and 284, 244, and 210 Glen Drive. In addition, much of the 0-100 block of Currey Avenue has fences and/or sculpted trees and shrubs fronting the public right of way to provide privacy to the homes along this block.

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

The proposed project is consistent with the general scale of existing structures in the neighborhood since it will replace and replicate aging infrastructure and will not significantly alter existing conditions. The new stained six-foot tall wood fence with an angled vertical plank design continues the existing design vocabulary of several fence designs already in the neighborhood.

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

The proposed exterior fence, which is the only new feature visible to the public, will replace existing overgrown shrubs that currently block views of the property and Richardson Bay. The new six-foot fence will be lower in height than the current overgrown shrubs and will likely improve views to Richardson Bay from Currey Avenue. No other improvements will block any public or private views.

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

Not applicable – there will be no additional buildings constructed under this permit.

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.

There will be no visible landscaping seen from the street level as the proposed exterior fence will replace existing overgrown shrubs that are currently in front of the property.

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

Not applicable – there will be no additional buildings constructed under this permit.

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.

All exterior lighting will be small-scale, low voltage lighting that is hooded and downlit to provide a greater level of safety and security in the evening hours for both property owners and passersby.

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 proposed project provides increased privacy to the site and to adjacent properties by providing new fencing in front of the property in the encroachment area and on the northern property line separating 46 Currey Avenue from 50 Currey Avenue.

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

The proposed entrance/exit is from the driveway and not the street which provides an increased level of traffic safety and ease of movement.

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 proposed design will not impact any protected trees or significant natural features on site and will have a relatively small footprint (c. 42 x 18 ft) that minimizes any potential site degradation.

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).

Not applicable

13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to, stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

All requested improvements in the unimproved public right-of-way are located directly in front of the property at 46 Currey Avenue. The most visible improvement is the installation of a six-foot wooden fence in the front yard which will not crowd any structures on neighboring properties. All other structures will largely be replaced in kind.

Encroachment Agreement

To recommend City Council approval of the Encroachment Agreement, the Planning Commission must determine that the proposed Project is in conformance with the Encroachment Agreement findings listed in SMC Section 10.56.060 A-E. The Commission has concluded that the necessary findings can be made to support the recommendation to City Council for approval of the requested entitlement and has prepared draft responses to the required findings below for the Council's consideration:

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 existing driveway, entry stairs, and fence structures in the neighborhood. In particular, the new stained wood fence with an angled vertical plank design continues the existing design vocabulary of several fence designs already in the neighborhood. Much of the 0-100 block of Currey Avenue has fences and/or sculpted trees and shrubs fronting the public right of way to provide privacy to the homes along this block. As such, the requested improvements are not incompatible with the surrounding area and will not visually or physically impact public enjoyment of the streetscape. In addition, the new trash enclosure will allow the trash bins to be contained in a visually appealing structure that relates to the wood finish of the garage and maintains a low profile being just above the bin height they enclose. These elements create an enhanced curbside appearance that hides the trash and recycling bins from public view and keeps them secure from animal disturbance. The other items in the encroachment area, while not visible to the

public since they will be behind the proposed fence, include a new metal staircase and paved entry courtyard. These elements will provide easier and safer access to the home, since they will replace existing failing wooden stairs, and will not impact public enjoyment of the streetscape in any way.

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

The proposed encroachment will replace an existing driveway, staircase, and entry courtyard specifically serving 46 Currey Avenue and will have no adverse impacts on adjoining parcels. The new fence in front of the property will replace existing overgrown shrubs and create a more visually appealing privacy screen. In addition, a new six-foot wooden fence will also be installed along the northern property line between 46 Currey and 50 Currey which will replace an existing wire fence and provide more privacy to both properties. Although neighbors at 50 Currey have expressed concern about the current drainage situation, the new paved entry courtyard will include new drainage pipes that will connect to an existing drainage system that carries water runoff to the backyard, beyond the house, and to a landscape area. Additionally, the Department of Public Works has requested that a new drainage plan be submitted as part of the building permit review process to address any drainage issues (see Attachment 3).

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

Due to the currently failing wooden stairs and aging driveway deck this encroachment is necessary for the reasonable use and enjoyment of the property by its owner. The current stairs are unsafe and make the entrance to the house difficult to access. The majority of improvements in the encroachment area are beyond public view and the six-foot fence to be erected in front of the property along Currey Avenue will replace overgrown shrubs and provide a visually appealing privacy screen that is comparable to other fences and fencing styles in the neighborhood.

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

The proposed encroachment will have no effect on public circulation or constitute any hazard to public safety as it is located off the road of travel. In particular, the new fencing system will create a safer environment by enclosing an area that features a steep drop-off into the entry courtyard area from the street and currently houses a failing and unsafe staircase. The installation of the fence will also replace existing overgrown shrubs and create more open sightlines for drivers as well as a clearer barrier between the street and the property.

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. [Ord. 1167 § 2, 2003.]

Due to the narrow width of the paved roadway in comparison to the full width of the right-of-way, multiple properties along this block of Currey Avenue have encroachments onto the unimproved portion of the public right of way. The proposed value of this project will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or

improvement of streets or pedestrian ways any more than other encroachments that exist along this street.

SAUSALITO PLANNING COMMISSION NO. 2023-16
September 13, 2023
46 CURREY AVENUE
DR/EA 2023-00003

ATTACHMENT 2: CONDITIONS OF APPROVAL

Community Development Department

1. Construction shall conform to the plans on file in the Planning Department for Project ID: 2023-00003 received and stamped June 12, 2023. The Director of Community Development may approve minor modifications to the plans.
2. 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.
3. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, and 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.
4. Exterior lighting shall be shielded and downlit to avoid glare toward the roadway.

Public Works Department

1. All work shall be performed only on above-referenced property. Ensure construction of new staircase does not cross the property line threshold. If any work is anticipated to cross property line threshold, applicant shall obtain and submit to DPW a legal, written authorization from all impacted owners.
2. An encroachment permit is required (and an encroachment agreement may be required) based on the proposed work in the City right of way. Information regarding encroachment permit submittal can be found here:
<https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>.
3. Show how new slot drain and new 6" French drain at base of new retaining wall is connected to the existing system. Similarly, show the existing system configuration including discharge location. Also, please show retaining wall subdrain and how and where this is connected to the drainage system.
4. Please note on plans that concrete curb/berm at driveway frontage should be replaced in kind to help divert drainage away from driveway and garage.

SAUSALITO PLANNING COMMISSION NO. 2023-16
September 13, 2023
46 CURREY AVENUE
DR/EA 2023-00003

ATTACHMENT 3: PROJECT PLANS

46 CURREY AVE. SAUSALITO, CA

EXTERIOR FRONT IMPROVEMENTS

PROJECT DATA

ADDRESS: 46 CURREY AVE.
SAUSALITO, CA 94965
OWNER: BREWER FRENMAN
1415 32d 1951
SAUSALITO, CA 94965
DESCRIPTION: EXISTING HOUSE -
ONE STORY - SINGLE FAMILY
REPLACE DRIVEWAY DECK
2 CAR GARAGE ABOVE
OCCUPANCY: R-3 RESIDENTIAL
CONSTRUCTION TYPE: V.B. WOOD FRAME
FIRE SPRINKLERS: NO
FIRE JURISDICTION: SOUTHERN MARIN
SETBACKS: FRONT = 6' SIDE = 5' REAR = 15'
JURISDICTION: CITY OF SAUSALITO, CA
ZONING: R-1.6
PARCEL NO.: 064-213-17
YEAR BUILT: 1974

PROJECT DESCRIPTION

SCOPE OF WORK: EXTERIOR IMPROVEMENTS ONLY
REPLACEMENT OF EXISTING DRIVEWAY DECK STRUCTURE
WITH NEW CONCRETE DRIVEWAY DECK
REPLACE EXISTING EXTERIOR FINISHES WITH NEW EXTERIOR
FINISHES. HEAVY WOOD REMAINING WALLS. CLAD ALL
REMAINING WALLS WITH WOOD FINISH. INSTALL NEW
PARKING FINISHES, GRASSWALLS & LANDSCAPE.
INSTALL NEW FENCE IN FRONT & SIDE OF PROPERTY WITH
WOOD FINISHES. EXTERIOR LIGHTING AND NEW TRASH ENCL
LIGHTING. ADD NEW TRASH ENCL. DECK
STRUCTURAL WORK WILL BE INVOLVED

SHEET INDEX

DESIGN REVIEW SET: (1) SHEETS
DR0.1 PROJECT INFORMATION
DR1.1 EXISTING SITE PLANS
DR2.1 DEMOLITION PLAN
DR3.1 PROPOSED PARTIAL SITE PLAN
DR4.1 EXTERIOR ELEVATIONS
PHOTOS - 81 STREET VIEWS
DR4.2 SECTIONS - DRIVEWAY DECK
DR4.3 ELEVATIONS - SIDEWORK
DR4.4 SECTIONS - SIDEWORK
DR5.1 PROPOSED MATERIALS / FINISHES
L.S.-1 BOUNDARY SURVEY

DIRECTORY

PROJECT: 46 CURREY AVE.
SAUSALITO, CA 94965
OWNER: BREWER FRENMAN
1415 32d 1951
SAUSALITO, CA 94965
PROJECT MANAGER: gregory.wallace@scmdesign.com
DESIGNER: gregory.wallace@scmdesign.com
DESIGN TEAM / APPLICANT:
SCM DESIGN GROUP
2145 GEARY BLVD. SUITE 200
SAN FRANCISCO, CA 94118
www.scmdesign.com
STRUCTURAL ENGINEER:
GREGORY WALLACE, SE
GREGORY WALLACE
STRUCTURAL ENGINEER
1112 E. BAYVIEW STREET
EMERYVILLE, CA 94608
gwallace@scmdesign.com

SQUARE FOOTAGE SUMMARY

LOT INFORMATION:
ZONING: R-1.6
LOT AREA: 6,380 SF
EXISTING BUILDING AREA:
RESIDENCE - LIVING SPACE: 2,394 SF
GARAGE: 487 SF
EXISTING TOTAL BUILDING AREA: 2,886 SF
NEW BUILDING AREA ADDED: 0 SF
EXTERIOR FRONT OF HOUSE
PROPOSED IMPROVEMENTS: 320 SF
REPLACE DRIVEWAY DECK: 300 SF
ADD TRASH ENCLOSURE: 32 SF

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE ALARM AND NOTIFICATION CODE
2019 CALIFORNIA FIRE SAFETY CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA LAND DEVELOPMENT CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA TANKS AND PIPES CODE
2019 CALIFORNIA WIND RESISTANCE
AND LOAD RESISTANCE REQUIREMENTS
CALIFORNIA BUILDING CODE - SECTION 2A

PROJECT INFORMATION:

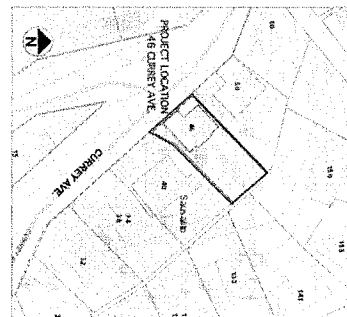
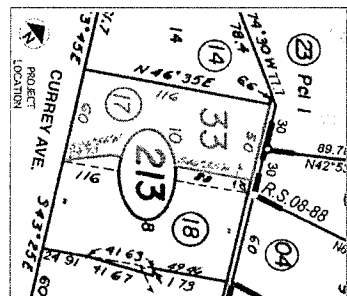
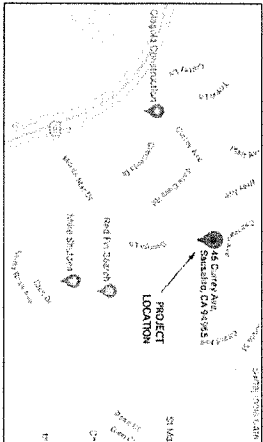
1) PROJECT NOT IN CONTACT WITH NEAREST TOWNSHIP
UNDERGROUNDING REQUIREMENTS
SINCE SECTION IS 80.00
2) NO OTHER ADJACENT HAVE REGULATORY AUTHORITY
TO REVIEW THIS PROJECT BEYOND THE CITY OF SAUSALITO
AND THE DEPT.

LAND SURVEYOR:

DIVAN GOSVANSKY, PE, RLS
1525 37th 0418
SAN FRANCISCO, CA 94118
dgosvansky@scmdesign.com

PLANNING DEPT.:

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT
PLANNING DIVISION
SAUSALITO, CA 94961
PLANNING DEPARTMENT: 1415 32d 4112



SCM DESIGN GROUP

2145 GEARY BLVD. NO 200
SAN FRANCISCO, CA 94118 USA
P: 415.777.2949

46 CURREY AVE.
SAUSALITO, CA

APN: 064-213-17

City of Sausalito
Received on
June 12, 2023

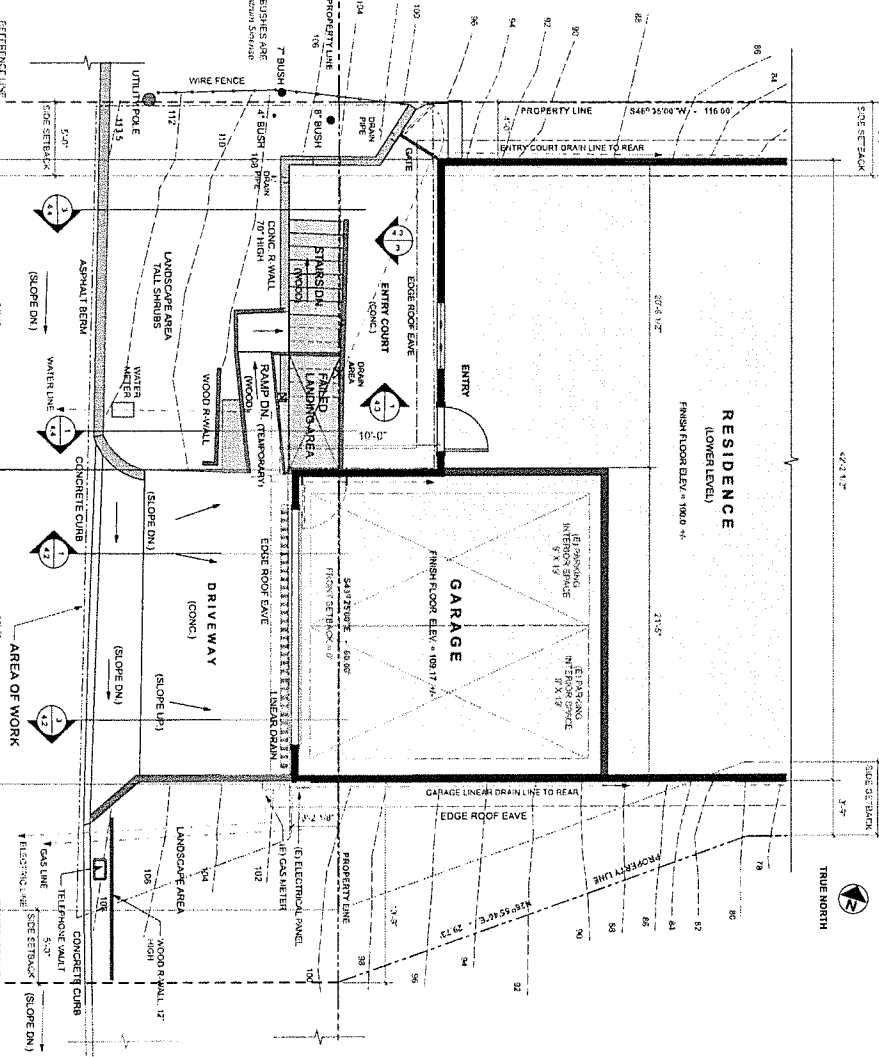
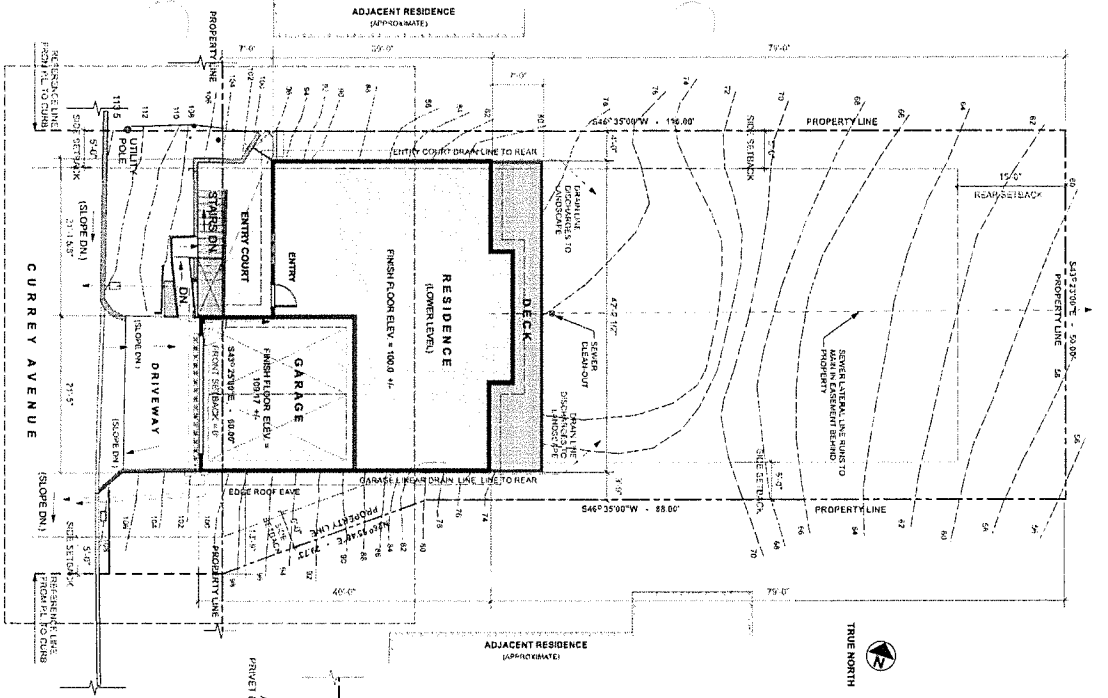
05-29-23 - RESPONSE PLAN CLK, COMMENTS
07-03-23 - DESIGN REVIEW RESUBMITTED
10-24-23 - DESIGN REVIEW SUBMITTAL
ISSUES / REVISIONS:

APPLICANT: BREWER FRENMAN
3241 DERRY ROAD
46 CURREY AVE 94965
SAUSALITO, CA 94965
SHEETS: 064-213-17-001
DRAWINGS: 064-213-17-001
DOCUMENTS PREPARED BY: GREGORY WALLACE
GREGORY WALLACE
1415 32d 1951
SAUSALITO, CA 94965
gwallace@scmdesign.com

SHEET TITLE:
PROJECT INFORMATION

SHEET NO.:
DR0.1

EXISTING SITE PLAN SHOWING LAYOUT OF EXISTING AND PROPOSED IMPROVEMENTS TO THE PROPERTY. THE EXISTING SITE PLAN IS BASED ON THE 2015 SAN FRANCISCO CITY ENGINEERING DEPARTMENT'S RECORD DRAWING, 15-000000000-0000, WHICH IS THE BASIS FOR THE EXISTING SITE PLAN. THE PROPOSED IMPROVEMENTS ARE BASED ON THE 2015 SAN FRANCISCO CITY ENGINEERING DEPARTMENT'S RECORD DRAWING, 15-000000000-0000, WHICH IS THE BASIS FOR THE PROPOSED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS ARE BASED ON THE 2015 SAN FRANCISCO CITY ENGINEERING DEPARTMENT'S RECORD DRAWING, 15-000000000-0000, WHICH IS THE BASIS FOR THE PROPOSED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS ARE BASED ON THE 2015 SAN FRANCISCO CITY ENGINEERING DEPARTMENT'S RECORD DRAWING, 15-000000000-0000, WHICH IS THE BASIS FOR THE PROPOSED IMPROVEMENTS.



SITE PLAN - EXISTING

PARTIAL SITE PLAN - EXISTING



SCALE: 1/8" = 1'-0"

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

DR1.1

SITE PLANS
EXISTING

SHEET NO.

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

DATE: 01/04/22

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

DATE: 01/04/22

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

DATE: 01/04/22

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

DATE: 01/04/22

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

DATE: 01/04/22

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

DATE: 01/04/22

PROJECT NO.: 23002.01

DATE: 01/04/22

OWNER: Steve C. Katsuda, LIDA, CIO

ARCHITECT: Steve C. Katsuda, LIDA, CIO

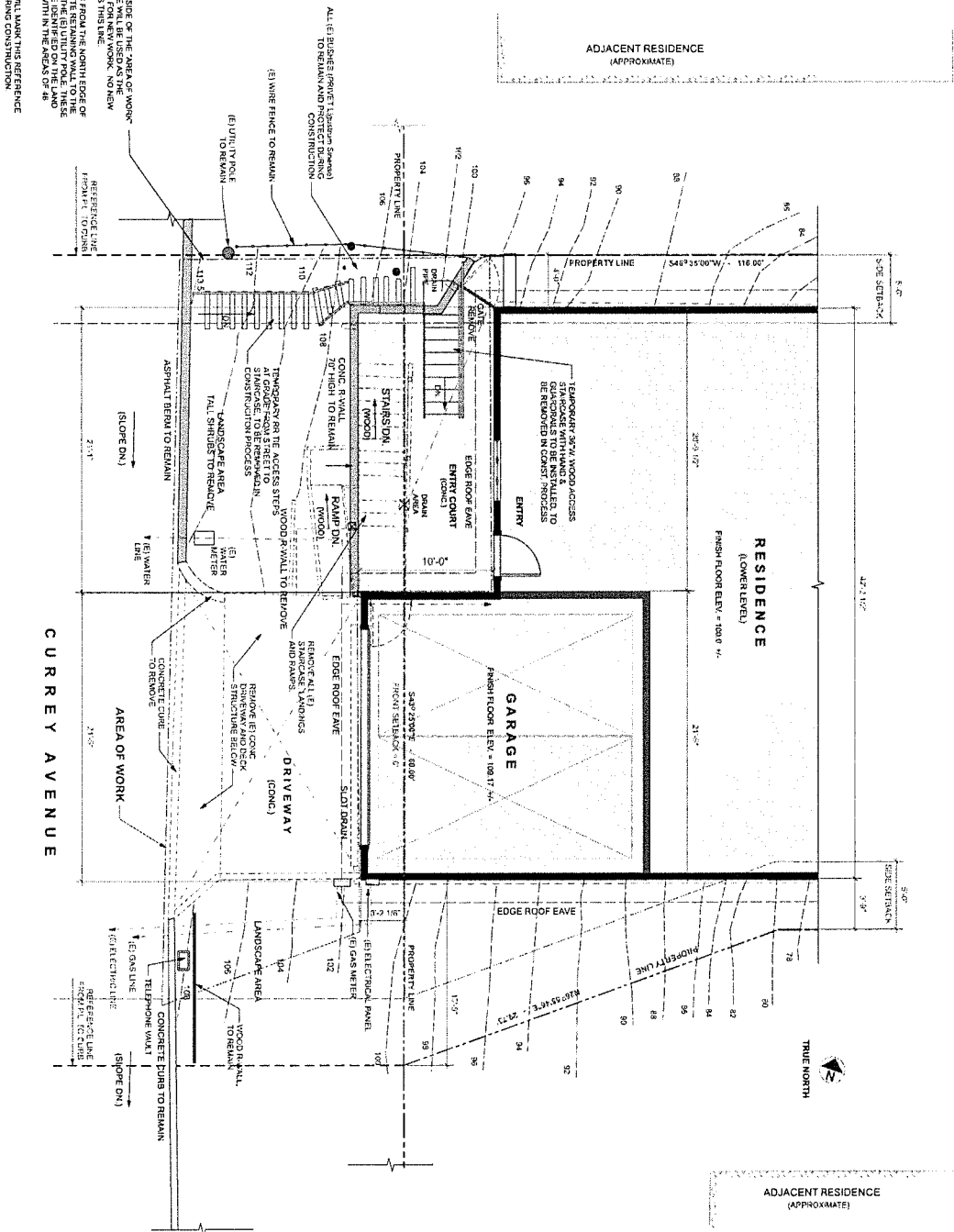
DATE: 01/04/22

PROJECT NO.: 23002.01

46 CURREY AVE.
SAUSALITO, CA
APN: 064-213-17

SCM DESIGN GROUP
3145 GARDEN BLVD, SUITE 400
SAN FRANCISCO, CA 94133 USA
P: 415.777.2848

PLEASE NOTE:
 THE NORTHERN SIDE OF THE AREA OF WORK BOUNDARY LINE FOR NEW WORK, NO NEW WORK WILL PASS THIS LINE.
 THE LINE GOES FROM THE NORTH EDGE OF THE (R) CONCRETE FINISHING WALL TO THE (E) GARAGE FINISHING WALL TO THE (E) DRIVEWAY AND IS CENTERED ON THE LAND CURVE, TO BE WITHIN THE AREAS OF (R) A STRONG LINE WILL MARK THE REFERENCE LINE ON SITE DURING CONSTRUCTION.



DEMOLITION PLAN - PARTIAL SITE PLAN FRONT
 SCALE: 1/4" = 1'-0"

AREA DEMOLISHED:

EXTERIOR FRONT OF HOUSE	320 SF
PROPOSED IMPROVEMENTS:	
REPLACE DRIVEWAY DECK:	300 SF

- ALL EXISTING UTILITY LINES RUN UNDERGROUND.
 CONTRACTOR TO LOCATE, MARK AND PROTECT
 UTILITY LINES PRIOR TO THE START OF DEMOLITION.

SCM DESIGN GROUP

3115 OLIVE BLVD., APT. 503
 SAN FRANCISCO, CA 94108
 P: 415.772.2848

46 CURREY AVE.
 SAUSALITO, CA
 APN: 064-213-17

08.09.23 - RESPONSE PLAN CHK COMMENTS
 01.03.23 - DESIGN REVIEW SUBMITTED
 10.04.22 - DESIGN REVIEW SUBMITTED

ISSUES / REVISIONS:

APPROVAL: [Signature]
 Designer: Steve A. Marshall, IDA, CD
 Project Manager: Steve A. Marshall
 3142 Delmar Road, Suite 302
 San Francisco, CA 94118
 phone: 415.772.2848
 email: info@scmdesign.com

SHEET TITLE: **DEMOLITION PLAN**

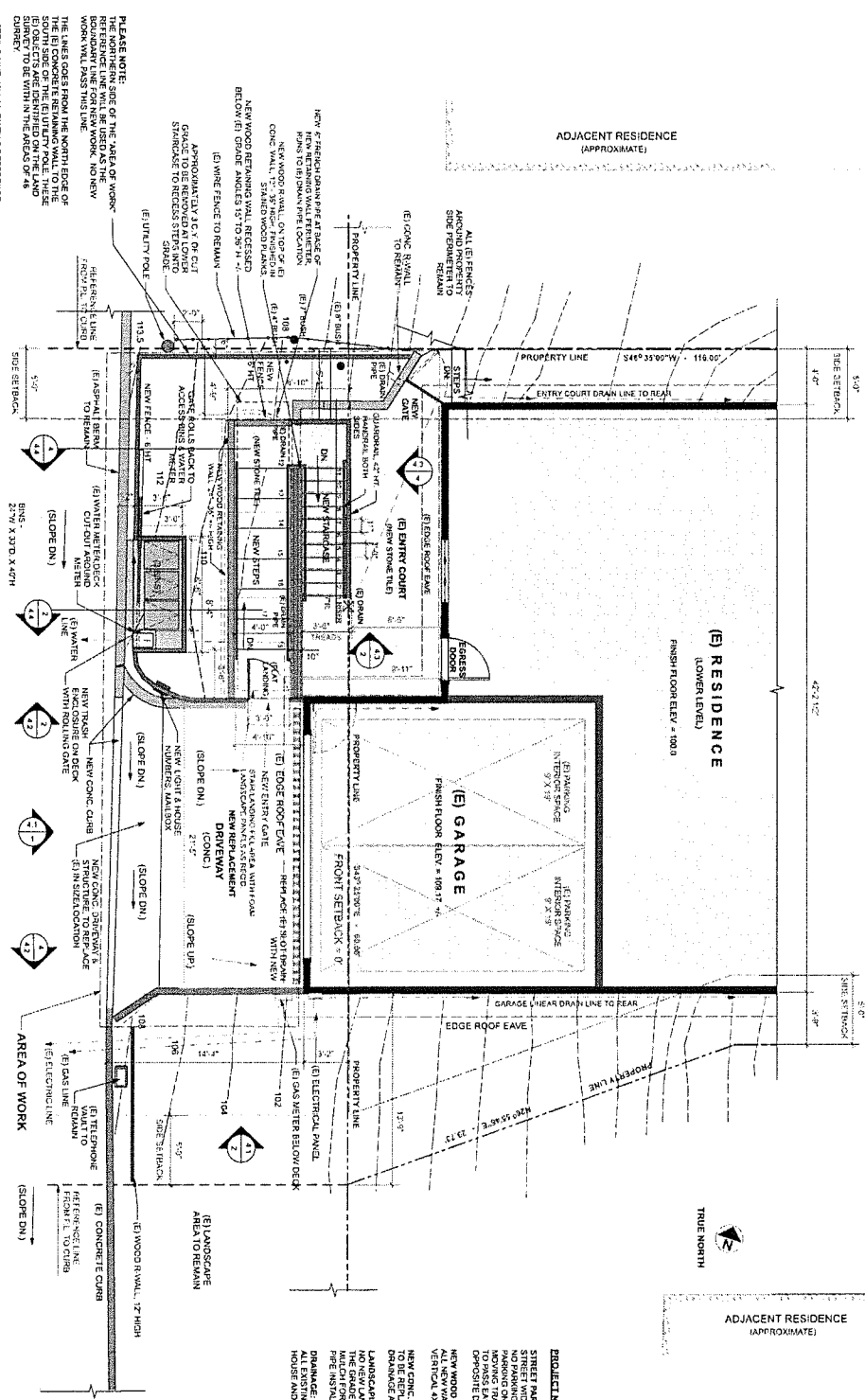
SHEET NO.: **DR2.1**

THIS PLAN IS A PARTIAL SITE PLAN FOR THE PROPOSED CONSTRUCTION OF A RESIDENCE AT THE CORNER OF CURREY AVENUE AND [STREET NAME]. THE PROJECT IS SUBJECT TO THE CITY OF SAUSALITO'S ZONING ORDINANCES AND THE CALIFORNIA HEALTH AND SAFETY CODE. THE APPLICANT HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF SAUSALITO AND THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF REVENUE AND TAX SERVICES. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF EDUCATION. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF REVENUE AND TAX SERVICES. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF EDUCATION. THE APPLICANT HAS ALSO OBTAINED THE NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION.



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

CURREY AVENUE



PROJECT NOTES:

- STREET PARKING: STREET WITHIN 5' MARKING PARKING ONLY ON WEST SIDE OF STREET MOVING TRAFFIC. VEHICLES TAKE TURN IN OPPOSITE DIRECTION IN OPPOSITE DIRECTIONS.
- NEW WOOD REMAINING WALL: ALL NEW WALLS ARE HORIZONTAL 2X12 WOOD PLANS AND VERTICAL 4X4 WOOD POST REMAINING WALLS. P1, STAINED TO BE REPLACED IN KIND TO FIELD DRYER DRAINAGE AWAY FROM DRIVEWAY AND GARAGE.
- LANDSCAPING: GRASS IS PROPOSED AT THIS TIME. THE GRADE WILL BE COVERED IN LANDSCAPE FABRIC A MULCH FOR SOIL EROSION CONTROL. NEW DRAINAGE PIPE INSTALLED IN DIRT OR REMAINING WALL DRAINAGE AND DRAIN TO LANDSCAPE.

- WALL MOUNT LED LIGHT FIXTURE.
- WALL MOUNT LED STEP LIGHT FIXTURE.
- WALL MOUNT DOWNWARD DIRECTING.
- ALL EXISTING UTILITY LINES RUN LOCATE MARK & PROTECT UTILITY LINES.

SCM DESIGN GROUP
3145 GILMAN BLVD. NO. 503
SAN FRANCISCO, CA 94118 USA
P: 415.772.2444
F: 415.772.2444

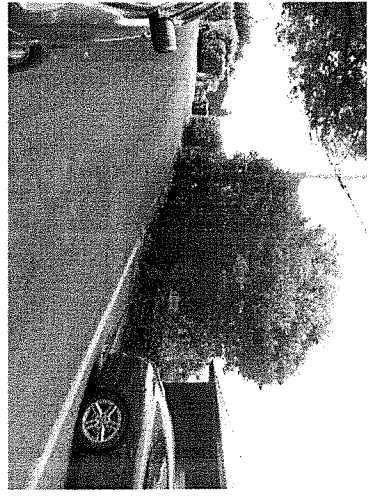
46 CURREY AVE.
SAUSALITO, CA
APN: 064-213-117

SHEET NO.: **DR3.1**

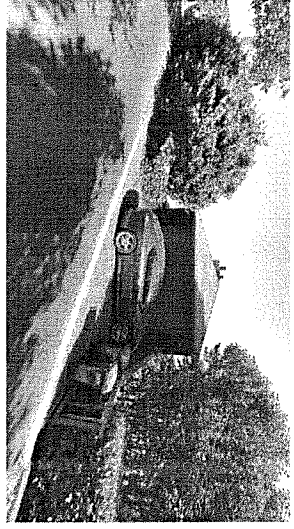
PARTIAL SITE PLAN
PROPOSED

SHEET TITLE:
PROJECT NO.: 2203261
ISSUES / REVISIONS:
DATE: 06/09/23 - RESPONSE PLAN DRK. COMMENTS
01/03/22 - DESIGN REVIEW RESUBMITTED
10/04/21 - DESIGN REVIEW SUBMITTAL
APPROVED: [Signature]
DATE: 06/09/23
PROJECT NO.: 2203261

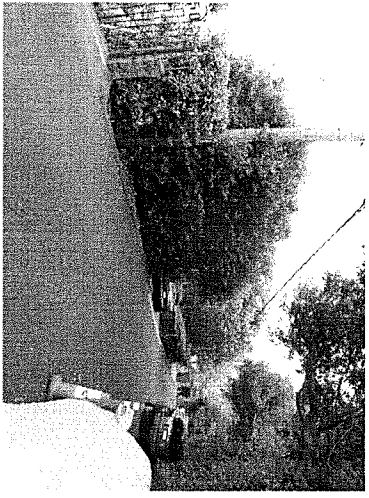
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.



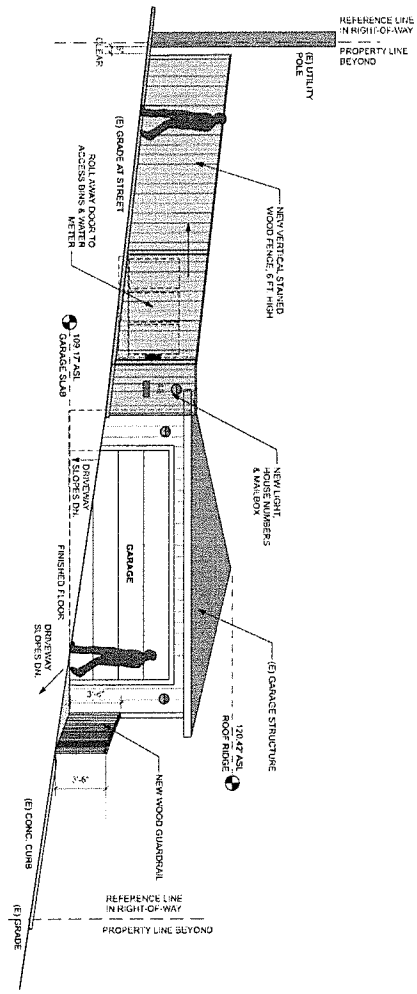
1 - EXISTING STREET VIEW - NORTH



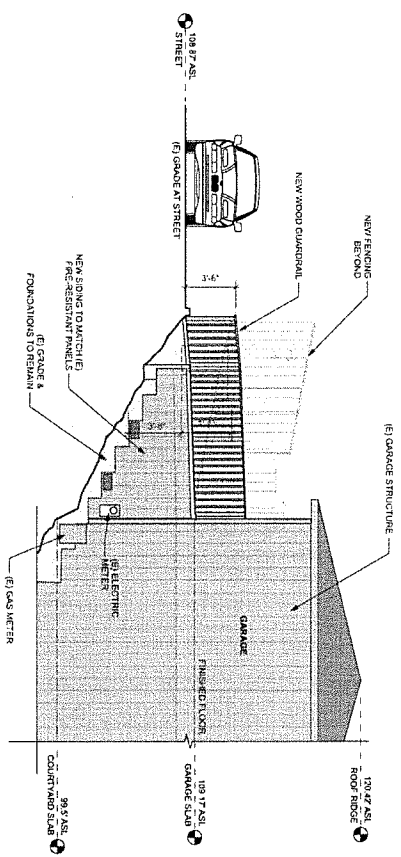
2 - EXISTING STREET VIEW - EAST - GARAGE FRONT



3 - EXISTING STREET VIEW - SOUTH



1 EAST ELEVATION - PROPOSED FRONT
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED TRASH ENCLOSURE DECK
SCALE: 1/4" = 1'-0"

3100 SERRA AVENUE, 4TH FLOOR

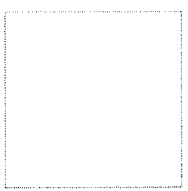
 SAN FRANCISCO, CA 94118 USA

 P 415.777.2248

48 CUREY AVE.

 SAUSALITO, CA

 A.P.N. 084-213-17



06.09.23 - RESPONSE PLAN CHG. COMMENTS

 01.03.23 - DESIGN REVIEW RESUBMITTED

 10.04.22 - DESIGN REVIEW SUBMITTED

ISSUES / REVISIONS:

 OWNER:

 Steve C. Markula

 Steve C. Markula, 100A, C/O

 3145 Geary Blvd., #203

 San Francisco, CA 94118

 smarkula@earthlink.net

 (415) 777-2248

PROJECT NO.: 22002-01

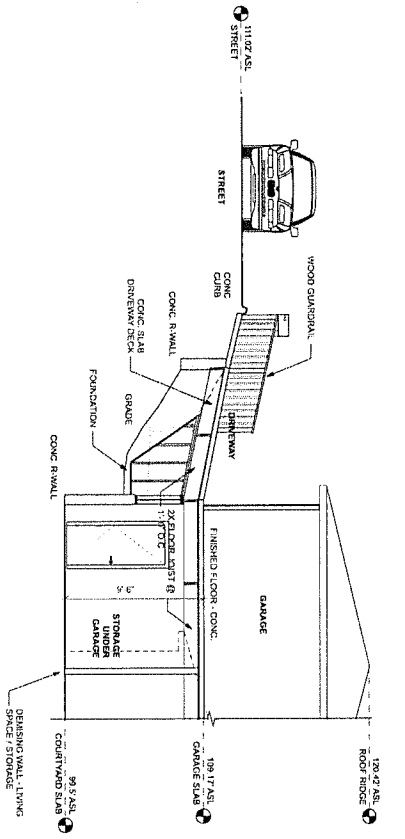
SHEET TITLE:

 SITE PHOTOS

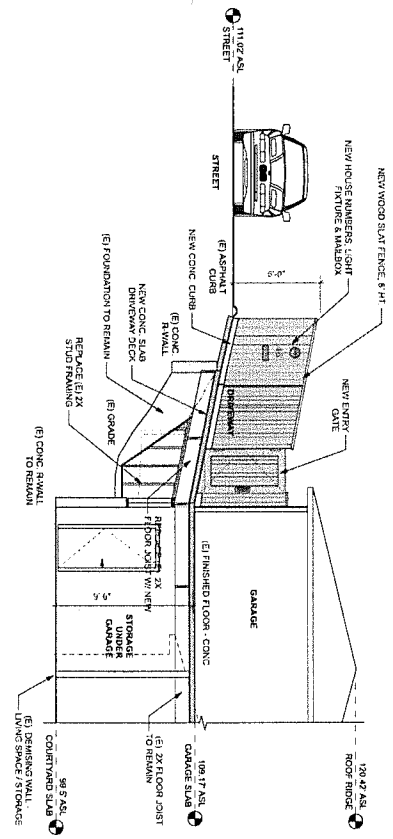
 EXTERIOR ELEVATIONS

SHEET NO.: DR4.1

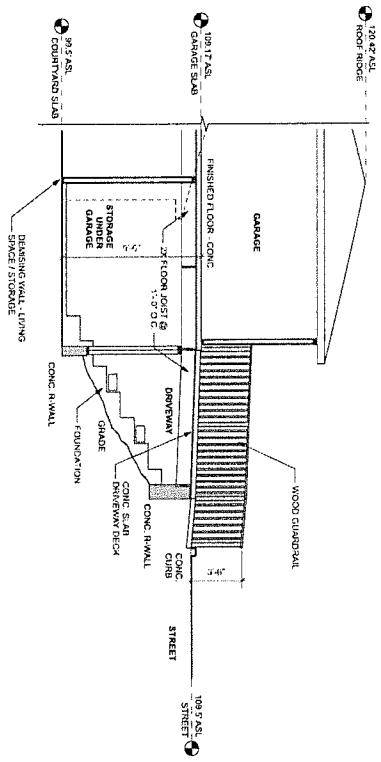
CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING DRIVEWAY DECK AND GARAGE FLOOR TO BE USED FOR THE PROPOSED DRIVEWAY DECK. THIS PROJECT IS A PRELIMINARY DESIGN AND THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING DRIVEWAY DECK AND GARAGE FLOOR TO BE USED FOR THE PROPOSED DRIVEWAY DECK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING DRIVEWAY DECK AND GARAGE FLOOR TO BE USED FOR THE PROPOSED DRIVEWAY DECK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING DRIVEWAY DECK AND GARAGE FLOOR TO BE USED FOR THE PROPOSED DRIVEWAY DECK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING DRIVEWAY DECK AND GARAGE FLOOR TO BE USED FOR THE PROPOSED DRIVEWAY DECK.



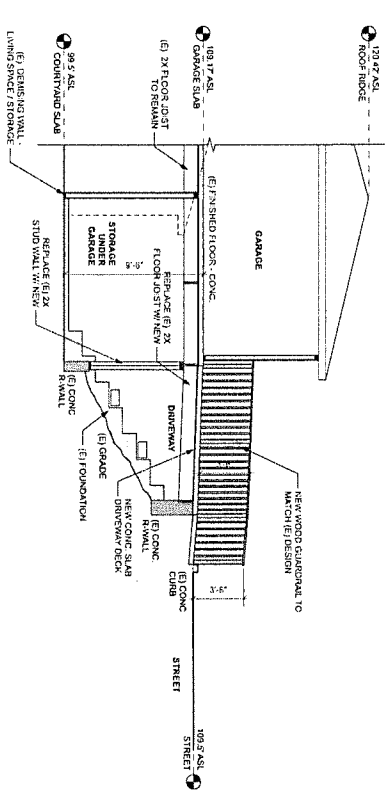
1 SECTION - NORTH - EXISTING DRIVEWAY DECK
SCALE: 1/4" = 1'-0"



2 SECTION - NORTH - PROPOSED DRIVEWAY DECK
SCALE: 1/4" = 1'-0"



3 SECTION - SOUTH - EXISTING DRIVEWAY DECK
SCALE: 1/4" = 1'-0"



4 SECTION - SOUTH - PROPOSED DRIVEWAY DECK
SCALE: 1/4" = 1'-0"

SCM DESIGN GROUP

2145 GARDEN BLVD., 4TH FLS.
SAN FRANCISCO, CA 94119 USA
P | 415.777.2244

48 CUREY AVE.
SAUSALITO, CA
APN: 054-213-17

06.09.23 - RESPONSE PLAN CHK COMMENTS
01.03.23 - DESIGN REVIEW RESUBMITTED
10.04.22 - DESIGN REVIEW SUBMITTAL

ISSUES / REVISIONS:

APPLICANT: Steve C. Malinka, IDA, CDD
OWNER: Drew Freeman
3145 GARDEN BLVD., 4TH FLS.
SAN FRANCISCO, CA 94119
3145 GARDEN BLVD., 4TH FLS.
SAN FRANCISCO, CA 94119
3145 GARDEN BLVD., 4TH FLS.
SAN FRANCISCO, CA 94119

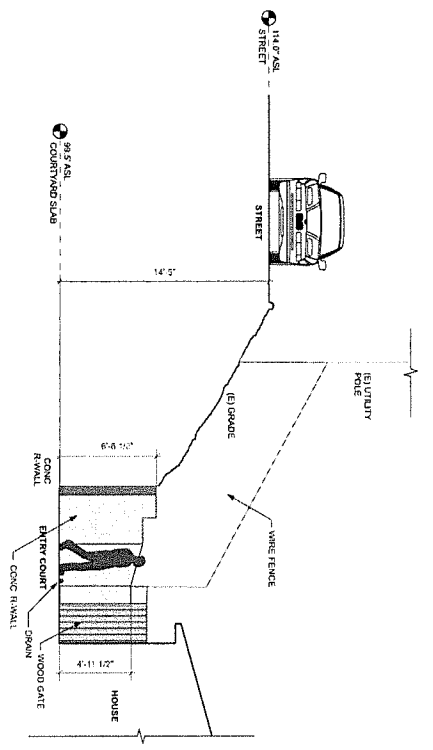
DOCUMENTS PREPARED BY:
Steve C. Malinka, IDA, CDD
Steve C. Malinka, IDA, CDD
In the State of California

PROJECT NO.: 22002.01

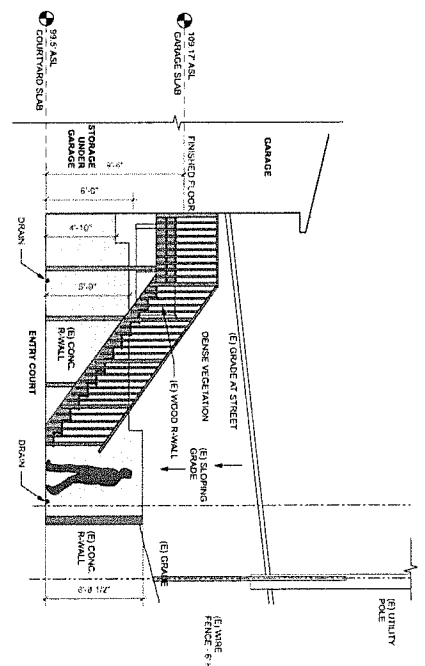
SHEET TITLE:
SECTIONS
DRIVEWAY DECK

SHEET NO.:
DR4.2

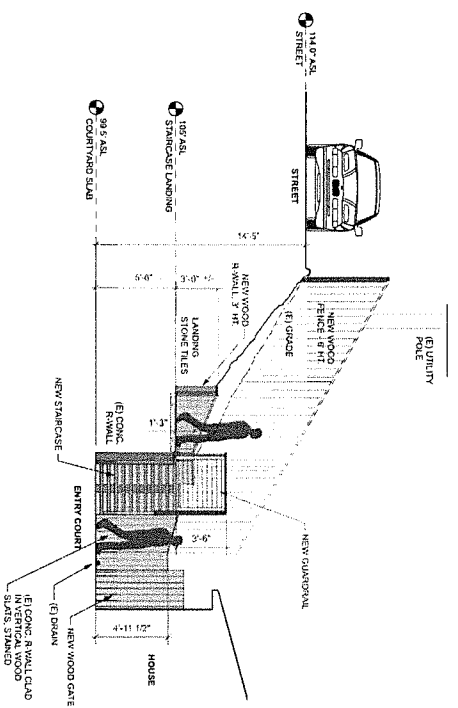
DR4.3
 1/16" = 1'-0"
 NORTH ELEVATION - EXISTING ENTRY COURT



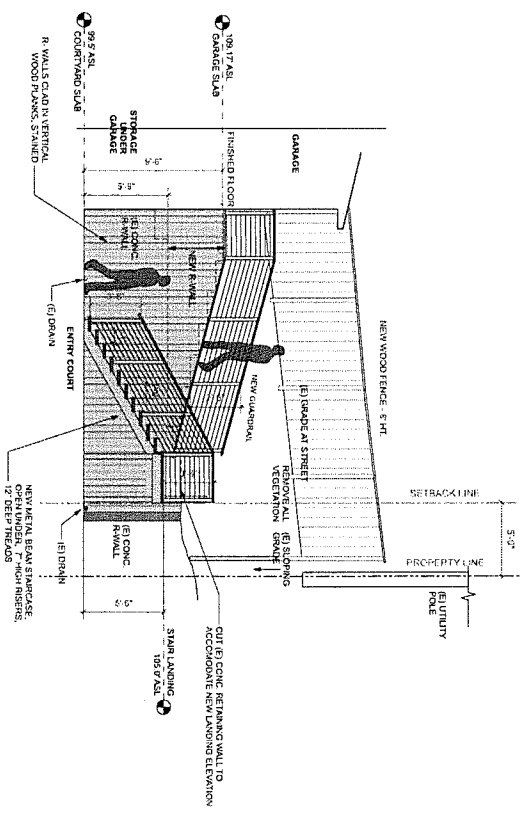
1 NORTH ELEVATION - EXISTING ENTRY COURT
 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION - EXISTING ENTRY COURT
 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED ENTRY COURT
 SCALE: 1/16" = 1'-0"



4 WEST ELEVATION - PROPOSED ENTRY COURT
 SCALE: 1/16" = 1'-0"

SCM DESIGN GROUP
 3145 CLAYTON ROAD, SUITE 200
 SAN FRANCISCO, CA 94115 USA
 P: 415.777.2222

46 CURREY AVE.
 SAUSALITO, CA
 APN: 084-213-17



09.09.23 - RESPONSE PLAN CHK COMMENTS
 01.03.23 - DESIGN REVIEW RESUBMITTED
 10.04.22 - DESIGN REVIEW SUBMITTAL

ISSUES / REVISIONS:

APPLICANT: Steve Iskenderian
 3145 Clayton Blvd., #200
 San Francisco, CA 94115
 Steve.Iskenderian@scmgroup.com

OWNER: Dave Freeman
 3145 Clayton Blvd., #200
 San Francisco, CA 94115
 Dave.Freeman@scmgroup.com

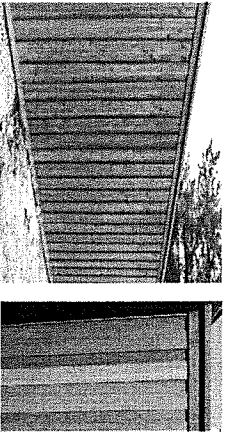
DOCUMENTS PREPARED BY: Steve C. Mahabala, IDA, CID
 AIA No. 25467
 1000 California Street, Suite 200
 San Francisco, CA 94109

PROJECT NO.: 22002.01

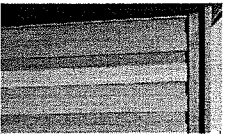
SHEET TITLE:
 SITE ELEVATIONS
 ENTRY COURT

SHEET NO.: DR4.3

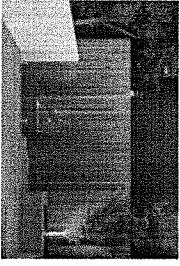
PROJECT MATERIALS & FINISHES



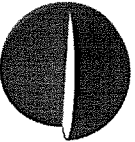
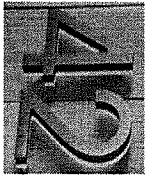
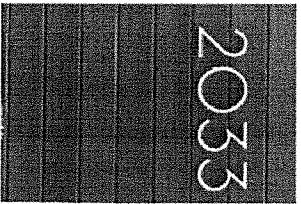
WOOD FENCE VERTICAL STAGGERED PLANKS, STAINED CEDAR - FENCE AT STREET



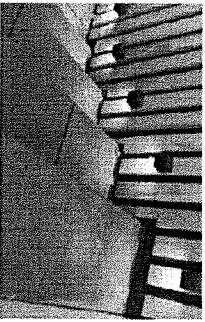
PLANK DETAIL



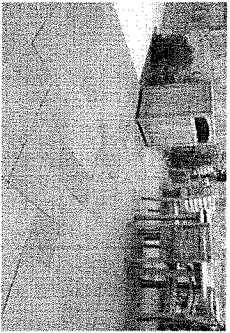
VERTICAL WOOD PLANK SIDING AT RETAINING WALLS, STAINED CEDAR - ENTRY COURT AREA



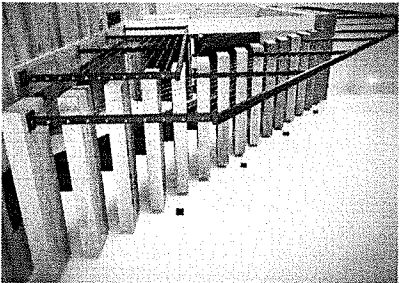
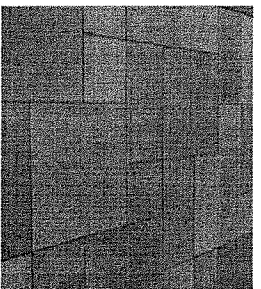
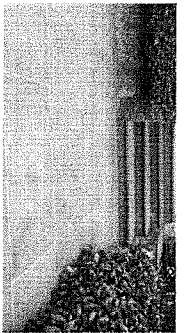
HOUSE NUMBERS
WALL MOUNT LED
LIGHT FIXTURE
LOCKING MAIL BOX



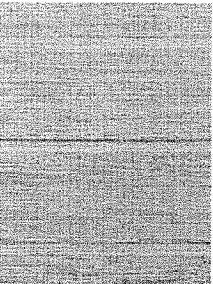
STEP / WALKWAY
LED LIGHTING



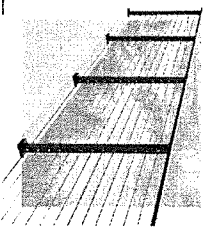
BLUESTONE TILES - WALKWAY, STAIRCASE TREADS & ENTRY COURT FLOORING



METAL I-BEAM STAIRCASE WITH
STONE TREADS
CABLE RAIL GUARDRAILS
METAL POST & TOP RAIL



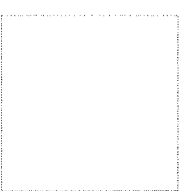
FIRE RESISTANT VERTICAL SIDING
PANELS FOR TRASH ENCLOSURE &
DRIVEWAY DECK SIDING
PAINT TO MATCH GARAGE - "BROWN"



SCM DESIGN GROUP

2145 GERRY BLVD, NO 103
SAN FRANCISCO, CA 94115
P: 415.272.2444

46 CURREY AVE.
SAUSALITO, CA
APN: 064-213-17



06/09/23 - RESPONSE PLAN CHK. COMMENTS
01/03/23 - DESIGN REVIEW RESUBMITTED
10/04/22 - DESIGN REVIEW SUBMITTAL

ISSUES / REVISIONS:

PROJECT:	OWNER:
Steve Katsoulis	Drew Freeman
3040 Denny Court	46 Curry Ave 94865
San Francisco, CA 94118	San Francisco, CA 94118
Steve@cmhllc.com	mefreem@stevetrem.com

DOCUMENTS PREPARED BY:
Steve C. McMillan

Steve C. McMillan, IDA, CID
Professional Design Professionals #209
1000 California Street, Suite 1000
San Francisco, CA 94109

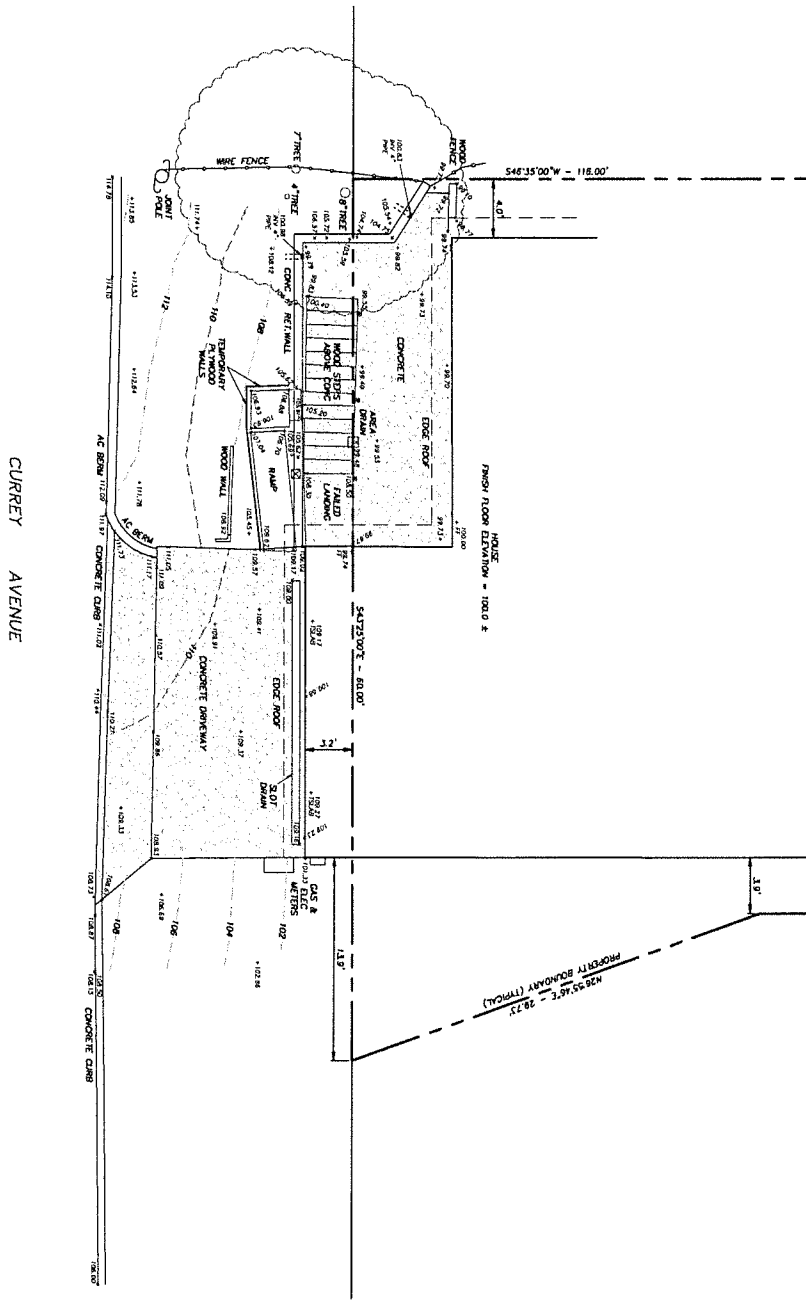
PROJECT NO.: 2007/01

SHEET TITLE:

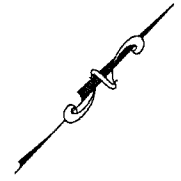
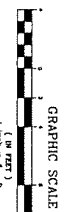
MATERIALS & FINISHES

SHEET NO.:

DR5.1



**PARTIAL TOPOGRAPHIC
AND BOUNDARY SURVEY**
46 CURREY AVENUE
CITY OF SAUSALITO
MARIN COUNTY - CALIFORNIA
SCALE: 1 INCH = 4 FEET
APRIL 2022



NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. ELEVATION FROM THE LOCATION SHOWN.
3. NO THIS SURVEY HAS BEEN PERFORMED IN THE COURSE OF THE SURVEY. NEITHER THE ASSUMPTIONS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN FLOTTED NOR 2" CONTIGUOUS INTERVAL.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO DEW A. FREEMAN RECORDED AUGUST 22, 2022 AS DOCUMENT NO. 2009-072426, SAN FRANCISCO COUNTY OFFICIAL RECORDS.

LOT AREA:
5,940 ± SQUARE FEET

ASSESSOR PARCEL NUMBER:
064-213-17

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREIN AT THE REQUEST OF DEW A. FREEMAN, RE FEBRUARY 2022. I HEREBY STATE THAT THE TOPOGRAPHIC AND BOUNDARY SURVEY ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DEW A. FREEMAN, AS CONSULTING AS 8475 ON APRIL 13, 2022. I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

ON APRIL 13, 2022

DEW A. FREEMAN, REGISTERED PROFESSIONAL SURVEYOR
NO. 21545
CITY OF SAUSALITO, CALIFORNIA

APRIL 21, 2022

DEW A. FREEMAN, REGISTERED PROFESSIONAL SURVEYOR
NO. 21545
CITY OF SAUSALITO, CALIFORNIA



DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

REVISIONS

No.	DATE	DESCRIPTION	BY

DMG ENGINEERING, INC.
RESTRICTED ENGINEERING DRAWINGS
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of DMG ENGINEERING, INC. Drawings noted as Preliminary/Schematic and/or concept contain information that is conceptual and subject to verification and/or change. The engineer makes no claim for accuracy of conceptual information or of information supplied by others.

PARTIAL TOPOGRAPHIC AND BOUNDARY SURVEY
46 CURREY AVENUE
CITY OF SAUSALITO - CALIFORNIA
SCALE: 1 INCH = 4 FEET
APRIL 2022

SHEET 1
OF 1 SHEET(S)
DRAWING: 4-21-2022
REVISED:
DATE: 22-22