

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-04**

**DENIAL OF A TWO-UNIT HOUSING DEVELOPMENT PROJECT WITH AN ACCESSORY
DWELLING UNIT AT 215 SAUSALITO BOULEVARD SUBMITTED PURSUANT TO
GOVERNMENT CODE SECTION 65913.4 (SB 35)
APN: 065-263-10
PROJECT ID: 2023-00026**

WHEREAS, an application has been filed by applicant, Christopher Sullivan, on behalf of Property Owner, Long Water Trust, for the construction of a two-unit housing development project with an accessory dwelling unit at 215 Sausalito Boulevard (APN: 065-263-10) (the "Project"), submitted pursuant to Government Code Section 65913.4 (SB 35); and

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

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Clarifications / enhancements / some small alterations to 10/14/2023" received January 26, 2024 (Attachment 1); and

WHEREAS, pursuant to Government Code section 65913.4(a)(5), the City must determine if the development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Government Code section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government; and

WHEREAS, Section 301 of the California Housing and Community Development (HCD) Guidelines acknowledges that ministerial processing does not preclude imposing standard conditions of approval as long as those conditions are objective and broadly applicable to development within the locality, regardless of streamlined approval, and such conditions implement objective standards that had been adopted prior to submission of a development application; and

WHEREAS, the Sausalito City Council adopted Resolution No. 6059 on July 13, 2021, which identified those provisions of the City's existing zoning and subdivision regulations that include objective development standards such as height limits, setbacks, coverage limits, parking requirements, and floor area ratio requirements, and which apply to projects submitted pursuant to Government Code section 65913.4; and

WHEREAS, the Community Development Department identified to the applicant, in writing, in the manner required by Government Code section 65913.4(c), that the project is in conflict with objective planning standards of the City and provided written documentation of which standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, with respect to any submittal and re-submittal of the project; and

WHEREAS, the Planning Commission finds that the proposed project is inconsistent with the City's objective development standards and does not comply with the requirements of the Zoning Ordinance as described in the staff report, and that the project is not subject to Density Bonus Law; and

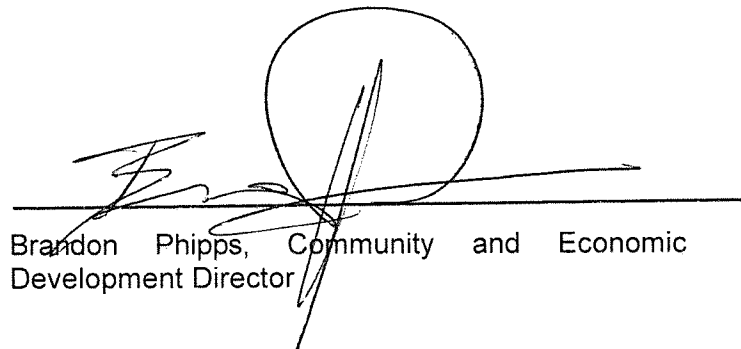
WHEREAS, the review of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15300.1 (Relation to Ministerial projects);

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

1. The Planning Commission hereby finds that the above recitals are true and correct, adopts the above recitals as findings of the Planning Commission.
2. The Planning Commission finds that the proposed project at 215 Sausalito Boulevard (APN: 065-263-10) would violate the applicable height limit, floor area ratio, maximum coverage, impervious coverage, side setbacks, and rear setback that apply to the parcel under the General Plan and applicable City zoning. As such, the housing development project at 215 Sausalito Boulevard (APN: 065-263-10) as submitted pursuant to Government Code Section 65913.4 is denied due to lack of compliance with the City of Sausalito's objective zoning standards.
3. This action is not subject to CEQA pursuant to CEQA Guidelines section 15270, which provides that CEQA does not apply to projects which a local agency disapproves.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 14th day of February 2024, by the following vote:

AYES: Commissioner: Luxenberg, Saad, Feller, Junius
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:



Brandon Phipps, Community and Economic
Development Director

ATTACHMENTS

1. Project Plans

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-04
February 14, 2024
215 SAUSALITO BOULEVARD
APN: 065-263-10
PROJECT ID: 2023-00026**

ATTACHMENT 1: PROJECT PLANS

Project Description:

The filing is for a 3 unit development, including an affordable component. The development is for two homes, and a further home, an ADU. The ADU unit is dedicated to rental by low-income earners. The applicant submits for streamlined ministerial processing for multi-family housing under Gov. Code 65913.4. The relevant bills include SB35, and SB423.

The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California. (Gov. Code, § 65589.5, subd. (a)(1)(A))

California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, causing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives. (Gov. Code, § 65589.5, subd. (a)(2)(A))

"California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing." (Gov. Code, § 65589.5, subd. (a)(1)(B))

Among the consequences of these actions are discrimination against low-income and minority households; lack of housing to support employment growth, investment in jobs and housing, and economic recovery; and a housing crisis that is causing a loss of quality of life and well-being for many Californians. (Gov. Code, § 65589.5, subd. (a)(1)(C))

From recent times or parts may in unlikely event, not be a ministerial project, this is an application for a development permit for a development project under the Permit Streamlining Act, Government Code § 65920 et seq.

- (a) The applicant relies on multiple state Government codes to obtain entitlements, and for protection of the application, for this proposed development project, these codes among others:
 - (a) Housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3).
 - (b) Extension of statute of limitations in actions challenging the housing element and brought in support of affordable housing (subdivision (d) of Section 65009).
 - (c) Restrictions on disposition of housing developments (Section 65589.5).
 - (d) If zoning is inconsistent with GP, development shall be deemed to conform with the objective zoning standards prohibiting development that requires use of Government land for a driveway (Section 65913.4).
 - (e) Least cost zoning law (Section 65913.1).
 - (f) From January 2024, no public oversight. (Remove the authorization to conduct public oversight.) (SB423 Chapter 778 Legislative Counsel's Digest)
 - (g) Accessory dwelling unit. (Sections 65862.150 and 65862.2)
 - (h) By-right housing. (Sections 65862.150 and 65862.2)
 - (i) No-net-loss-in-zoning density law limiting down-zonings and density reductions (Section 65563)
 - (j) Requiring persons who sue to halt affordable housing to pay attorney fees (Section 65914)
 - (k) Reduced time for action on a state housing application under the approval of a developer's preliminary approval on multifamily housing (Section 65950) (Chapter 4.5)
 - (l) Prohibiting discrimination against affordable housing (Section 65008).
 - (m) California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3).
 - (p) Affordable housing is a statewide concern and is not a municipal affair (Section 65913.4)
 - (q) Streamlining housing appeals during a housing shortage (Section 65913.4)
 - (r) Studies, information, or other materials that do not pertain directly to determining whether the development is consistent with the objective planning standards applicable to the development cannot be required by agency (Section 65913.4 (f)(1)). This is reserved for post-entitlement permits.
 - (s) Priority for affordable housing in the allocation of water and sewer hookups (Section 65589.7)
 - (t) Agency shall not preclude development of a project that has a minimum Floor Area Ratio of 1.0 (SB664 Chapter 783). If Sausalito attempt to deny this application, applicant may file for a larger project under this Code.
- The applicant is eligible for streamlined processing. By that the applicant desires to commence construction on this lot under streamlined processing in May 2024.
- Building Permit submittals are to comply with California Building, Fire, Electrical and Plumbing Code in force at the time of the original application submittal.
- Housing development project is within Wildland Urban Interface.
- A vegetation management plan meeting SMD requirements will be submitted at building permit time.
- Final applicant will be provided if required per regulations. If so, CIP increase shall provide at building permit time.

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Owners:	Long Water Trust
Applicant:	Christopher Sullivan
Address:	PO Box 29281, San Francisco, CA 94129
Email:	longwatertrust@gmail.com
Phone:	(415) 754-8009
Site Data:	APN: 065-263-10
General Plan:	17.4 DUA
Lot size:	0.129 acre lot plus
Zoning:	R-2-2.5
Lot size:	5622 sq ft
Lot width:	50 ft average width

Number of dwelling units:	Filing	Regulations
	Two single family units and 1 ADU	**
Height & setback:	Filing	Regulations
Setbacks (feet):		
Front	0	**
Rear	3.83	**
Side (north)	0	**
Side (south)	5	**
Height & Average Grade Point (feet):		
Highest point of building coverage	21.7	**
Lowest point of building coverage	156.5	**
Average Grade Point	187.75	**
Building height	219.75	**
Total height	163 > 213=50	**

Parking:	Filing	Regulations
	4	Within 1/2 mile of public transportation
Ingenious surface:	Filing	Regulations
(Data is for inside the lot lines)	4702	**

Lot:	Average slope	71%
Square Footage of the Development:	1 Unit deemed for front to individual's families with low income	
	02/15/23 square footage of development:	
	3920 sq ft (Building Area, CBC 2022)	
	08/14/23 square footage of development:	
	4667 sq ft (Building Area, CBC 2022)	
	1/19/24 square footage of development:	
	4493 sq ft (Building Area, CBC 2022)	

Coverage sq. ft. (Data is for inside the lot lines)	Filing	Regulations
	4511	**
	80%	**
Cut & Fill (Cu yd.)	Filing	Regulations
Total Cut	4599	**
Total Fill	63	**
Net	4536	**

Regulations:

Section 65913.4 (a) (5) objective zoning standards. "Objective subdivision standards" means standards that have no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

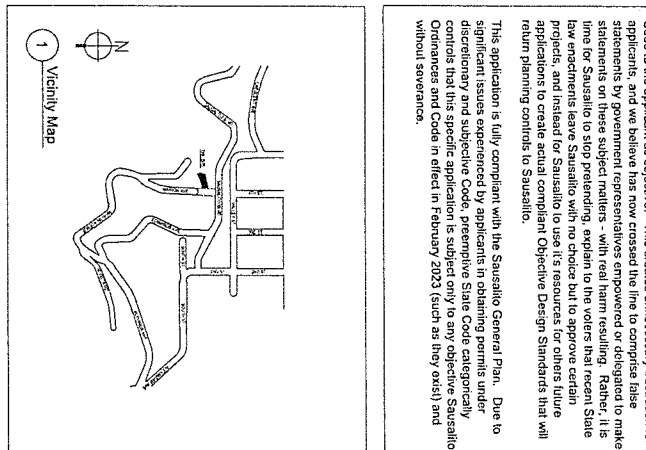
Uniformity-- Oxford Dictionary - "in a way that is the same in all cases and at all times"

Uniform-- Oxford Dictionary - "remaining the same in all cases and at all times; unchanging in form or character"

The essential numeric values that anchor all zoning compliant building layout and design are not objective in Sausalito ODDS July 2021 - it is not possible to find by ODDS July 2021 these essential values for setbacks, allowable positions for necessary retaining walls, no other essential elements which necessarily serve as the key starting points to plan and design a development that complies with local ODDS. The ODDS July 2021 conflicts, and an important section has a typographical error that this is not objective or verifiable.

Despite knowing this, Sausalito has spent much time attempting to defend its Code to the applicant, as objective. This creates unnecessary frustration for applicants, and we believe has now crossed the line to comprise false statements by government representatives empowered or delegated to make statements on these subject matters - with real harm resulting. Rather, it is law enforcers leave Sausalito with no choice but to approve certain projects, and instead for Sausalito to use it's resources for others future applications to create actual Objective Design Standards that will return planning controls to Sausalito.

This application is fully compliant with the Sausalito General Plan. Due to significant issues experienced by applicants in obtaining permits under discretionary and subjective Code, preemptive State Code categorically controls that this specific application is subject only to any objective Sausalito Ordinance and Code in effect in February 2023 (such as they exist) and without severance.



Rev	Date	Description
1	1/19/2024	Clarifications / enhancements / some small alterations to 10/14/2023
2	08/14/2023	Full application
3	03/31/2023	City of Sausalito informed in their view now complete and began processing
4	03/29/2023	Preliminary application submittal
5	02/15/2023	Preliminary application submittal

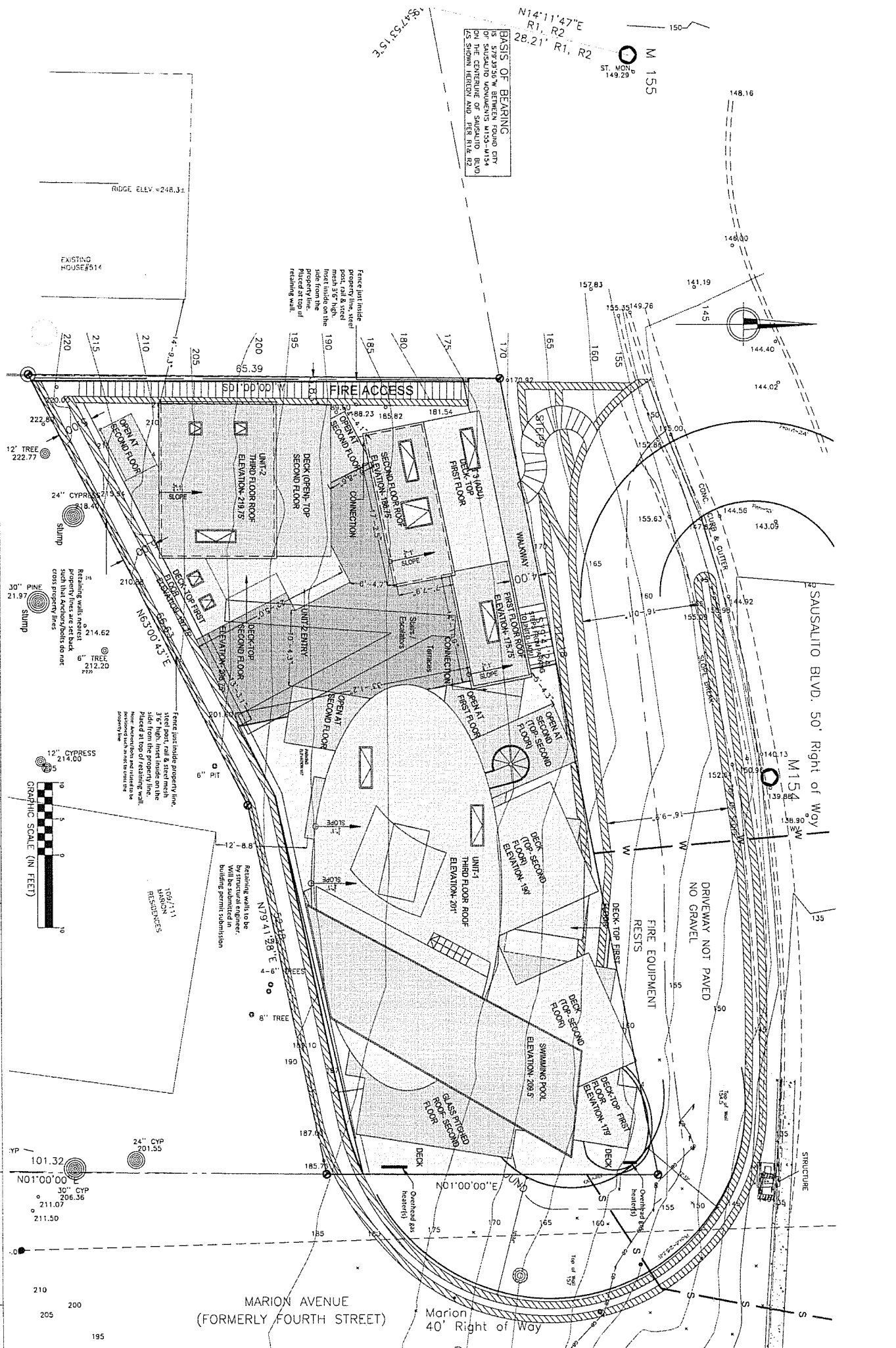
Dwg. Title	Dwg. No.
COVER SHEET	CS
Date:	1/19/2024
Scale:	36 x 24

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Clarifications / enhancements / some small alterations to	Date
Clarifications / enhancements / some small alterations to	10/14/2023
Full applications	10/14/2023
City of Sausalito informed in their view now complete and began processing	08/14/2023
Preliminary application submitted	03/31/2023
Preliminary application submitted	02/28/2023
Preliminary application submitted	02/15/2023

Rev	Description	Date
1	ISSUED	1/19/2024
2	1069.111 HANSON RET.SIGNATURES	08/14/2023
3	11:59 PM Submitted	03/31/2023
4		02/28/2023
5		02/15/2023

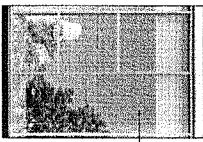
Dwg. Title: SITE PLAN
 Date: 1/19/2024
 Scale: 3/16"=1'
 Dwg. No.: A.1.1
 36 X 24



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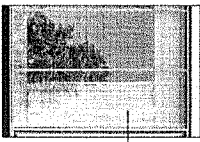
Material Board

O - Operable Window



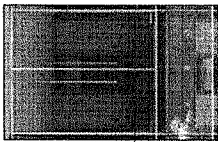
Material board image showing an operable window with a grid pattern.

F - Fixed Window



Material board image showing a fixed window with a grid pattern.

D - Glass Door

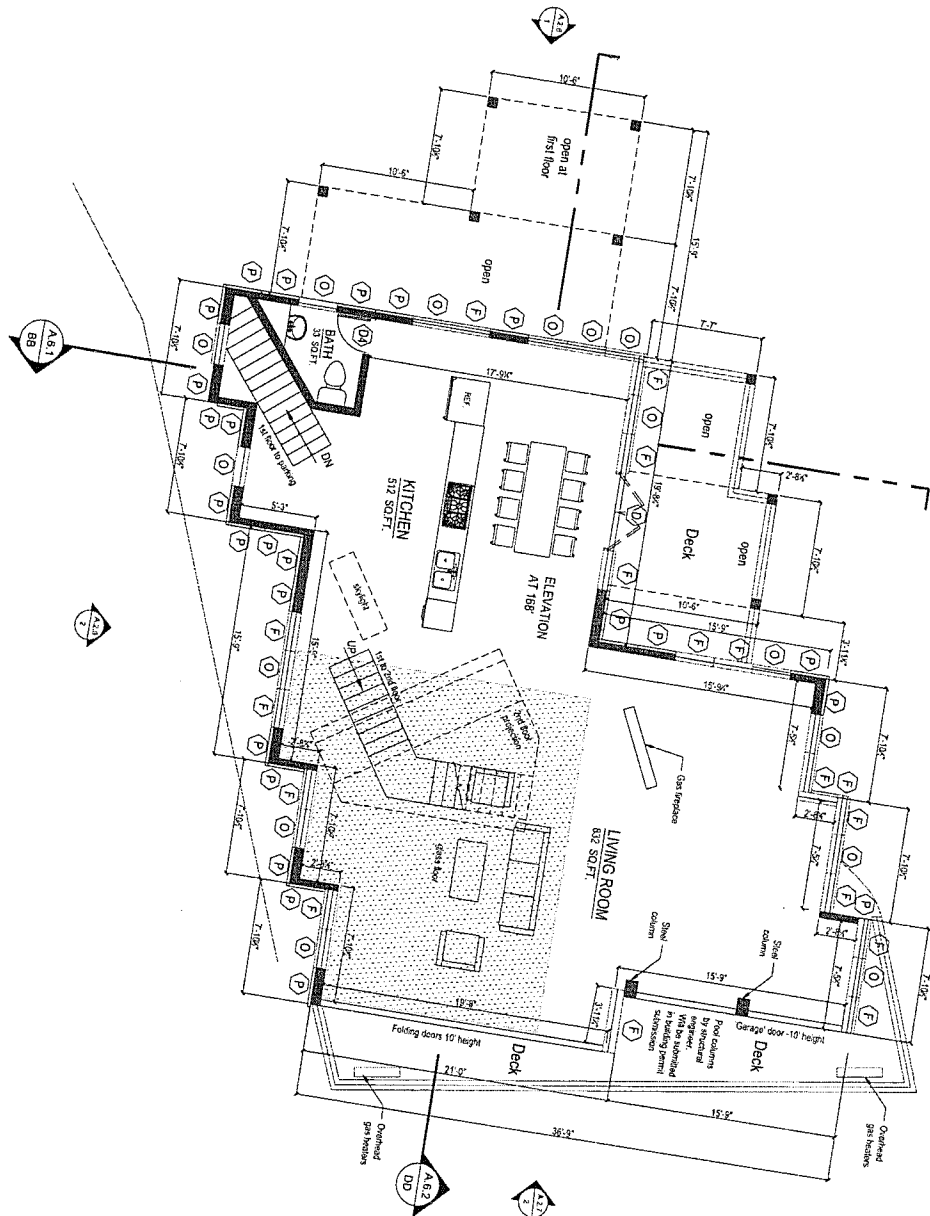


Material board image showing a glass door with a grid pattern.

P - White Concrete Panel

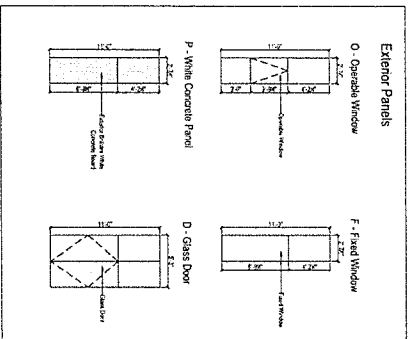


Material board image showing a white concrete panel.



Room Type	Handover Area (sq ft)	Area (sq ft)
Living	433	312
Kitchen	312	312
Bath	33	33
Deck	196	196
Bed-1	154	154
Bed-2	38	38
Bed-3	117	117
Bed-4	81	81
Bed-5	213	213
Hallway	109	109
Total	555	555
Bed-1	242	242
Bed-2	151	151
Bed-3	35	35
Bed-4	99	99
Bed-5	100	100
Total	317	323

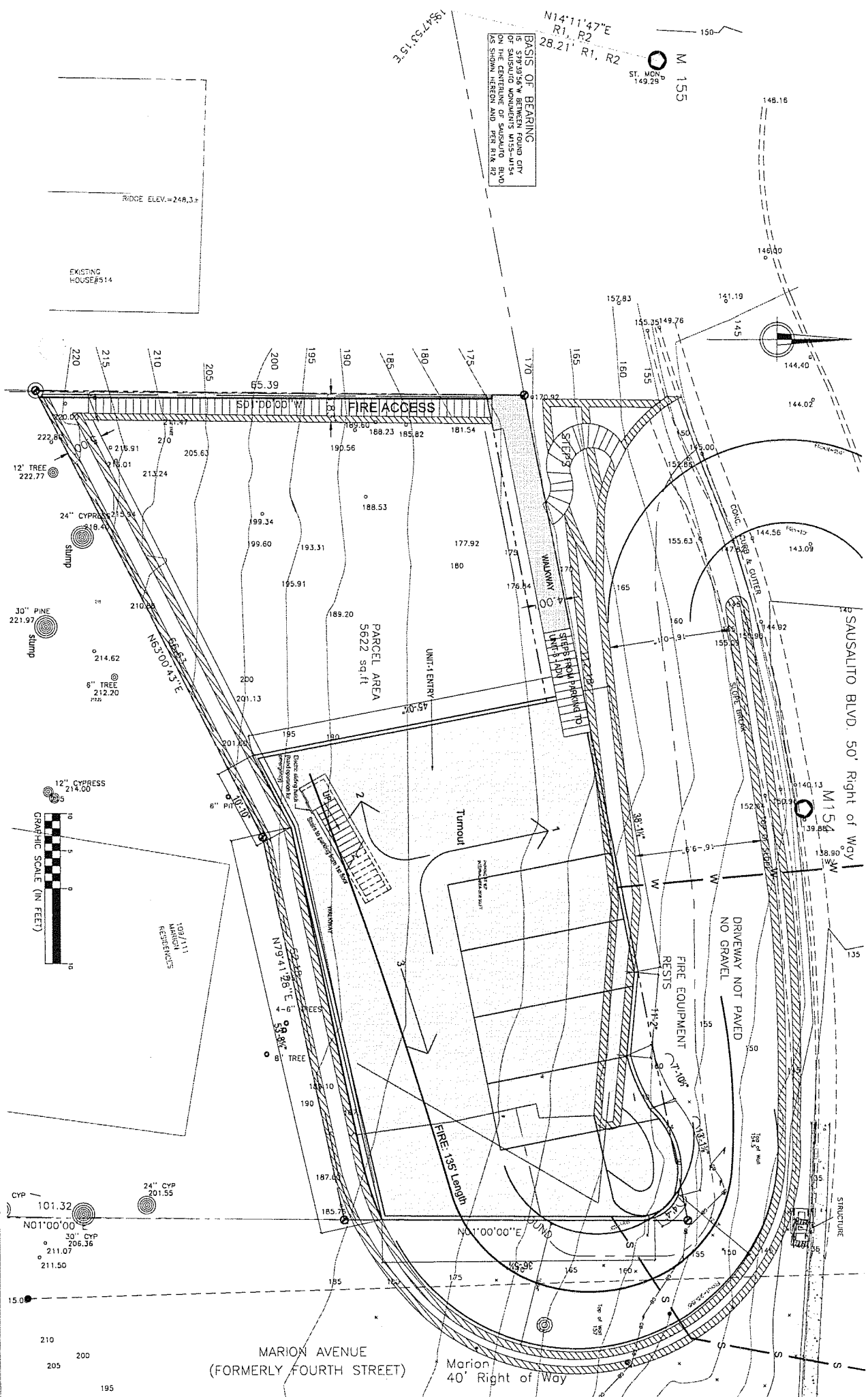
IS No.	Type	Description	Width	Height
1	O	Double door	57"	70"
2	D	Sliding door	35"	70"
3	D	Sliding door	35"	70"
4	D	Sliding door	35"	70"
5	D	Sliding door	35"	70"
6	O	Operable window	27 1/2"	11 1/2"



Rev.	Date	Description
1	1/19/2024	Clarifications / enhancements / some small alterations to 10/14/2023
2	10/14/2023	Clarifications / enhancements / some alterations to 8/14/2023
3	08/14/2023	Full application
4	03/31/2023	City of Sausalito informed in their view now complete and began processing
5	03/29/2023	Preliminary application submitted
6	02/15/2023	Preliminary application submitted

Dwg. Title: UNIT 4 - FIRST FLOOR PLAN
 Date: 1/19/2024
 Scale: 1/4"=1'-1"

Dwg. No.: A.2.1
 36 x 24

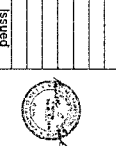


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Clarifications / enhancements / some small alterations to 10/14/2023
 Full applications / enhancements / some alterations to 8/14/2023
 City of Sausalito informed in their view now complete and began processing
 Preliminary application submitted
 Preliminary application submitted

1/19/2024
 10/14/2023
 08/14/2023
 03/31/2023
 03/29/2023
 02/18/2023

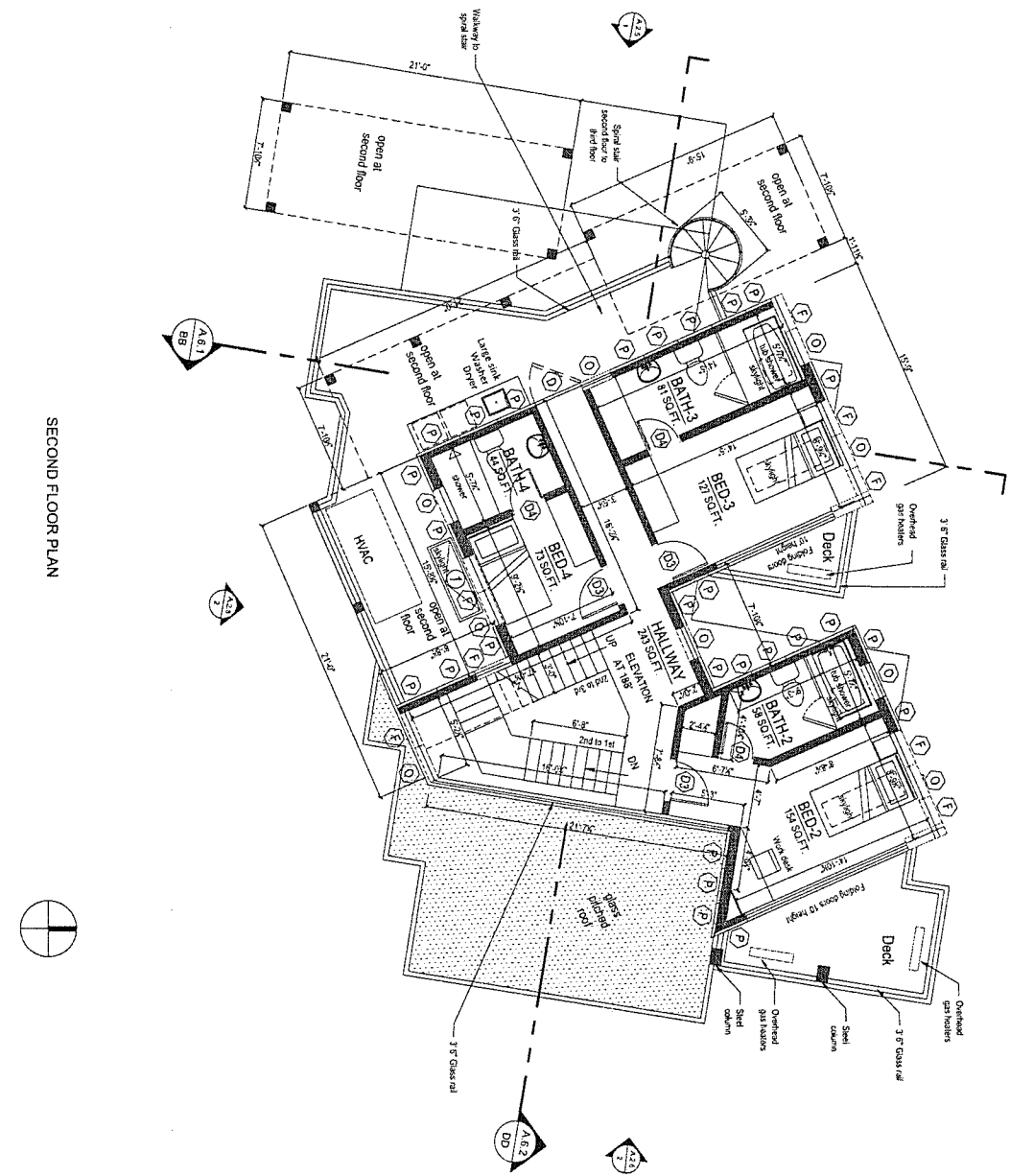
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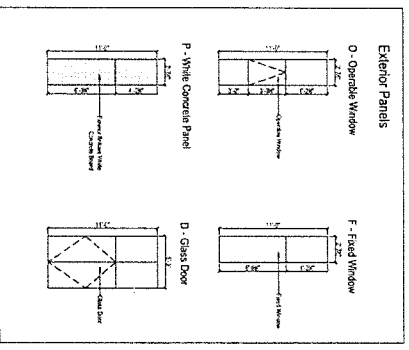
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1/19/2024
 10/14/2023
 08/14/2023
 03/31/2023
 03/29/2023
 02/18/2023

UNIT 1 - SECOND FLOOR PLAN
 Date: 1/19/2024
 Scale: 1/4"=1'
 35 x 24

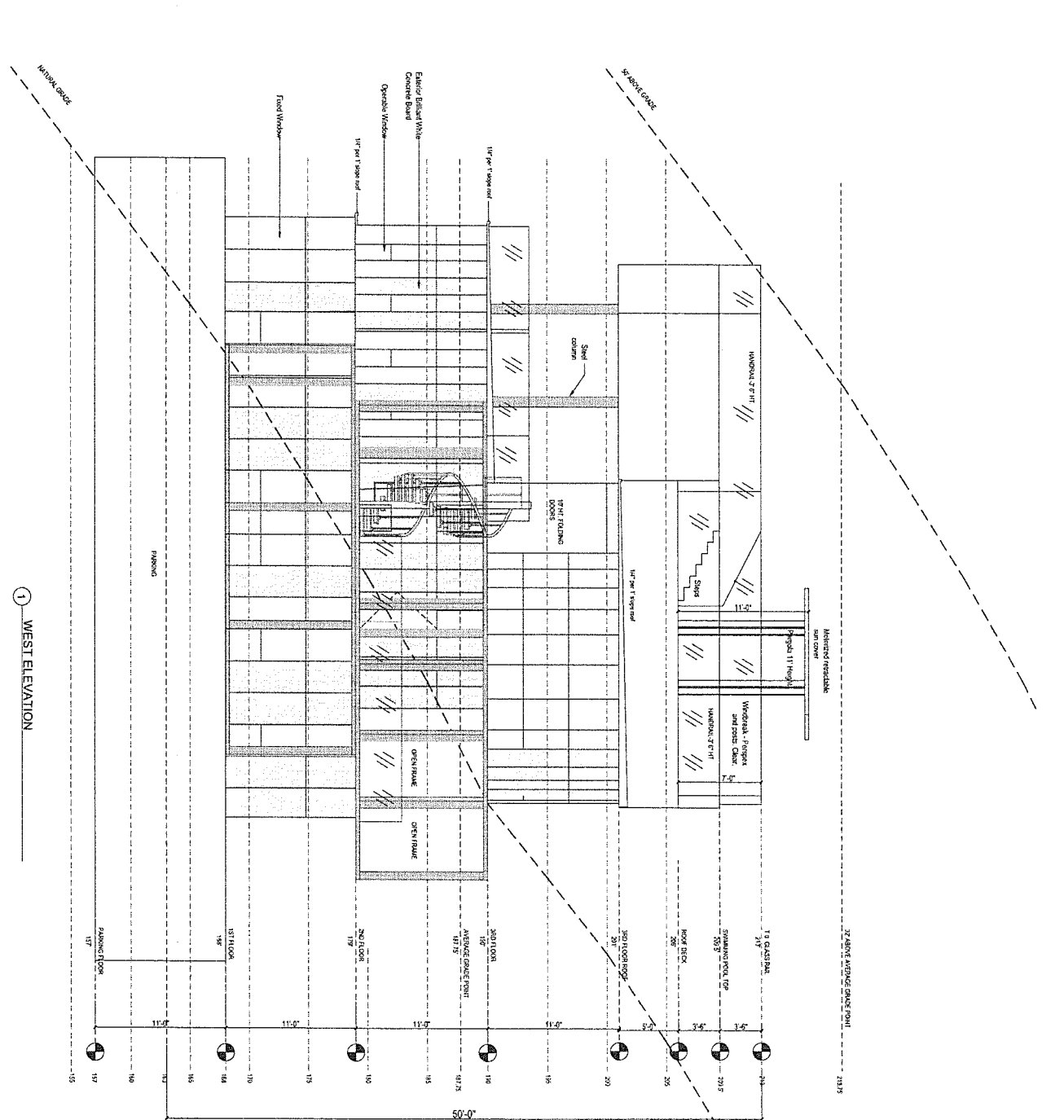


SECOND FLOOR PLAN



Schedule of Openings			
S No	Type	Description	Opening Size Width Height
1	D	Double door	5'3" 7'0"
2	DT	Double door	5'3" 7'0"
3	DT	Double door	5'3" 7'0"
4	DT	Double door	5'3" 7'0"
5	DT	Double door	5'3" 7'0"
6	O	Operable window	27 1/2" x 11'0"

Room Type	Room Name	Area (sq ft)	Perimeter (ft)
Bedroom	Bed 1	102	112
Bedroom	Bed 2	112	122
Bedroom	Bed 3	112	122
Bedroom	Bed 4	112	122
Bathroom	Bath 1	51	56
Bathroom	Bath 2	51	56
Bathroom	Bath 3	51	56
Bathroom	Bath 4	51	56
Hallway	Hallway	243	262
Deck	Deck	243	262
Staircase	Staircase	243	262
Elevator	Elevator	243	262
Other	Other	243	262
Total	Total	1187	1295



1 WEST ELEVATION

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Clarifications / enhancements / some small alterations to 10/14/2023	1/19/2024	1/19/2024	Issued
Clarifications / enhancements / some alterations to 01/14/2023	10/14/2023	10/14/2023	
Full applications	08/14/2023	11:59 PM Submitted	
City of Sausalito informed in their view now complete and began processing	03/31/2023		
Preliminary application submitted	03/29/2023		
Preliminary application submitted	02/15/2023		

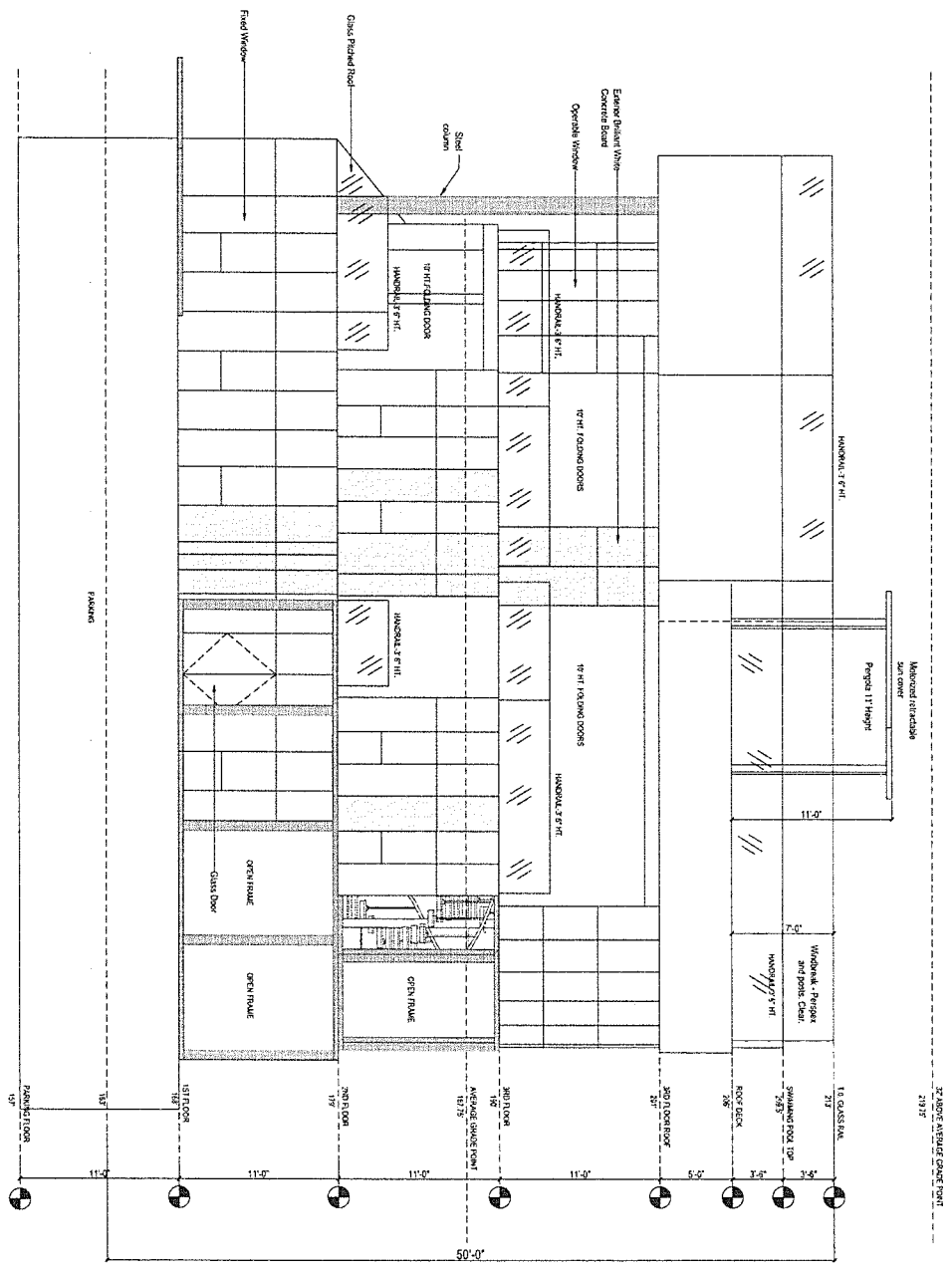
Description	Rev.	Date	Issued

Dwg. Title
UNIT 1 WEST ELEVATION

Dwg. No.
A.2.6

Date: 1/19/2024
Scale: 1/4"=1'

36 x 24

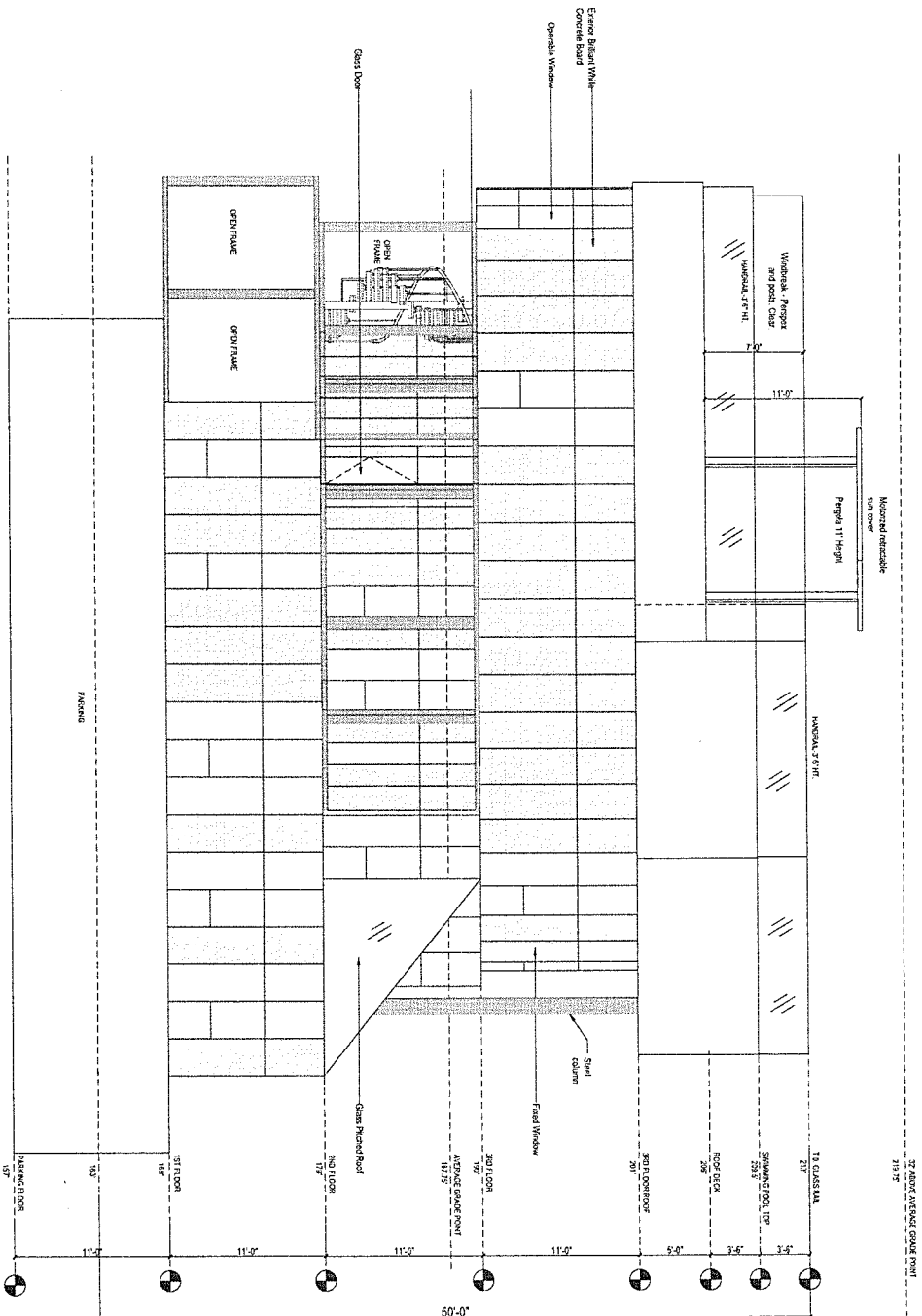


1 NORTH ELEVATION

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Revision	Description	Rev.	Date	Issued
1	Final		11/19/2024	
2	Final		10/14/2023	
3	Final		08/14/2023	
4	Final		03/31/2023	
5	Final		03/29/2023	
6	Final		02/19/2023	

Dwg. Title	Dwg. No.
UNIT 1 NORTH ELEVATION	A.2.8
Date: 1/19/2024	Scale: 1/4"=1'
36 x 24	



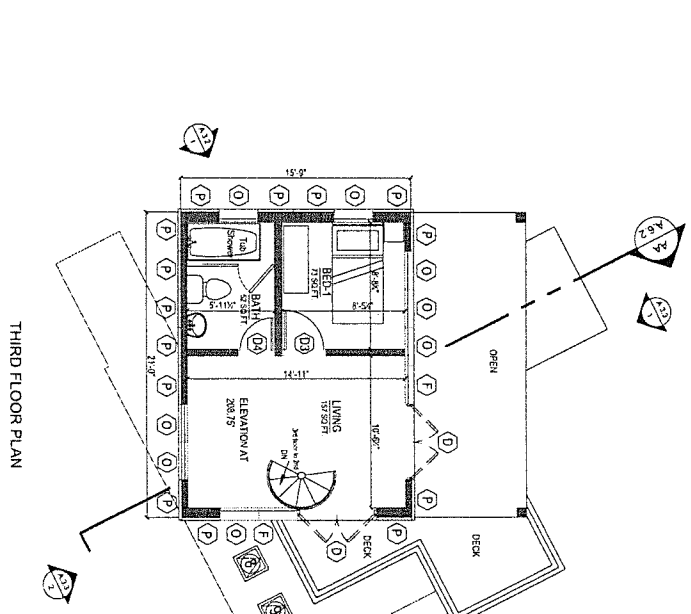
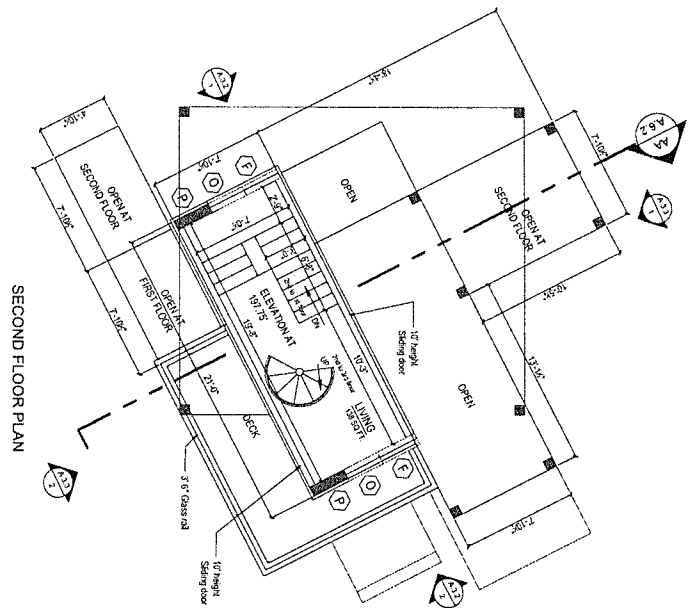
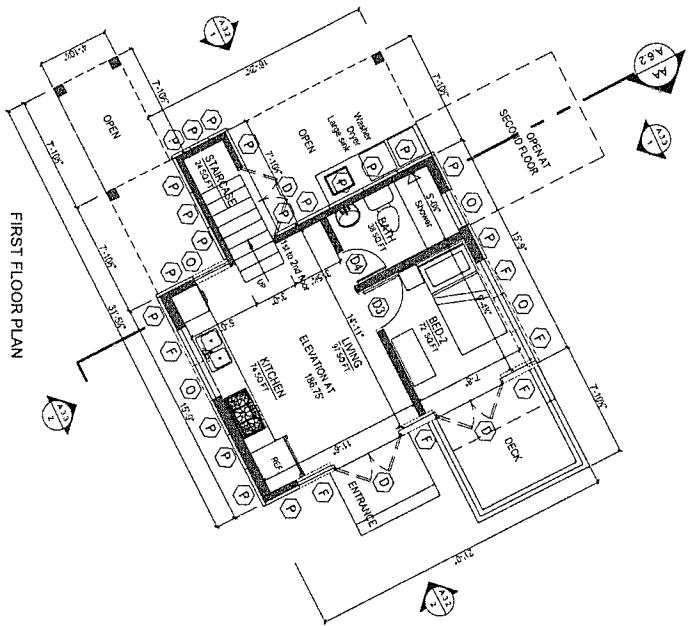
2 SOUTH ELEVATION

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 15.

Classification / enhancements / some small alterations to	Date
10/14/2023	11/19/2024
Full application	08/14/2023
City of Sausalito informed in their view now complete and began processing	03/31/2023
Preliminary application submittal	03/29/2023
Preliminary application submittal	02/15/2023

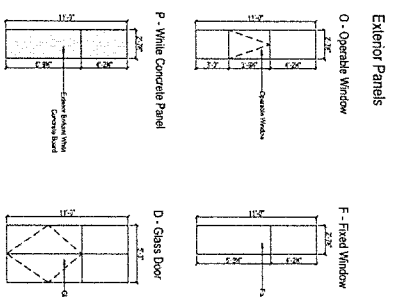
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	10/14/2023	
	08/14/2023	
	03/31/2023	
	03/29/2023	
	02/15/2023	

Dwg. Title	Dwg. No.
UNIT 1 SOUTH ELEVATION	A.2.9
Date: 1/19/2024	36 x 24
Scale: 1/4"=1'	



Unit 2	Room Type	Increase area (in sq ft)	Area Building (in sq ft)
First floor	Living	97	
	Kitchen	74	
	Bed 2	72	
	Bath	38	
	Subgroup	24	
Second floor	Living	305	317
	Bed-1	73	
	Bath	52	
Third floor	Living	157	
	Total	292	293
Total		725	748

Slno	Type	Description	Opening Size	When	Height
1	O	Operable window	5'0"	7'0"	
2	O	Operable window	5'0"	7'0"	
3	D	Sliding door	3'0"	7'0"	
4	D	Sliding door	3'0"	7'0"	
5	D	Sliding door	2'0"	7'0"	
6	O	Operable window	2'10"	11'0"	



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Clarifications / enhancements / some small alterations to 10/14/2023
 Full application
 City of Sausalito informed in their view now complete and began processing
 Preliminary application submitted
 Preliminary application submitted

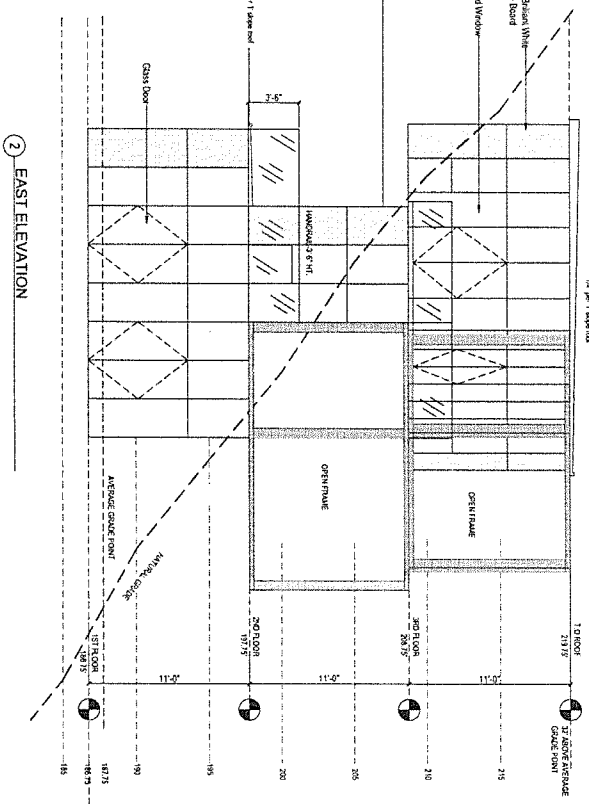
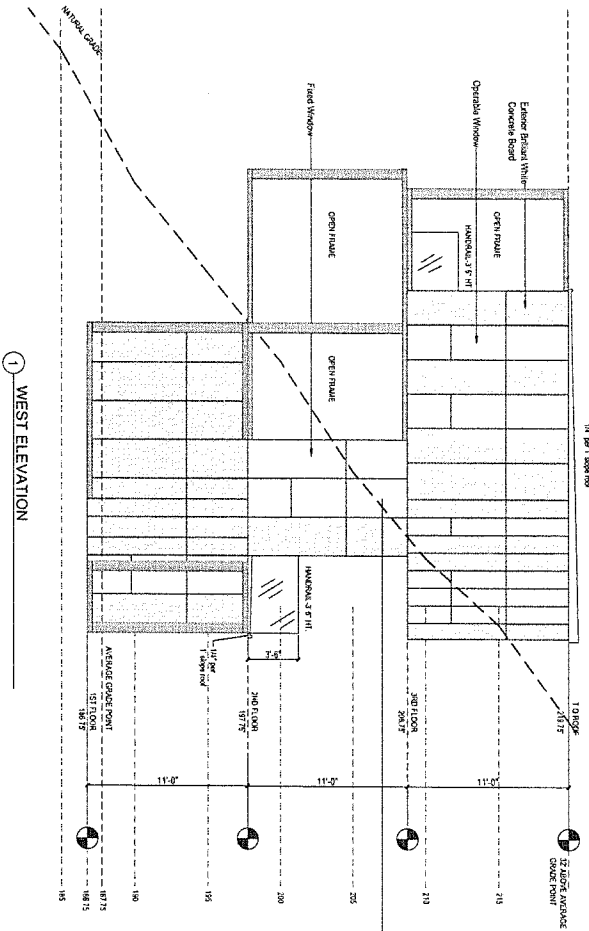
Rev.	Description	Date
		1/19/2024
		10/14/2023
		08/14/2023
		03/31/2023
		03/29/2023
		02/15/2023

Issued



UNIT 2 PLANS
 Date: 1/19/2024
 Scale: 1/4"=1'

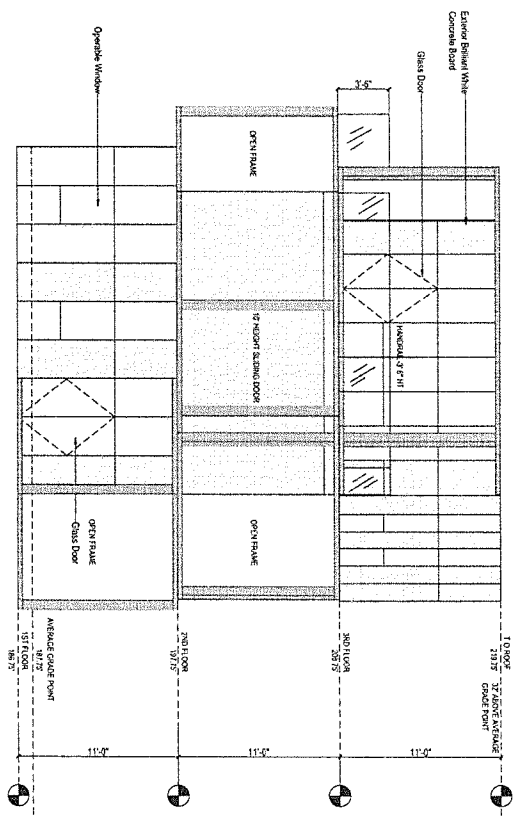
Dwg. Title
 Dwg. No. A.3.1
 36 x 24



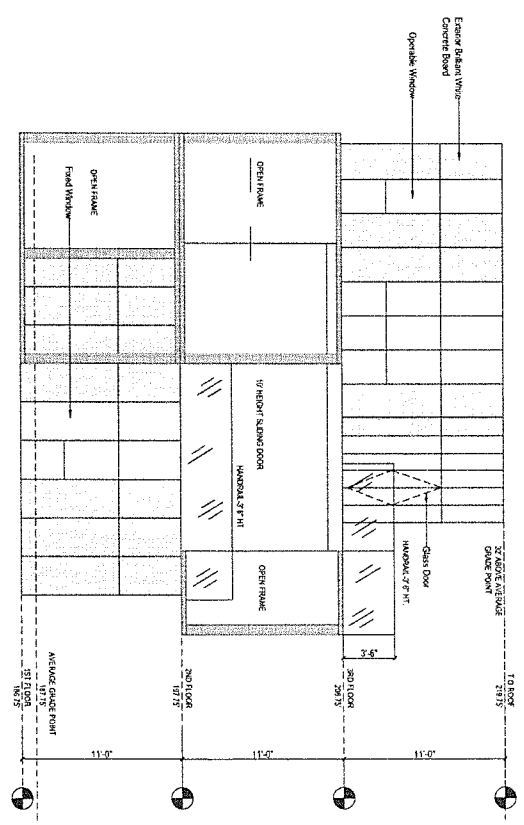
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Rev.	Description	Date	Issued	Dwg. Title	Dwg. No.
1	Clarifications / enhancements / some small alterations to 10/14/2023	1/19/2024		UNIT 2 ELEVATIONS-1	A.3.2
2	Full application City of Sarasota informed in their view now complete and began processing	08/14/2023			
3	Preliminary application submitted	03/29/2023			
4	Preliminary application submitted	02/15/2023			

Date: 1/19/2024
Scale: 1/4" = 1'
36 x 24



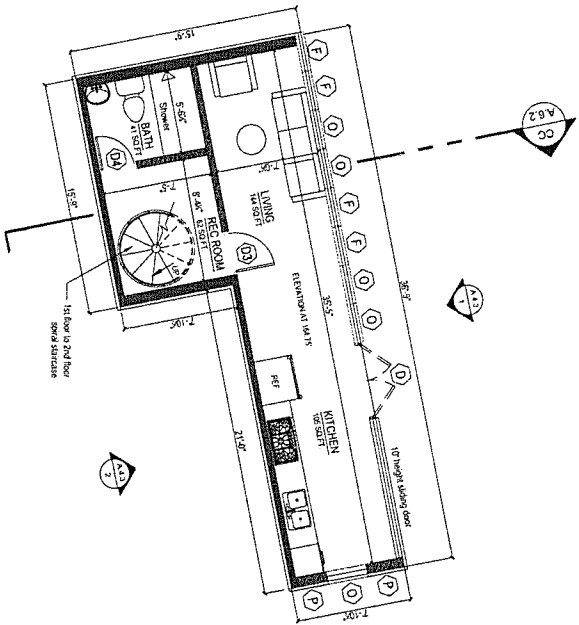
1 NORTH ELEVATION



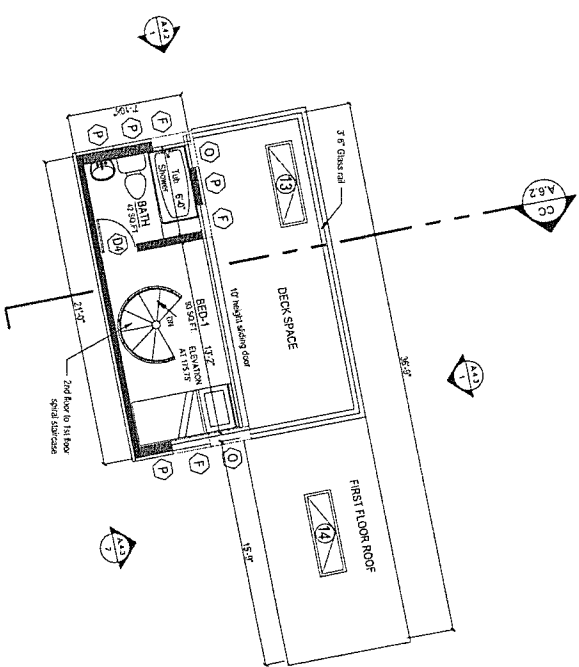
2 SOUTH ELEVATION

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Rev.	Description	Date	Issued	Dwg. Title	Dwg. No.
1/19/2024	Clarifications / enhancements / some small alterations to 10/14/2023	1/19/2024		UNIT 2 ELEVATIONS-2	A.3.3
10/14/2023	Clarifications / enhancements / some small alterations to 8/14/2023	10/14/2023			
08/14/2023	Final application	08/14/2023			
03/31/2023	City of Sausalito informed in their view now complete and began processing	03/31/2023			
03/29/2023	Preliminary application submitted	03/29/2023			
02/15/2023	Preliminary application submitted	02/15/2023			
				Date: 1/19/2024	
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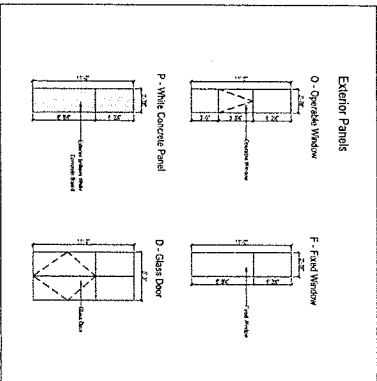
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Room type	Internal area (m ² ft ²)	Area Building (m ² ft ²)
Living	144	
Kitchen	105	
Rec room	42	
Bath	41	
Total	332	363
Second floor		
Bath	42	
Total	135	138
Connections		
Between Unit 1 & Unit 3	8	
Between Unit 2 & Unit 3	1	
Total	9	9
Total	487	510

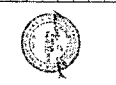
S No	Type	Description	Opening Size
1	D	Double door	15'2" x 7'0"
2	D1	Double door	5'0" x 7'0"
3	D2	Single door	3'0" x 7'0"
4	D3	Single door	3'0" x 7'0"
5	D4	Single door	2'0" x 7'0"
6	O	Operable window	2'7 1/2" x 11'0"



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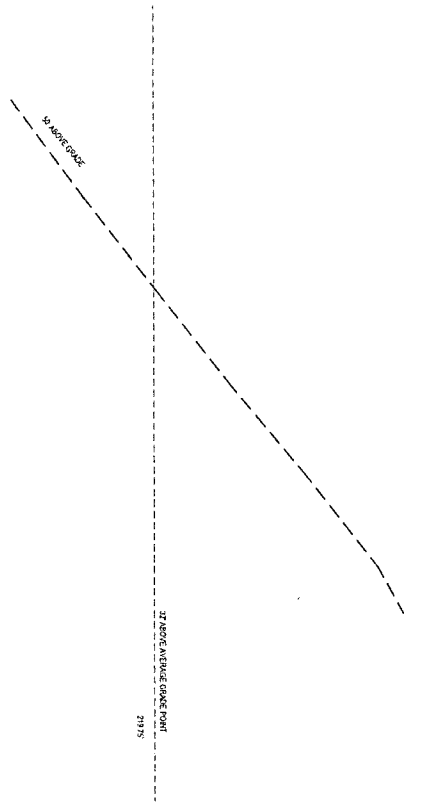
Rev.	Description	Date
1	1/19/2024	10/14/2023
2	08/14/2023	09/14/2023
3	03/29/2023	03/31/2023
4	02/15/2023	02/15/2023

Issued

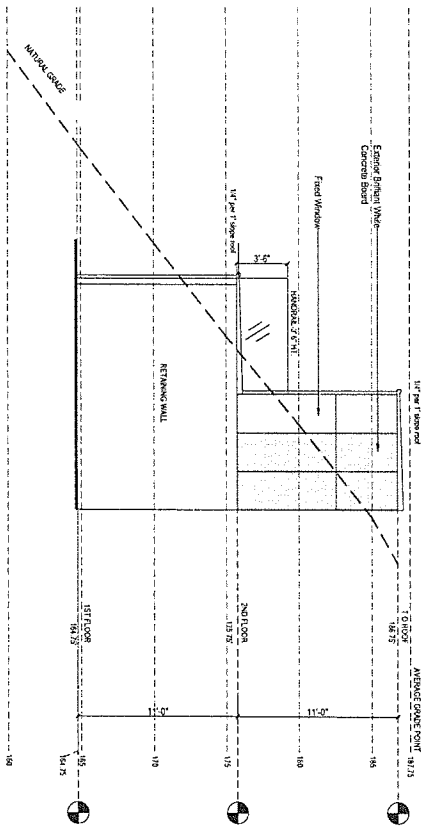


Classification / enhancements / some small alterations to 10/14/2023
 Full applications
 City of Saualito informed in their view now complete and began processing
 Preliminary application submitted
 Preliminary application submitted

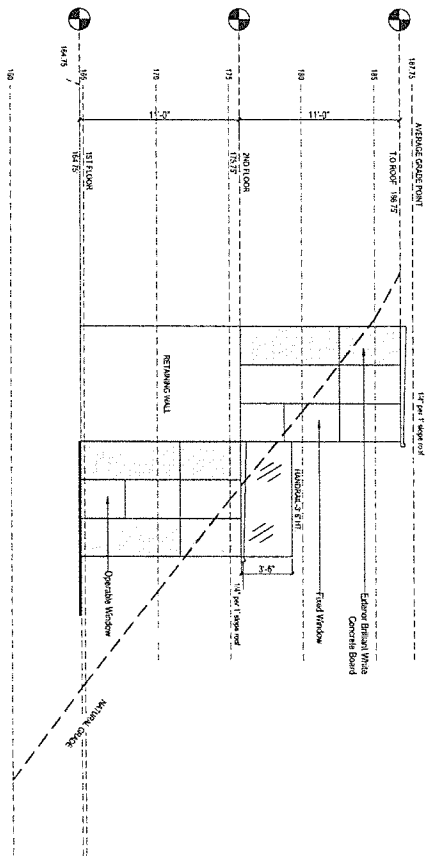
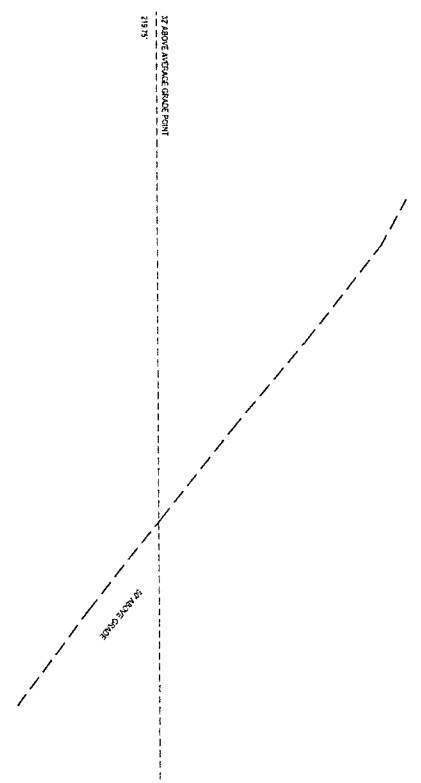
Dwg. Title: UNIT 3 (ADU) PLANS
 Dwg. No.: A.4.1
 Date: 1/19/2024
 Scale: 1/4"=1'
 58 x 24



1 WEST ELEVATION



2 EAST ELEVATION

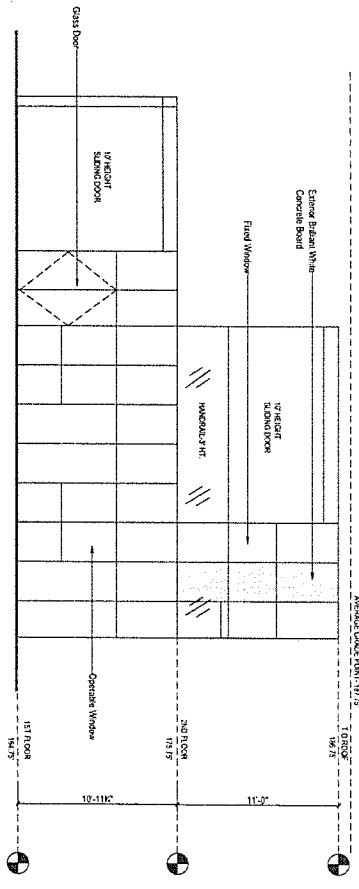


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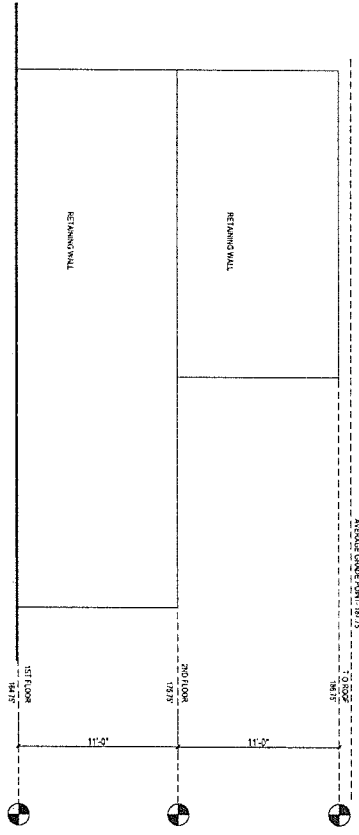
Rev	Description	Date	Issued	Dwg. Title	Dwg. No.
1	1/19/2024	11:59 PM Submitted		UNIT 3 (ADU) ELEVATIONS-1	A.4.2
2	10/14/2023	11:59 PM Submitted			
3	08/14/2023	11:59 PM Submitted			
4	03/31/2023	11:59 PM Submitted			
5	03/29/2023	11:59 PM Submitted			
6	02/15/2023	11:59 PM Submitted			

17 ABOVE AVERAGE ELEVATION POINT 21375

17 ABOVE AVERAGE ELEVATION POINT 21375



1 NORTH ELEVATION



2 SOUTH ELEVATION

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Clarifications / enhancements / some small alterations to 10/14/2023
Full application
City of Sausalito informed in their view now complete and began processing
Preliminary application submitted
Preliminary application submitted

Rev.	Description
1	1/19/2024
2	10/14/2023
3	08/14/2023
4	03/31/2023
5	03/29/2023
6	02/15/2023

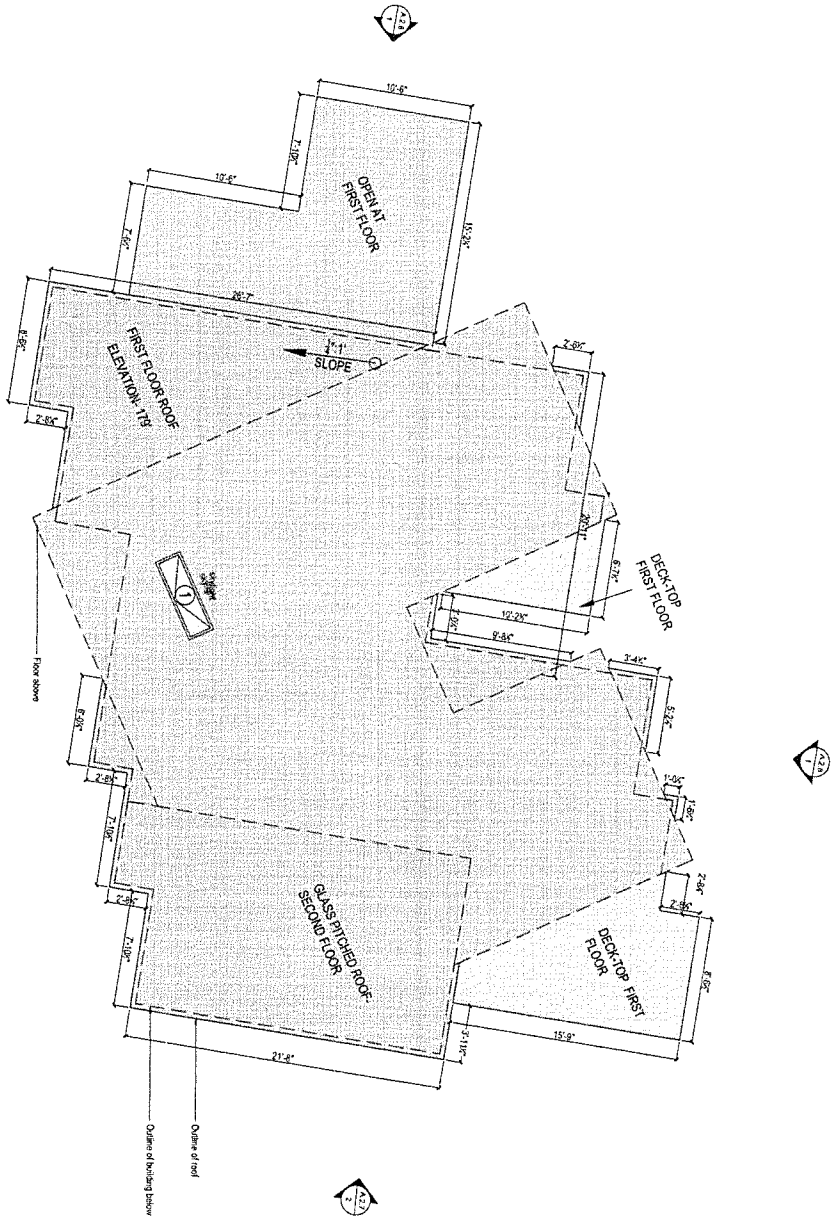
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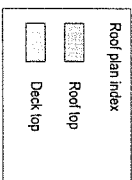
UNIT 3 (ADU) ELEVATIONS-2

Date: 1/19/2024
Scale: 1/4" = 1'

Dwg. No. A.4.3
36 x 24



FIRST FLOOR ROOF PLAN



Skylight Index	Skylights
Skylight 22' x 69"	Skylights 1,2,7,12
Skylight 22' x 22"	Skylights 3,5,9,10
Skylight 46' x 46"	Skylights 4,6,8,11

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Classification / enhancements / some small alterations to 10/14/2023	1/19/2024
Full applications / enhancements / some alterations to 8/14/2023	10/14/2023
City of Sausalito informed in their view now complete and began processing	08/14/2023 11:59 PM Submitted
Preliminary application submitted	03/31/2023
Preliminary application submitted	03/29/2023
Preliminary application submitted	02/15/2023

Rev.	Date	Issued	Dwg. Title	Dwg. No.
			UNIT 1 FIRST FLOOR ROOF PLAN	A.5.1
			Date: 1/19/2024	
			Scale: 1/4"=1'	36 x 24

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Clarifications / enhancements / some small alterations to 7/01/14/2023	1/19/2024
Full applications / enhancements / some alterations to 8/14/2023	10/14/2023
City of Sausalito informed in their view now complete and began processing	08/14/2023
Preliminary application submitted	03/31/2023
	03/28/2023
	02/15/2023

Description	Rev.	Date	Issued

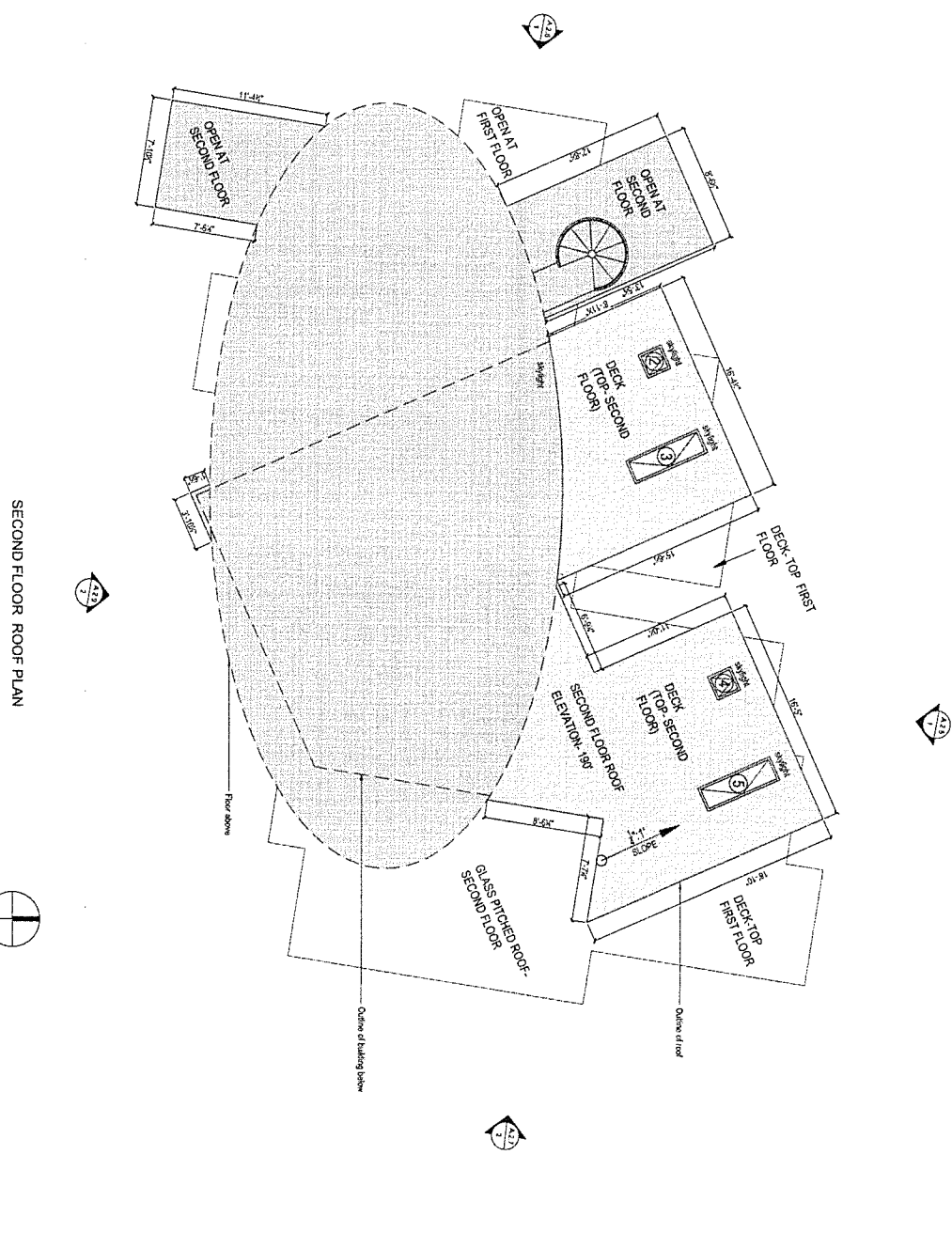
UNIT 1 SECOND FLOOR ROOF PLAN

Dwg. No. A.5.2

Date: 1/19/2024

Scale: 1/4"=1'

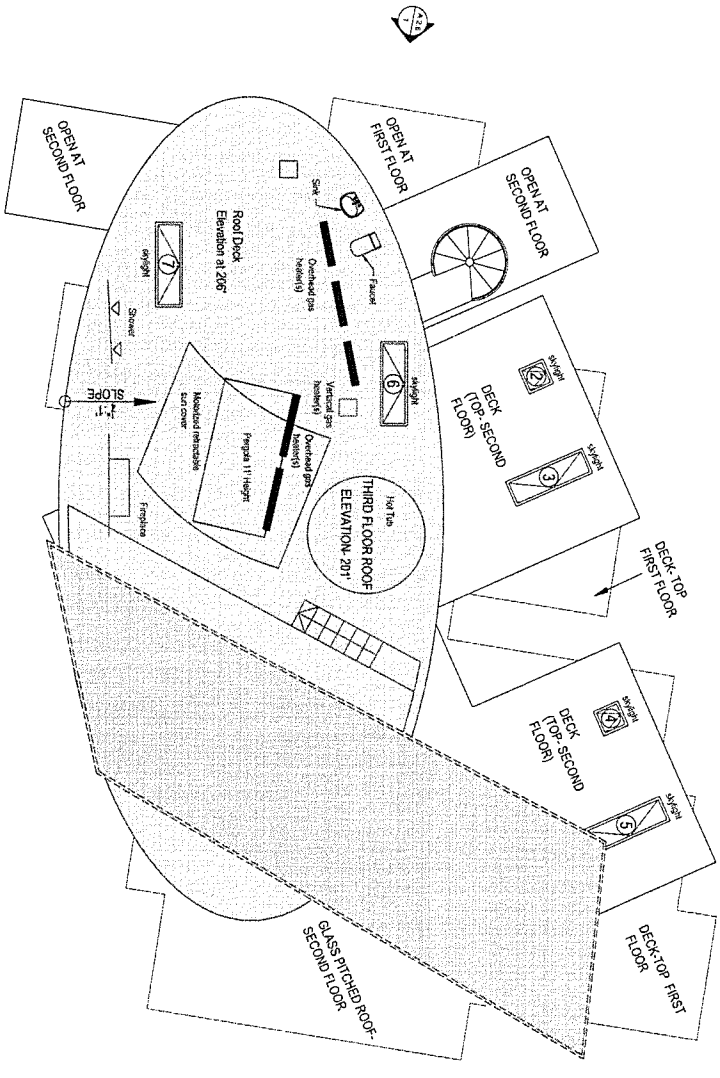
36 x 24



SECOND FLOOR ROOF PLAN

Skylight Index	Skylights
Skylight 22' x 69'	Skylights 1,2,7,12
Skylight 22' x 22'	Skylights 3,5,9,10
Skylight 46' x 46'	Skylights 4,6,8,11

Roof plan index
[Symbol]
[Symbol]
[Symbol]

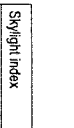


THIRD FLOOR ROOF PLAN

Dwg. Title	Dwg. No.
UNIT 1 THIRD FLOOR ROOF PLAN	A.5.3
Date: 1/19/2024	
Scale: 1/4"=1'	36 x 24

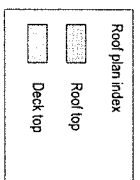
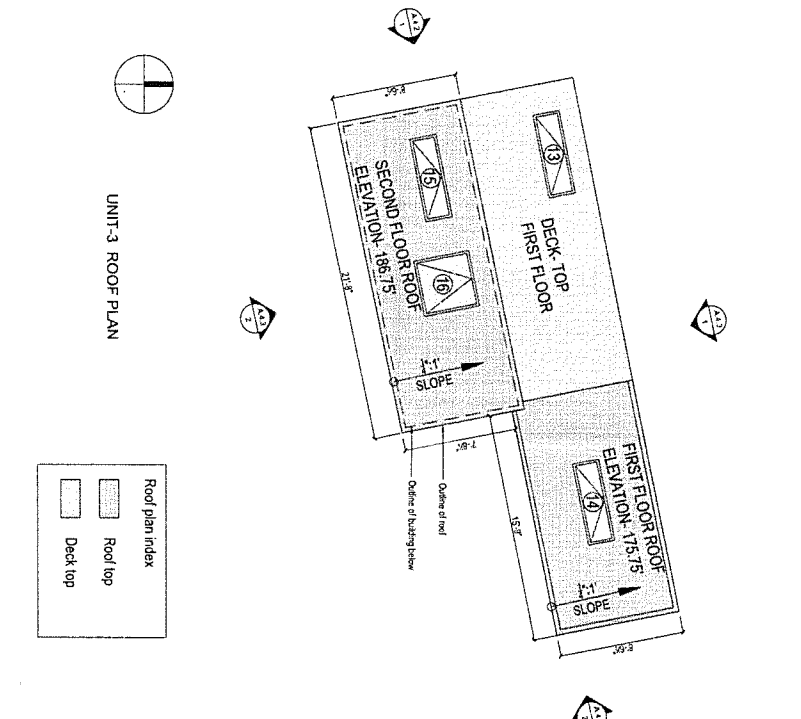
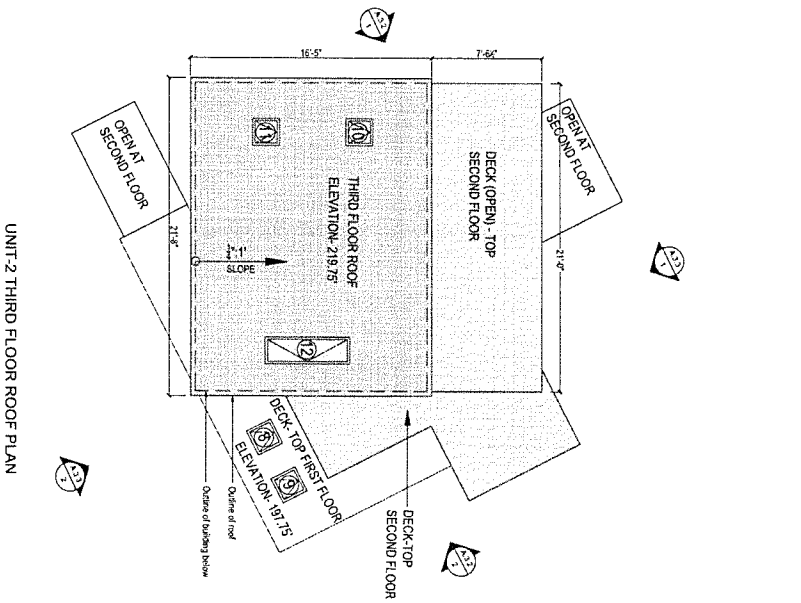
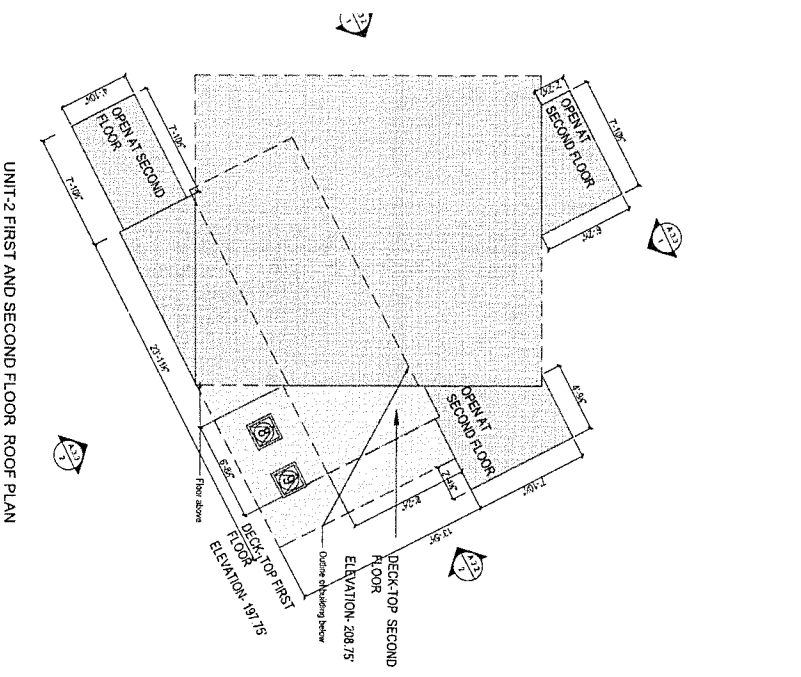
Rev.	Description
1	Issued
2	
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Skylight Index	Skylights
Skylight 22' x 69"	Skylights 1.2.7.12
Skylight 22' x 22"	Skylights 3.5.9.10
Skylight 46' x 46"	Skylights 4.8.8.11



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 Full application
 City of Sausalito informed in their view now complete and began processing
 Preliminary application submitted
 Preliminary application submitted



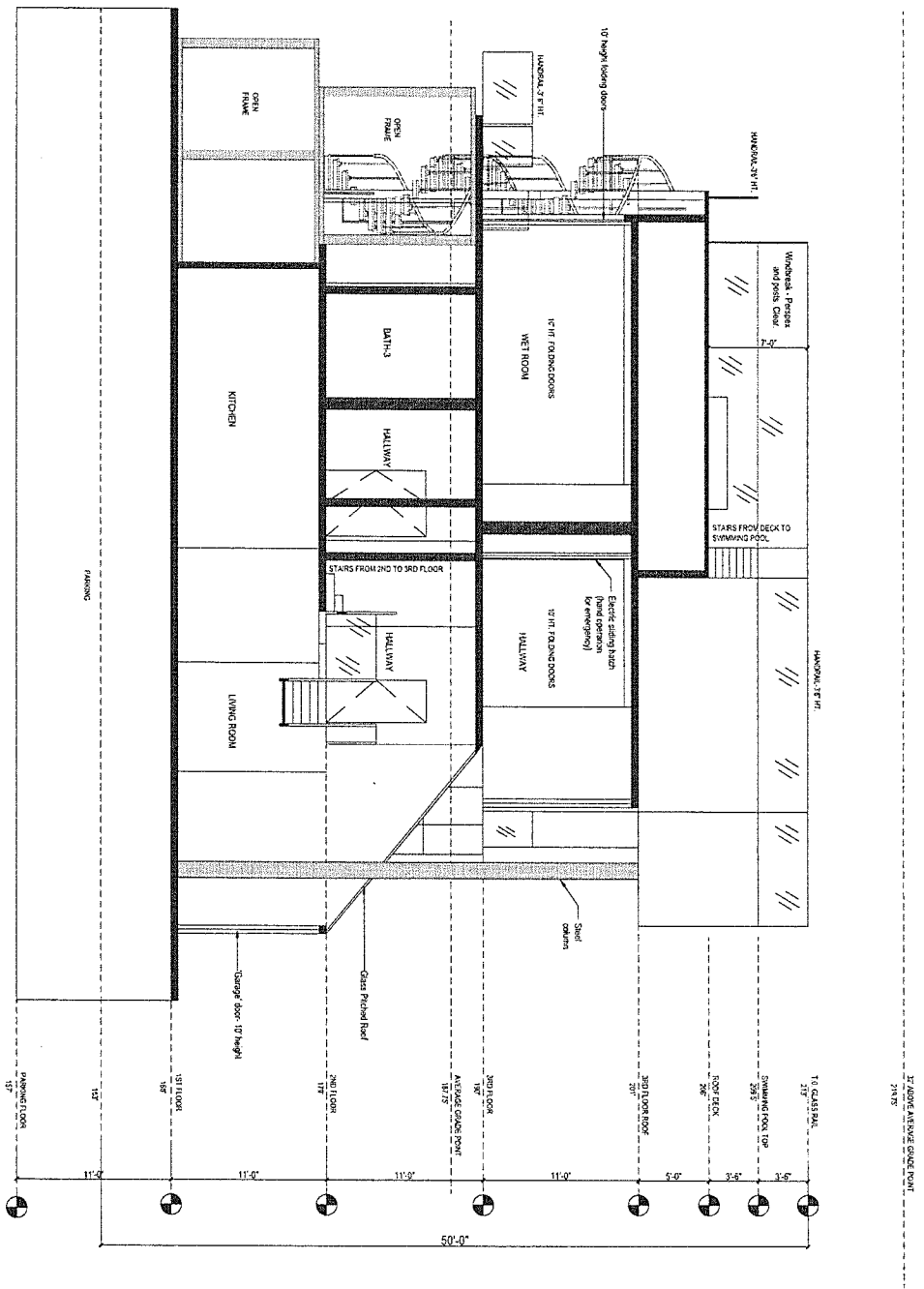
Skylight Index	Skylights
Skylight 22" x 69"	Skylights 1,2,7,12
Skylight 22" x 22"	Skylights 3,5,9,10
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Clarifications / enhancements / some small alterations to 10/14/2023	1/19/2024	Issued	Rev.	Date	Description
Full application	10/14/2023				
City of Sausalito informed in their view now complete and began processing	08/14/2023				
Preliminary application submitted	03/31/2023				
Preliminary application submitted	03/29/2023				
Preliminary application submitted	02/19/2023				



Dwg. Title: UNIT-2 AND UNIT-3 ROOF PLANS
 Date: 1/19/2024
 Scale: 1/4" = 1'
 Dwg. No.: A.5.4
 36 x 24



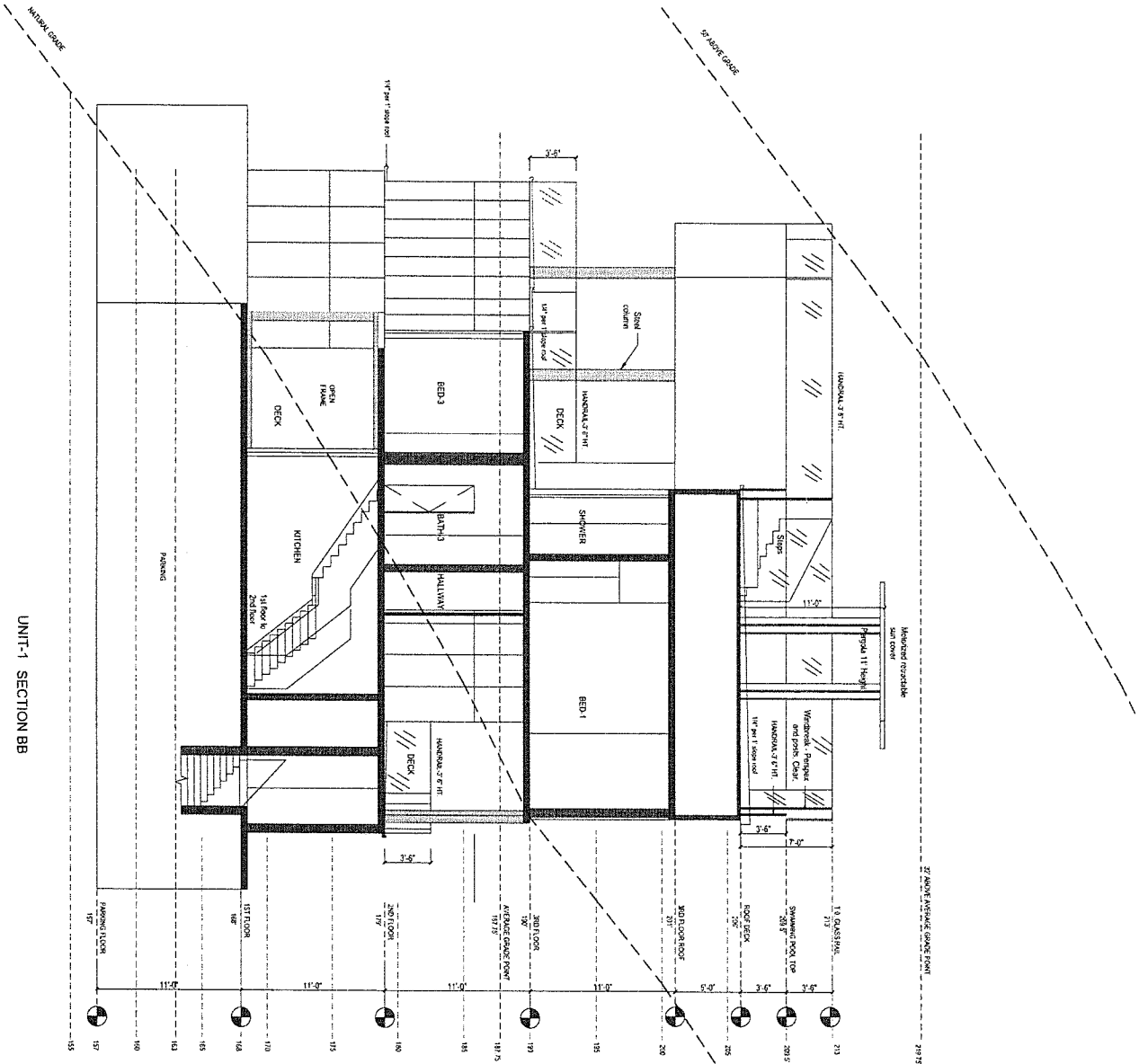
UNIT-1 SECTION DD

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Clarifications / Enhancements / Some small alterations to 10/14/2023	1/19/2024	11/59 PM Submitted	Issued
Full application	08/14/2023	03/31/2023	
Only of Sausalito informed in their view now complete and began processing	03/28/2023	02/15/2023	
Preliminary application submitted			
Preliminary application submitted			



Dwg. Title	Dwg. No.
UNIT-1 SECTION BB	A.6.1
Date: 1/19/2024	Scale: 1/4"=1'
	36 x 24



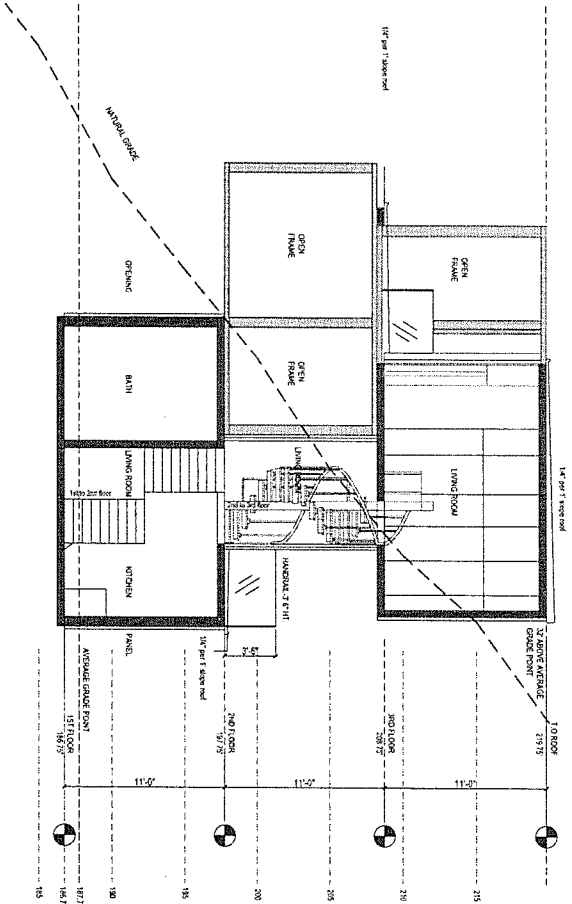
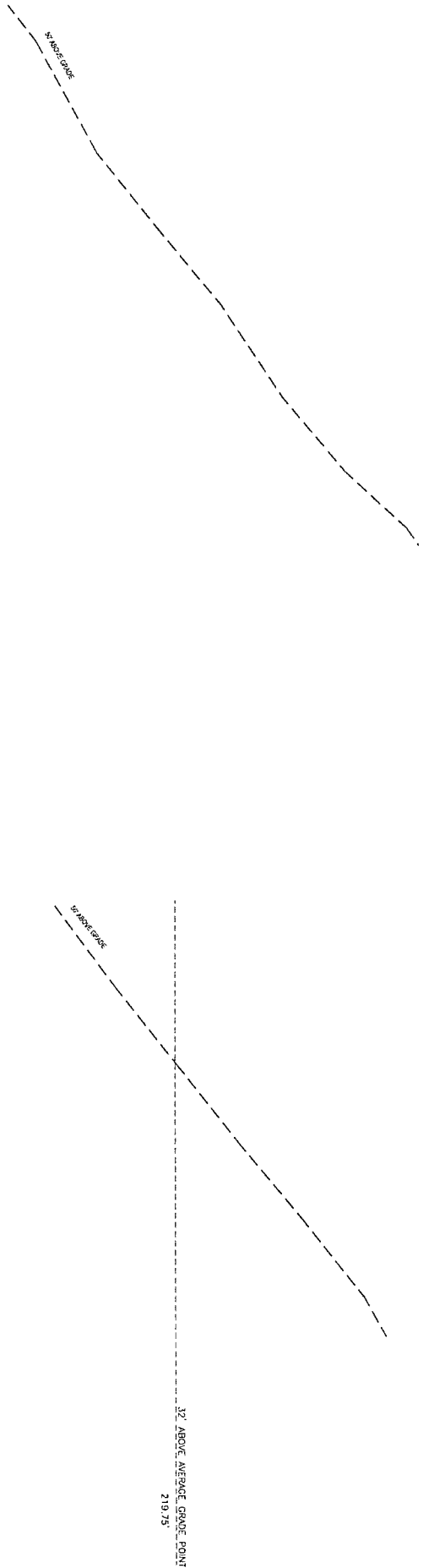
UNIT-1 SECTION BB

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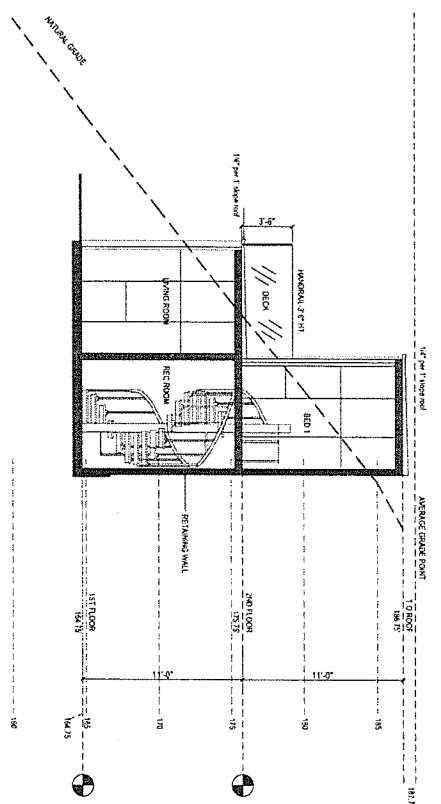
Clarifications / enhancements / some small alterations to 10/14/2023	1/19/2024
Full application	10/14/2023
City of Sausalito informed in their view now complete and began processing	08/14/2023
Preliminary application submitted	03/31/2023
Preliminary application submitted	02/15/2023

Description	Rev.	Date	Issued

Dwg. Title: UNIT-1 SECTION DD
 Date: 1/19/2024
 Scale: 1/4"=1'
 Dwg. No.: A.6.2
 36 x 24



UNIT-2 SECTION AA



UNIT-3 ADU SECTION CC

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<p>Clarifications / enhancements / some small alterations to 10/14/2023 Full application City of Sausalito informed in their view now complete and began processing Preliminary application submitted Preliminary application submitted</p>	<p>1/19/2024 10/14/2023 08/14/2023 03/31/2023 09/29/2023 02/19/2023</p>
<p>11:59 PM Submitted</p>	<p>11:59 PM Submitted</p>
<p>Description</p>	<p>Rev.</p>
<p>Date</p>	<p>Date</p>
<p>Issued</p>	<p>Issued</p>
<p>Dwg. Title UNIT-2 AND UNIT-3 SECTIONS</p>	<p>Dwg. No. A.6.3</p>
<p>Date: 1/19/2024 Scale: 1/4" = 1'</p>	<p>36 x 24</p>