



# STAFF REPORT

## SAUSALITO CITY COUNCIL

---

### AGENDA TITLE

Appeal of Akraboff Addition/600A Locust Street/DR 08-002

### RECOMMENDATION

Review and approve the attached draft resolution which denies the appeal and affirms the Planning Commission's approval of a 904 square-foot addition to the duplex unit at 600A Locust Street, subject to conditions of approval requiring the installation of Loquat trees and minor modifications to the plans to slightly reduce the size of the structure and treat the exterior with wood shingles.

### SUMMARY

On June 3, 2009 the Planning Commission approved a Design Review Permit for a 904 square foot addition to one of the duplex units located at 600 Locust Street (see the June 3, 2009 Planning Commission staff report which has been provided under a separate cover to the City Council<sup>1</sup>). On June 15, 2009, Robert Beifuss, property owner of 85 Girard Avenue, appealed the Planning Commission's approval of the Design Review Permit (see **Attachment 2** for Appeal). On July 21, 2009 the City Council heard the appeal of the Planning Commission decision and remanded the project to the Planning Commission for a recommendation on privacy concerns between the appellant and the owner of the subject property (see the July 21, 2009 City Council appeal staff report which has been provided under a separate cover to the City Council<sup>2</sup>). The privacy issue was brought to the Planning Commission on October 14, 2009, November 4, 2009 and December 2, 2009 hearings. On December 2, 2009 the Commission unanimously approved a motion recommending a privacy solution to the City Council which would require two 36"-box Loquat trees be planted at 600 Locust Street to provide screening for the down slope property at 85 Girard Avenue with a landscaping maintenance agreement being recorded against the property. See **Attachment 5** for the October 14, 2009 Planning Commission staff report, **Attachment 6** for the November 4, 2009 Planning Commission memorandum, and **Attachment 7** for the December 2, 2009 Planning Commission staff report, and **Attachments 11, 12 and 13** for the October 14, 2009, November 4, 2009 and December 2, 2009 Planning Commission minutes, respectively. The project has returned to the City Council for final action on the appeal.

Additionally, the applicant has submitted revised plans and materials which reflect the property owner's desire to address neighborhood concerns by slightly reducing the size of the structure and treating the exterior with wooden shingles to match the existing shingles. Additionally, the revised plans indicate the location of the two Planning Commission-recommended Loquat trees.

---

<sup>1</sup> The Staff Reports and audio recordings from the June 3, 2009 Planning Commission meeting is available on the City's website at <http://www.ci.sausalito.ca.us/Index.aspx?page=198>. This document is also available for public review at the Community Development Department public counter at 420 Litho Street.

<sup>2</sup> The Staff Report and audio recording from the July 21, 2009 City Council meeting is available on the City's website at <http://www.ci.sausalito.ca.us/Index.aspx?page=43>. This document is also available for public review at the Community Development Department public counter at 420 Litho Street.

### BACKGROUND AND PROJECT HISTORY

The applicant submitted plans on January 20, 2008 for an addition to the southern unit of the duplex at 600 Locust Street. The project would expand the residential unit by extending the structure to the southeast toward the front property line, creating an additional 760 square feet of floor area, 1,065 square feet of building coverage, and 1,137 square feet of impervious surfaces. The Design Review Procedures of the Zoning Ordinance (Chapter 10.54) establish thresholds for Planning Commission Design Review. Pursuant to Section 10.54.050.B.4.a, projects for any duplex which add more than 10% of the total floor area of the structure or more than 300 square feet of floor area to the structure are subject to Planning Commission review and approval. In order to approve a Design Review Permit, the Planning Commission (or City Council on appeal) must make twelve findings listed in Section 10.54.050 (Design Review Permits) (see **Attachment 3** for a listing of the required findings).

On July 23, 2008 the Commission reviewed the Design Review Permit application. During the public comment period several neighbors expressed concern with the neighborhood compatibility of the new addition and primary view obstruction from 613 and 615 Locust Street. The Commission expressed concern with the project related to consistency with neighborhood compatibility policies in the General Plan, drainage, and landscaping. After discussion, the Planning Commission continued the public hearing to a date uncertain with instruction to the applicant and property owner to consider the Commission's direction and work with the neighborhood to reduce the view impacts.

The applicant resubmitted plans on April 27, 2009 which proposed to expand the unit by extending the structure to the east towards the front and side property lines, creating an additional 904 square feet of floor area, 1,090 square feet of building coverage, and 1,437 square feet of impervious surfaces. The addition would increase the structure size to 1,870 square feet of floor area (37% of the net site area) and 2,110 square feet of building coverage (32% of the total site area). The existing height of the structure will be maintained and the roof of the new addition will match the height of the existing roofline.

On June 3, 2009, the Planning Commission continued their consideration of the Design Review Permit. To address the view obstruction issue, a view line from the living room window at 613 Locust to the existing roof eave of 600A Locust was established and the addition was redesigned to fit below the view line. During the public comment period John Boldes, property owner of 610/612 Locust, expressed concern about the proximity of the southern portion of the residence to the existing curb. The Commission considered requiring a reduction in the eave length to mitigate possible safety hazards.

After a discussion about the potential safety hazard of the addition, the Commission voted 4-0 (Bair – absent) to approve Resolution No. 2009-26 which approved the Design Review Permit for the addition with the added condition that the eave on the southwestern side of the addition be reduced by one foot.

Planning Commission staff reports from July 23, 2008 and June 3, 2009 have been provided under a separate cover to the City Council<sup>3</sup>; see **Attachment 4** for Planning Commission

<sup>3</sup> The Staff Reports and audio recordings from the July 23, 2008 and June 3, 2009 Planning Commission meetings are available on the City's website at <http://www.ci.sausalito.ca.us/Index.aspx?page=198>. These documents are also available for public review at the Community Development Department public counter at 420 Litho Street.

Resolution No. 2009-26; and **Attachment 8** for the Planning Commission Minutes from July 23, 2008 and **Attachment 9** for the Planning Commission Minutes from June 3, 2009.

### GROUNDS FOR APPEAL

On June 15, 2009, Robert Beifuss, property owner of 85 Girard Avenue, filed an appeal of the Planning Commission's June 3, 2009 decision. The appeal lists two grounds which are summarized below in *italics*, followed by staff comments (see **Attachment 2** for the appeal).

**Ground 1.** *“The addition at 600 Locust which consists of but not limited to a living room and 8 foot wrap around deck will adversely affect the privacy of my property located directly in front of the project. The sliding glass door/window leading out to the deck will create a view into the south facing window at various angles which will expose most of the living area of that unit. The blinds or shade will have to remain closed at all times in order to feel any privacy. That window is a main provider of sunshine and light. See enclosed picture. Furthermore, the sliding glass door/window will be considerably lower than all existing windows which will intensify the issue.”*

The subject parcel is located on the north side of Locust Street, near the intersection of Girard Avenue. A two-story residential duplex is located on the 6,589 gross square foot parcel. The lower level of the structure contains two single-space garages and the upper level contains the habitable space for each unit. Two eight-foot easements run over the entirety of the northeast and southwest sides of the property, allowing access from Locust Street to the duplex units at 85/87, 89/91 and 93/95 Girard Avenue; 501, 509 and 515 Litho Street; and 602, 604, 606, 608 and 612 Locust Street. The easements account for 1,554 square feet of the total site area and therefore the net parcel area is 5,035 square feet.

The duplex at 600 Locust is located southwest and uphill from the appellant's unit at 85 Girard Avenue. The two properties are separated by a private sixteen-foot driveway. The existing living room area of the subject residence contains a large window that has a view of Richardson's Bay over the roofline of the appellant's unit. From this window, individuals can see the living room window of the appellant's residence as well as an outdoor patio area and several other windows along the southern façade of the appellant's residence (see photograph submitted by the applicant, **Attachment 20**).

The addition would expand the subject unit by extending the structure to the east towards the front and side property lines. The living area space would be relocated to a new octagonal room and a new circular deck would wrap around the living area. The addition involves a new two new windows that would be located around the circular deck and a sliding glass door that would provide access from the living room area to the new deck. The new deck area would be located approximately 28 feet away from the corner of the appellant's unit and 11 feet from the common property line in the middle of the driveway (see **Attachment 14** for approved site plan and east elevation).

The appellant contends that the placement of the new windows/glass door and circular deck on the southeastern portion of the subject residence will negatively affect the privacy of the appellant's unit. The appellant contends that the resident in the subject residence will be able to look into the appellant's living and dining room spaces. Privacy is addressed in *Chapter 10*,

Section 10.54.050.D (Design Review Findings). To approve a Design Review permit the Planning Commission must find that:

*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.*

Privacy was not an issue that was discussed at either of the two Planning Commission hearings on the Design Review Permit (see **Attachments 8** and **9** for the minutes from the July 23, 2008 and the June 3, 2009 Planning Commission hearings). The appellant was in attendance at the July 23, 2008 meeting and did not submit correspondence nor speak to the privacy issue (see correspondence in the July 23, 2008 Planning Commission Staff Report and **Attachment 8** for the minutes from the July 23, 2008 Planning Commission hearing). At the direction of the Planning Commission, the addition was redesigned following the July 23, 2008 Planning Commission hearing. As described in the project background section above, the applicant redesigned the addition to protect the view corridor at 613 Locust Street by pulling the addition away from the southeastern corner of the subject lot by three feet. The previous design included a similar circular deck and living space arrangement (including the location of windows and doors) that was proposed approximately 25 feet away from the corner of the appellant's unit and eight feet from the property line (see **Attachment 15** for the superseded site plan and east elevation). Therefore, the addition proposed in 2008 was approximately three feet closer to the windows on the appellant's unit than the design approved by the Planning Commission on June 3, 2009.

Staff diligently visited the subject site prior to the June 3, 2009 Planning Commission meeting to evaluate the project before recommending approval of the Design Review Permit to the Planning Commission. Staff noted that the project proposed an extension of the unit to the southern corner of the lot, towards a public street and a private driveway. In addition, Staff noted that orientation of the new deck and location of new windows/doors were proposed to capture the view of Richardson's Bay and Belvedere, and were offset from the appellant's unit. Staff also observed that due to the topography, the subject lot is at a higher elevation than, and looks over, the appellant's property.

The applicant and staff met with the property owners of 613 Locust Street on March 25, 2009 to discuss the project. Story poles representing the most eastern extent of the addition were placed prior to the meeting. The view from the residence of 613 Locust was considered in relationship to the proposed addition at the subject site and it appeared that the redesign lessened the impact on primary views from 613 Locust.

In an effort to elicit neighborhood concerns in advance of the June 3, 2009 Planning Commission meeting, Staff organized two neighborhood meetings at the project site and invited all property owners within 300 feet of the subject site to review the plans at the Community Development Department and attend the neighborhood meetings. The project architect and property owner were in attendance at the meetings. After reviewing the plans and viewing the story poles, the property owners of 89 Girard and 509/511 Litho stated that they were in support of the project.



As view concerns from 613 and 615 Locust were an issue at the July 23, 2008 public hearing, Staff contacted the property owners of 613 and 615 Locust Street on May 21, 2009. The property owner of 615 Locust Street was informed that the story poles had been put up and were certified and was invited to comment on the project. Additionally, Staff attempted to contact the property owner of 615 Locust Street on May 21, 2009. The property owner was informed that the story poles had been put up and were certified and was invited to comment on the project. No comment was received from either property owner prior to the June 3, 2009 Planning Commission hearing.

After the applicant-organized meeting at 613 Locust Street, Staff-organized meetings on the project site, the installation of the story poles by May 14, 2009, the posting and mailing of the notice of the proposal to all residents and property owners within 300 feet of the subject parcel and multiple site visits, Staff recommended to the Planning Commission that the privacy finding could be made for the Design Review Permit.

The appellant was not in attendance at the June 3, 2009 meeting and therefore privacy concerns were not raised at the public hearing. The finding that the Planning Commission made in approving the Design Review Permit was:

*The few new windows proposed along the west elevation where the new addition is proposed are small in size and take into consideration the privacy of the adjoining property. The new deck is appropriately placed in an area shielded from neighboring properties. In addition, the new landscaping proposed will provide additional privacy and visual buffering for the neighborhood.*

Staff revisited the site and met with the appellant on July 6, 2009 to discuss and view the privacy concerns. Staff noted that from the dining and living room areas of the appellant's residence individuals will be able to view the new deck and living room areas. In addition, from the subject property, standing in the approximate location of the new deck and living room area, the applicant will be able to view both windows on the southern corner of the appellant's residence (see **Attachment 21**). However, orientation of the deck, windows and glass door of the addition is angled towards Richardson's Bay, to capture the view. Future residents at the subject residence would need to look downwards, and at an angle, to view the windows in the southern corner of the appellant's residence (see **Attachment 23**).

The subject site is located in the New Town area neighborhood where the General Plan and Zoning Ordinance provide for a medium high density residential (up to 17.4 dwelling units/acre) neighborhood. Due to the nature of a small lot in a dense urban neighborhood achieving full privacy among neighbors is not viable. Therefore, Staff concludes that the privacy impact is minimal, and very similar to the impact that the residence currently experiences with the orientation of the existing living room window at the subject residence.

Taking into account the density of the neighborhood, the proximity of the subject residence to neighboring structures and the proposed landscaping, the Planning Commission found that the project provides a reasonable level of privacy to the site and adjacent properties. In conclusion, Staff concluded at the July 23, 2009 City Council hearing that Finding 9 in Section 10.54.0505.D was appropriately made.

**Ground 2.** *"I also believe the design of the building is out of character in both style and mass. The bulk of the construction is on the southside which will be in all of its mass out of balance with the surrounding small cottages and narrow easements and streets—see pictures."*

In order to approve or conditionally approve a Design Review Permit, the Planning Commission must determine that a project is architecturally compatible with its neighborhood and adjacent properties. Neighborhood Compatibility is addressed in Municipal Code *Chapter 10, Section 10.54.050.D* (Design Review Findings) and the General Plan (specifically *Objective CD-1.0, Scale and Architectural Diversity and Policy CD-1.3, Neighborhood Compatibility*).

To approve a Design Review permit the Planning Commission must make two findings regarding neighborhood compatibility:

*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 (10.54.050.D.2)*

*The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district (10.54.050.D.3)*

In addition, the Planning Commission must find that the project is consistent with the General Plan. Staff identified one objective and one policy in the Community Design and Historical Preservation Element as most relevant to the proposed project:

*Objective CD-1.0: Scale and Architectural Diversity. Strive to retain the village like quality of Sausalito by respecting the City's existing scale and promoting diverse architecture that is in harmony with neighboring structures.*

*Policy CD-1.3: Neighborhood Compatibility. Provide that all new residential structures, all residential structures that are to be removed and replaced, and those structures that are to be significantly remodeled, are designed to complement their setting and the other buildings in the neighborhood.*

As discussed in the June 3, 2009 Planning Commission Staff Report, the General Plan designation and Zoning District for the property identify the site for medium to high residential development. The project features a total Floor Area Ratio of 0.37 or 1,870 square feet where the maximum Floor Area Ratio allowed is 0.65. A review of adjacent properties in terms of existing/approved residential square footage was provided in the staff report which shows that the proposed addition brings the total floor area on the site to the upper range of existing/approved floor area square footage in the immediate vicinity of the subject site. However, the proposed floor area will be within the range of existing residences and therefore will be compatible with the neighborhood in terms of the proposed bulk. Staff also concluded that as the project was designed with a unique octagonal roof, it provides visual interest and contributes to the design diversity of Sausalito.

In addition, the proposed development is significantly less than the floor area and building coverage that is permitted for the site, and will maintain the existing height of the structure. The architectural design will also enhance the neighborhood by providing diversity by varying the exterior materials, while still maintaining harmony with neighboring structures. Even though the material will change from shingles to stucco, the form and massing of the house is representative of other homes in the neighborhood.

The Planning Commission reviewed the information presented in the staff reports and conducted site visits. Taking into account the architectural styles and massing of existing residences in the neighborhood, the Planning Commission found that the project complements its setting and the other buildings in the neighborhood, is consistent with the general scale of structures and buildings in the surrounding neighborhood and promoting diverse architecture that is in harmony with neighboring structures. In conclusion, Staff concluded that Findings 2 and 3 in Section 10.54.0505.D were appropriately made.

### **CITY COUNCIL HEARING, JULY 2009**

The City Council heard the appeal on July 21, 2009 (see **Attachment 10** for the minutes from the July 21, 2009 City Council hearing). Staff recommended denial of the appeal on the basis that Findings 2, 3 and 9 in Section 10.54.0505.D were appropriately made in Planning Commission Resolution 2009-26.

At the hearing Staff suggested if the City Council was not able to make the finding related to privacy to support the Design Review Permit, the Council should consider a condition to mitigate the appellant's privacy concerns. Since the filing of the appeal the appellant and the applicant had been in discussions regarding a screening structure to shield the appellant's southernmost windows from the proposed addition (see **Attachment 13** in the City Council Staff Report dated July 21, 2009). Staff prepared a condition of approval for the Council's consideration that would require the applicant to pay for the permitting and construction of a fence or arbor on 85 Girard Avenue to screen the southernmost corner windows of 85 Girard Avenue from the northeastern corner of the subject residence.

In addition, the applicant's architect, Don Olsen, represented that the applicant would like to modify the applicant's landscaping plan to add a 42-inch box oak located at the southeastern portion of the deck to screen the view from the deck area to the appellant's window (see **Attachment 23** in the City Council Staff Report dated July 21, 2009). To mitigate the appellant's privacy concerns, Staff suggested at the meeting that the Council consider this additional tree as a project condition of approval.

Staff also informed the City Council that since the filing of the appeal the applicant and John Boldes, 610/612 Locust, had been in discussions regarding modifications to the project which would reduce the massing of the addition and address Mr. Boldes' concerns. The applicant agreed to request an amendment of the plans approved by the Planning Commission to reduce the southwest dining room wall and eave by one foot to the northeast (see **Attachment 22** in the City Council Staff Report dated July 21, 2009 for correspondence from Mr. Boldes). These modifications would reduce the massing of the structure at the southern corner of the parcel and pull the addition further away from the existing private driveway. Staff advised the City Council that these modifications could be approved by the City Council at the appeal hearing, otherwise the applicant would need to make formal application to amend the approved plans.

Several pieces of late correspondence were received at the City Council appeal hearing. The Welborns, who were in escrow at 606 Locust Street (the residence uphill from the subject site) during the July 23, 2009 City Council appeal, submitted a letter as late correspondence to the City Council stating concerns related to the proximity of the residence to the curb and the exterior appearance of the residence. In response, Ms. Akraboff agreed to move the residence and eaves further away from the curb, maintain the exterior façade of the home as half stucco/half shingle and not allow new landscaping to grow to a height greater than the height of the eaves, and in return, the Welborns agreed to support the project (see **Exhibit P of Attachment 5** for correspondence from the Welborns, and the Akraboff-Welborn agreement). Staff supplied a revised resolution of denial for the City Council's consideration which incorporated the conditions of the Welborn-Akraboff agreement (see **Exhibit Q of Attachment 5** for the revised draft Resolution of Denial presented at the July 21, 2009 City Council meeting).

Karin Scholz Grace and John Heiss, 615 Locust Street, submitted a letter as late correspondence stating concerns related to view impacts from the proposed addition (see **Exhibit R of Attachment 5**). The letter was provided to the City Council at the appeal hearing on July 21, 2009. Ms. Scholz Grace expressed concerns about a view impact at the first Planning Commission hearing on the project. Since the project redesign early in 2009, Staff was not aware that there was still a view concern from 615 Locust Street, and public testimony to this effect was not provided at the June 3, 2009 Planning Commission hearing. After noting Ms. Scholz Grace's concerns expressed at the July 21, 2009 City Council appeal hearing, Staff visited the site on August 17, 2009 and noted that the proposed addition would have a small impact on a tree-filtered water view of Richardson's Bay from the front entryway and kitchen areas of 615 Locust Street. The City Council will have an opportunity to review this impact at the next hearing on the appeal.

Mr. Beifuss presented a letter to Ms. Akraboff, a copy of neighborhood signatures previously submitted by Ms. Akraboff and some photographs at the City Council meeting (see **Exhibit S of Attachment 5**).

After public testimony and City Council discussion at the July 21, 2009 appeal hearing, the City Council voted unanimously to remand the application to the Planning Commission *for a recommendation on the privacy issue* (see the approved City Council minutes from July 21, 2009).

#### **PLANNING COMMISSION RECOMMENDATION**

The project was heard by the Planning Commission at the October 14, 2009, November 4, 2009 and December 2, 2009 meetings (see **Attachment 5, 6 and 7** for the Planning Commission staff reports). At the hearing Ms. Akraboff's architect submitted a proposal for a screening solution to address Mr. Beifuss' concerns. The proposal was to plant one Loquat tree approximately two feet away from the existing curb in front of Ms. Akraboff's property at 600 Locust Street to screen the view from the new deck at 600A Locust Street to the dining room windows of 85 Girard Avenue (see **Exhibit T of Attachment 5** for a revised site plan and elevation demonstrating the location of the proposed tree; see **Exhibit U of Attachment 5** for information supplied by the architect about Loquat trees). **Exhibit V of Attachment 5** includes two photosimulations submitted by Ms. Akraboff's architect which indicate the view from 85 Girard Avenue looking towards the proposed addition area at 600A Locust and the screening that would be achieved with the proposed Loquat tree.

Ms. Akraboff's architect also submitted materials indicating the primary views to be enjoyed by the proposed addition at 600 Locust (**Exhibit W of Attachment 5**), including Richardson's Bay and Belvedere (see **Exhibit X of Attachment 5**). Lastly, materials were submitted by the applicant indicating the existing relationship between 600 Locust and 85 Girard in addition to the relationships between other residences in the area (**Exhibit Y of Attachment 5**).

At the Planning Commission hearings on the privacy solution, Staff was in support of the screening solution and concluded that Design Review Permit Finding 9 (related to privacy) would be reinforced that "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" (emphasis added).

Staff expressed concern that the proposed tree was too close to the private driveway and recommended that any Planning Commission recommendation on a screening solution involving a tree would require that the tree be planted on the 600 Locust Street property outside of the easement area.

At the December 2, 2009 Planning Commission meeting Mr. Beifuss read a statement into the record regarding the applicant's project (see **Attachment 52**).

On December 2, 2009 the Planning Commission voted 4-0 to approve the following motion:

***The Commission's recommended privacy solution to the City Council is a condition that two 36-inch-box Loquat trees be planted at 600 Locust Street to provide screening for the down slope property at 85 Girard Avenue with a landscaping maintenance agreement being recorded against the property.***

#### **OTHER NEIGHBORHOOD CONCERN**

On October 8, 2009 correspondence was received from Mr. Welborn indicating that the Welborns were in opposition of the project due to the size and design in addition to concerns that the addition will block primary views from a window in a lower master bedroom. On November 12, 2009 a permit was issued for the installation of a window into a storage space which counted towards floor area at 606 Locust Street.

Mr. Welborn submitted correspondence to the Planning Commission on October 14, 2010 (see **Attachment 50**). Mr. Welborn submitted additional correspondence on February 8, 2010 indicating his opposition to the project (see **Attachment 54**), photographs showing the view impact from the lower living area (now a master bedroom) at 606 Locust (see **Attachment 55**), plans for the construction at 606 Locust (see **Attachment 56**) and additional correspondence (see **Attachment 57**).

Zoning Ordinance Chapter 10.88 defines views as,

*any view of the Sausalito Waterfront, San Francisco Waterfront, San Francisco Bay, Mt. Tam, Strawberry Point, Tiburon, Belvedere, Angel Island, East Bay, and/or the City of San Francisco or any view greater than 300 feet distance and/or including significant*

*aesthetic, cultural, natural or historical features. The term "view" does not mean an unobstructed panorama of all or any of the above.*

Zoning Ordinance Chapter 10.88 defines primary views as,

*any view distance from primary viewing areas of a dwelling such as the living room, dining room, kitchen, master bedroom, and deck or patio spaces serving such living area. A secondary view shall be any view from bathrooms, accessory bedrooms, passageways and utility areas.*

Staff visited the residence at 606 Locust and was able to stand outside in front of the new window to observe the view from the new master bedroom area (see **Attachment 58** for a photograph of the view from this location). The new bedroom area enjoys a view of the Sausalito Waterfront and Belvedere. Staff documented that the proposed addition at the subject site would eliminate a small portion of the view of the waterfront which would be afforded to the new master bedroom (see **Attachment 58**).

General Plan Policy CD-3.1, Private Views, states:

*Locate and design new and significantly remodeled structure and landscape improvements so as to minimize the interference with primary views from structures on neighboring properties. Some minor loss of view may be consistent with this policy if necessary to protect a property right.*

The General Plan and Zoning Ordinance contain similar language with regard to obstruction of primary views from private property, requiring that improvements *minimize* such obstructions. Staff has concluded that the addition minimizes obstruction of primary views from private property, which balancing a property right to expand a structure within 80% of the permitted development standards allowed in the R-2-2.5 Zoning District. Furthermore, the addition was approved prior to the Welborns purchasing the property at 606 Locust Street and at a time when the subject lower storage area was not used as a master bedroom, and did not have any views to the bay. The window was permitted through a building permit 5 months after an appeal of the Planning Commission's decision was filed and 4 months after the City Council heard the appeal in July 2009 at which time an agreement was made between the Welborns and Akraboff to address all of the Welborns concerns at the time. Therefore, Staff has concluded that the view impact is minimal and the required Design Review Finding pertaining to the minimization of view impacts was made appropriately by the Planning Commission (see **Attachment 4** for the Planning Commission's resolution).

## REVISED PLANS

The applicant has submitted revised plans and materials which revise the approved plans in the following aspects:

1. Plant two loquat trees at the northeast corner of the property to screen the new deck from the neighboring property at 85 Girard, pursuant to the Planning Commission's direction;
2. Shift the southwest dining room exterior wall by one foot-ten inches, resulting in an increased setback of the southern corner of the dining room wall of five feet six inches

- from the inside edge of the curb, pursuant to neighborhood concerns regarding safety and neighborhood compatibility;
3. Reduce the southwestern eaves of the addition to a maximum of six inches, pursuant to neighborhood concern regarding safety;
  4. Treat the exterior of the addition with wooden shingles to match the existing shingles, pursuant to neighborhood concern regarding neighborhood compatibility.

The applicant is requesting the City Council approve the modifications above at the appeal hearing, otherwise the applicant will need to make formal application to amend the approved plans in the future.

### **CORRESPONDENCE**

Correspondence received prior to the writing of this staff report are itemized in the listing of Attachments, below. Correspondence submitted after the writing of this staff report will be posted on the City's website (<http://www.ci.sausalito.ca.us>) and available at the City Council public hearing.

### **STAFF RECOMMENDATIONS**

Staff recommends the City Council review and approve the attached draft resolution which denies the appeal and affirms the Planning Commission's approval of a 904 square-foot addition to the duplex unit at 600A Locust Street, subject to conditions of approval requiring the installation of Loquat trees and minor modifications to the plans to slightly reduce the size of the structure and treat the exterior with wood shingles.

Alternatively, the City Council may:

- Uphold the appeal and direct staff to return with a resolution with appropriate findings to deny the project;
- Continue the public hearing for additional information and/or project revisions.

### **ATTACHMENTS**

1. Revised Resolution of Denial (Draft)
2. Appeal filed by Robert Beifuss, date-stamped June 15, 2009
3. Required Findings for a Design Review Permit
4. Planning Commission Resolution No. 2009-26
5. Planning Commission October 14, 2009 Staff Report
6. Planning Commission November 4, 2009 Memorandum
7. Planning Commission December 2, 2009 Staff Report
8. Planning Commission minutes dated July 23, 2008 [excerpt]
9. Planning Commission minutes dated June 3, 2009 [excerpt]
10. City Council approved minutes dated July 21, 2009 [excerpt]
11. Planning Commission minutes dated October 14, 2009 [excerpt]
12. Planning Commission minutes dated November 4, 2009 [excerpt]
13. Planning Commission minutes dated December 2, 2009 [excerpt]
14. Approved site plan and east elevation, date-stamped April 27, 2009
15. Superseded proposed site plan and east elevation (2008)
16. Neighborhood support forms, submitted by Akraboff, date-stamped July 14, 2009

*Appeal of Akraboff Addition/DR 08-002  
600A Locust Street*

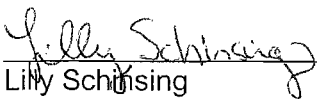
17. Letter to Robert Beifuss, submitted by Akraboff, date-stamped July 7, 2009
18. Letter from John Boldes, submitted by Akraboff and Boldes, date-stamped July 14, 2009
19. Statement from Vanya Akraboff submitted by Akraboff and Boldes, date-stamped July 14, 2009
20. Photograph taken from the living room window at 600A Locust, submitted by Akraboff, date-stamped July 7, 2009
21. Photograph taken from the proposed deck addition area at 600A Locust, submitted by Akraboff, date-stamped July 7, 2009
22. Staff photographs taken from the dining/living room area at 85 Girard Avenue
23. Staff photographs taken from the property at 600A Locust, from the deck addition area
24. Information from Akraboff, date-stamped July 7, 2009 and July 14, 2009
25. Letter from Leaskou, date-stamped July 6, 2009
26. Letter from John Boldes, date-stamped July 14, 2009
27. Email from Don Olsen, date-stamped July 15, 2009
28. Letter from Robert Beifuss, date-stamped July 15, 2009
29. Welborn late correspondence, date-stamped July 21, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
30. Resolution of Denial (revised draft) presented at the July 21, 2009 City Council meeting (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
31. Scholz Grace and Heiss late City Council correspondence, date stamped received July 21, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
32. Beifuss late City Council correspondence, date stamped received July 21, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
33. Revised site plan and elevation, submitted by Olsen, date stamped received September 30, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
34. Loquat tree information, submitted by Olsen, date-stamped September 30, 2009 not included in this report—see Planning Commission Staff Report dated October 14, 2009)
35. Photosimulations, submitted by Olsen, date-stamped September 30, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
36. Primary viewshed from 600 Locust, submitted by Olsen, date-stamped September 30, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
37. Primary views from addition of 600A Locust, submitted by Olsen, date-stamped September 30, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
38. Photographs submitted by Olsen, date-stamped September 30, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
39. Photographs from Akraboff, date-stamped September 30, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
40. Letter from Welborn, date-stamped October 8, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
41. Letter from Akraboff, date-stamped October 8, 2009 (not included in this report—see Planning Commission Staff Report dated October 14, 2009)
42. Late correspondence from Welborn, date-stamped October 12, 2009
43. Late correspondence from Scholz-Grace, date-stamped October 12, 2009



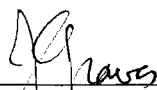
Appeal of Akraboff Addition/DR 08-002  
600A Locust Street

44. Late correspondence from Welborn, date stamped October 12, 2009
45. Late correspondence from Akraboff, date stamped October 13, 2009
46. Email from McCoy, date-stamped October 29, 2009 (not included in this report—see Memorandum to the Planning Commission dated November 4, 2009)
47. Letter from Beifuss, date-stamped October 29, 2009 (not included in this report—see Memorandum to the Planning Commission dated November 4, 2009)
48. Letter from John Boldes, date-stamped November 4, 2009 (not included in this report—see Planning Commission Staff Report dated December 2, 2009)
49. Letter from John Boldes, date-stamped November 17, 2009 (not included in this report—see Planning Commission Staff Report dated December 2, 2009)
50. Welborn letter read into the record at the October 14, 2009 Planning Commission meeting
51. Correspondence from Stiggelbout received at the October 14, 2009 Planning Commission meeting
52. Beifuss Letter read into the record at the December 2, 2009 Planning Commission hearing
53. Letter from Leaskou, date-stamped January 6, 2010
54. Letter from Welborns, date-received February 8, 2010
55. Photos from Welborns, date-stamped February 8, 2010
56. Plan from Welborn, date-stamped February 8, 2010
57. Correspondence from Welborns, date-stamped February 8, 2010
58. Staff photo of view from directly outside of Welborn window
59. Revised plans, date-stamped February 11, 2010
60. Correspondence from Beifuss, date-stamped February 16, 2010

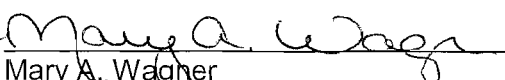
PREPARED BY:

  
Lilly Schinsing  
Associate Planner


REVIEWED BY:

  
Jeremy Graves, AICP  
Community Development Director

REVIEWED BY:

  
Mary A. Wagner  
City Attorney

SUBMITTED BY:

  
Adam W. Politzer  
City Manager

I:\CDD\PROJECTS - ADDRESS\Locust 600\08-002\Staff Reports\600 locust appeal ccsr 2-23-10.doc

**RESOLUTION NO. XX**

**RESOLUTION OF THE SAUSALITO CITY COUNCIL DENYING AN  
APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A  
DESIGN REVIEW PERMIT FOR CONSTRUCTION OF A RESIDENTIAL ADDITION  
AND REMODEL AT 600A LOCUST STREET  
(DR 08-002)**

---

**WHEREAS**, on January 30, 2008, applicant John McCoy of Don Olsen and Associates Architects, on behalf of property owner Vanya Akraboff, filed an application for a design review permit to construct a 904 square foot addition to the residential unit at 600A Locust Street (APN 064-211-27); and

**WHEREAS**, on July 23, 2008 and June 3, 2009, the Planning Commission conducted duly-noticed public hearings, considered the information contained in the respective staff reports, and considered testimony by all interested persons regarding the proposed project; and

**WHEREAS**, on June 3, 2009, the Planning Commission adopted Resolution 2009-26 which approved Design Review Permit DR 08-002 to construct a 904 square foot addition to the unit at 600A Locust Street; and

**WHEREAS**, on June 15, 2009, Robert Beifuss filed a timely appeal of the Planning Commission's approval of DR 08-002; and

**WHEREAS**, on July 21, 2009, the City Council conducted a duly-noticed public hearing on the appeal, considered oral and written testimony, and considered information in the staff report; and

**WHEREAS**, on July 21, 2009 the City Council remanded the project to the Planning Commission for a recommendation on the privacy issue; and

**WHEREAS**, on October 14, 2009, November 4, 2009, and December 2, 2009 the Planning Commission conducted duly-noticed public hearings, considered the information contained in the respective staff reports, and considered testimony by all interested persons regarding the proposed project; and

**WHEREAS**, on December 2, 2009, the Planning Commission recommended installation of trees as a privacy solution for the project; and

**WHEREAS**, on February 23, 2010, the City Council conducted a duly-noticed public hearing on the appeal, considered oral and written testimony, and considered information in the staff report; and

**WHEREAS**, the City Council confirms that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) and 15303(a); and of the State CEQA Guidelines.

**NOW, THEREFORE, THE CITY COUNCIL HEREBY FINDS AND RESOLVES AS FOLLOWS:**

**SECTION 1.** The City Council hereby denies the appeal and upholds the decision of the Planning Commission.

**SECTION 2.** The City Council hereby affirms the findings and conditions of approval listed in the attached Planning Commission Resolution No. 2009-26 with the following added as additional general conditions:

*Condition X. The plans shall be amended to incorporate the following revisions:*

- 1. The southwest dining room shall be shifted to the northeast by one foot-ten inches, resulting in the southern corner of the dining room wall being located five feet six inches from the inside edge of the curb;*
- 3. The southwestern eaves of the addition shall be reduced to a maximum of six inches;*
- 4. Wooden shingles shall be included on the entirety of the addition to match the existing shingles.*

*The amended plans shall be subject to the review and approval of the Community Development Director.*

*Condition X. Two 36-inch-box Loquat trees shall be planted at 600 Locust Street to provide screening for the down slope property at 85 Girard Avenue.*

*Condition X. A landscaping maintenance agreement shall be recorded against the property at 600 Locust Street such that the property owner shall maintain the Loquat trees in healthy condition in perpetuity and not greater than the height of the eaves.*

**RESOLUTION PASSED AND ADOPTED** at the regular meeting of the City of Sausalito City Council on the \_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote:

**AYES:** Councilmember:  
**NOES:** Councilmember:  
**ABSENT:** Councilmember:  
**ABSTAIN:** Councilmember:

---

Jonathan Leone, Mayor  
City of Sausalito

**ATTEST:**

---

Debbie Pagliaro  
City Clerk

Attachment: Planning Commission Resolution No. 2009-26

I:\CDD\PROJECTS - ADDRESS\Locust 600\08-002\Resolutions\600 Locust appeal creso-deny.doc

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2009-26**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR A  
REMODEL AND ADDITION AT 600A LOCUST STREET  
(DR 08-002)**

---

**WHEREAS**, an application has been filed by applicant, John McCoy of Don Olsen and Associates Architects, on behalf of property owner Vanya Akrahoff requesting Planning Commission approval of a Design Review Permit to construct a 904 square foot addition to the duplex at 600A Locust Street (APN 064-211-27); and

**WHEREAS**, the Planning Commission conducted a duly noticed public meeting on July 23, 2008 and June 3, 2009 at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(I)(1) and 15303(a); and

**WHEREAS**, the Planning Commission has reviewed and considered the project plans titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009; and

**WHEREAS**, the Planning Commission has received and considered oral and written testimony on the subject application; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in the staff reports dated July 23, 2008 and June 3, 2009 for the proposed project; and


**WHEREAS**, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports dated July 23, 2008 and June 3, 2009.

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

The Design Review Permit for the construction of a 904 square foot addition to the duplex at 600A Locust Street 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 "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009 (Attachment 3).

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission on the 3<sup>rd</sup> day of June, 2009, by the following vote:

AYES:	Commissioner:	Stout, Cox, Keegin, Keller
NOES:	Commissioner:	
ABSENT:	Commissioner:	Bair
ABSTAIN:	Commissioner:	

  
\_\_\_\_\_  
Jeremy Graves, AICP  
Secretary to the Planning Commission

**ATTACHMENTS**

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

**PLANNING COMMISSION RESOLUTION**

**June 3, 2009**

**DR 08-002**

**600A Locust Street**

**ATTACHMENT 1:  
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT**

**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:

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

*The proposed project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.*

- B) 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 architectural design will enhance the neighborhood by providing architectural diversity with a new style of architecture and changing the material from shingles to stucco, yet will still remain harmonious with neighboring structures. The form and massing of the structure will maintain the prevailing design character of the neighborhood through the low roof and a small-scale expansion that does not maximize potential site development to its fullest extent.*

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

*The proposed project will expand the scale of the existing structure, but in a nature that is compatible with the surrounding neighborhood. The proposed development is significantly smaller in floor area and building coverage than what is permitted for the site, and will maintain the existing height of the structure. The proposed floor area will be within the range of existing residences in the immediate vicinity and therefore will be compatible with the neighborhood in terms of the proposed bulk.*

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

*The proposed addition will not adversely impact public views from Locust Street as it will maintain the existing building height and will improve the façade with new windows, a deck, and other architectural features. The impact to private views of the neighboring property uphill to the west of the site has been minimized by establishing a view line from the living room window at 613 Locust to the existing roof eave of 600A Locust. The project has been designed with particular care to protect the existing views from 613 Locust.*

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

*The subject parcel is not located along a ridgeline.*

- F) 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.

*The proposed landscaping will enhance the site and improve the existing landscaping on site with new trees, flowers, and other decorative plantings. The plantings along the western edge will buffer the new addition and provide visual relief, as well as create a more attractive aesthetic for neighboring properties.*

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

*The addition is located in the front yard and thus does not impact the spacing, light, and air of neighboring properties. The site is bordered by driveways on the north and south and a public street on the east, which will ensure the provision of adequate light and air for adjacent properties.*

- H) 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.

*There is no new mechanical equipment or chimneys proposed. The proposed project is subject to the standard condition that all exterior lighting be shaded and downward facing, which will ensure lighting is appropriately placed to reduce impacts to neighbors.*

- I) 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 few new windows proposed along the west elevation where the new addition is proposed are small in size and take into consideration the privacy of the adjoining property. The new deck is appropriately placed in an area shielded from neighboring properties. In addition, the new landscaping proposed will provide additional privacy and visual buffering for the neighborhood.*

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

*There are no changes proposed to the parking or circulation of the site and so there will be no impacts to traffic safety and movement.*

- K) 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 project proposes minimal cut and fill that does not rise to the level of a grading permit. The natural terrain will be maintained, and new landscaping will be added to enhance the natural features of the site.*

- L) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened Review Findings).

*Heightened Review is not required for this project.*



**PLANNING COMMISSION RESOLUTION**

**June 3, 2009**

**DR 08-002**

**600A Locust Street**

**ATTACHMENT 3: CONDITIONS OF APPROVAL**

These conditions apply to the project plans prepared by Don Olsen Associates Architects and titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009.

**General**

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. The eave on the southwestern side of the addition shall be reduced by one foot (1').
4. The landscaping plan shall be amended to provide low groundcover vegetation along the south and east portions of the parcel. The amended landscape plans shall be subject to the review and approval of the Community Development Director.
5. The southern corner of the parcel shall be cleared of vegetation and graded to improve the visibility at the intersection of Locust Street and the private driveway.
6. All exterior lighting shall be shielded and downward facing.
7. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Department as a modification to this approval.
8. 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.
9. 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.
10. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by Robert Settgast, Geoengineering, Inc., dated January 21, 2008.

11. A construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee.
12. The construction geotechnical report shall be reviewed and approved by City Engineering staff.
13. A stormwater control plan shall be prepared that conforms to "Guidance for Applicants: Stormwater Quality Manual for Development Projects in Marin County."
14. Efficient irrigation, appropriate landscape design, and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.
15. To the maximum extent feasible, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filter prior to discharge into the storm drainage system.
16. A Water Pollution Prevention Plan shall be developed and implemented that addresses construction related site management practices including litter control, motor vehicle washing and maintenance, storage of hazardous materials.
17. Storm water shall be discharged by gravity flow to an approved (city owned and maintained) storm drain system.

#### **Prior to Issuance of a Building Permit**

18. Prior to issuance of a building permit, a video inspection of the sewer lateral to the septic tank shall be prepared, copies of the video inspection and copies of approved septic plans and inspections be submitted to and verified by the City Sewer Systems Coordinator, prior to issuance of building permits. The inspection shall extend from an access location in or immediately adjacent to the house to the sewer main in the public right-of-way. Defects found shall be corrected as soon as possible after discovery.

#### **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.

1. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
4. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.

5. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
6. Grading/drainage permit(s) shall be obtained from the Public Works Department for any earthwork in excess of 50 cubic yards.
7. Grading on hillside land with of geologic formation known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
8. 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.
9. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
10. Pursuant to 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 7:00 p.m.  
Saturdays – Between 9:00 a.m. and 5:00 p.m.  
Sundays – Prohibited  
Holidays recognized by the City – Between 9:00 a.m. and 7:00 p.m.  
  
Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays between 9:00 a.m. and 7:00 p.m.
11. Permits required by other agencies having jurisdiction within construction area shall be obtained in accordance with their respective agency's regulations.

**PLANNING COMMISSION RESOLUTION**  
**June 3, 2009**  
**DR 08-002**  
**600A Locust Street**

**ATTACHMENT 3: PROJECT PLANS**

**OWNER**  
 Verano LLC  
 1000 Alameda  
 Sausalito, CA 94965

**CONSULTANTS**  
 Donald Olsen, AIA & Associates  
 665 Bridgeway, Sausalito, CA  
 94965  
 Tel: (415) 222-2277  
 Fax: (415) 222-2277

**SURVEYOR**  
 Pauline Brown/PA  
 415.437.2081

**PROJECT INFORMATION**  
 DIRECTOR: Pauline Brown/PA  
 PROJECT NO: 064-211-27

**ZONING**  
 R-2.5

**CONSTRUCTION TYPE**  
 BA

**PARCEL SIZE**  
 6522 sq. ft. (0.15 acres)  
 52' x 114'

**DWELLING UNITS**  
 1

**SETBACKS**  
 Front 10'-0"  
 Side 11'-0"  
 Rear 18'-0"

**HEIGHT**  
 17'-0"

**IMPERVIOUS SURFACE**  
 Existing 1,125 sq. ft.  
 Addition 1,125 sq. ft.  
 TOTAL 2,250 sq. ft. = 51.23 %

**LOT COVERAGE**  
 Existing 1,000 sq. ft.  
 Addition 1,100 sq. ft.  
 TOTAL 2,100 sq. ft. = 65 %

**FLOOR AREA**  
 Existing 800 sq. ft.  
 Addition 800 sq. ft.  
 TOTAL 1,600 sq. ft.

**SHEET INDEX**

AG-6	Site Plan - Project Information, Street Index, Vicinity Map
AB-1	Survey
AD-1	Existing Plans & Existing Elevations
AD-2	Existing Plans
AD-3	Proposed Plans
AD-4	Elevations
AD-5	Sections
AD-6	Sections

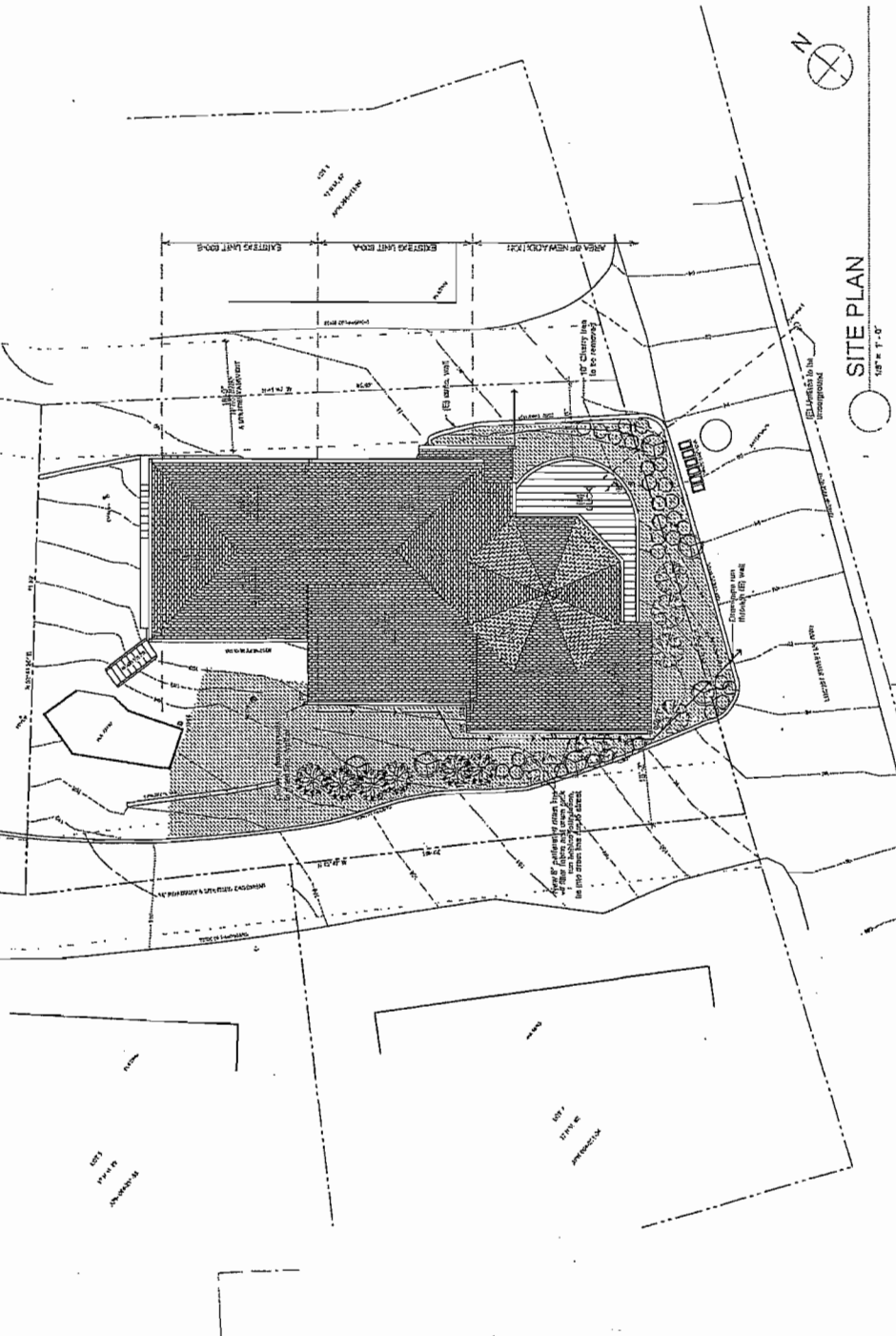
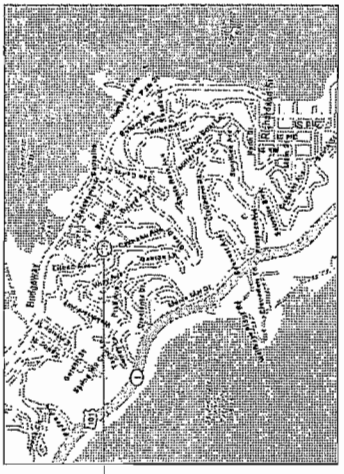
**PLANTING LEGEND**

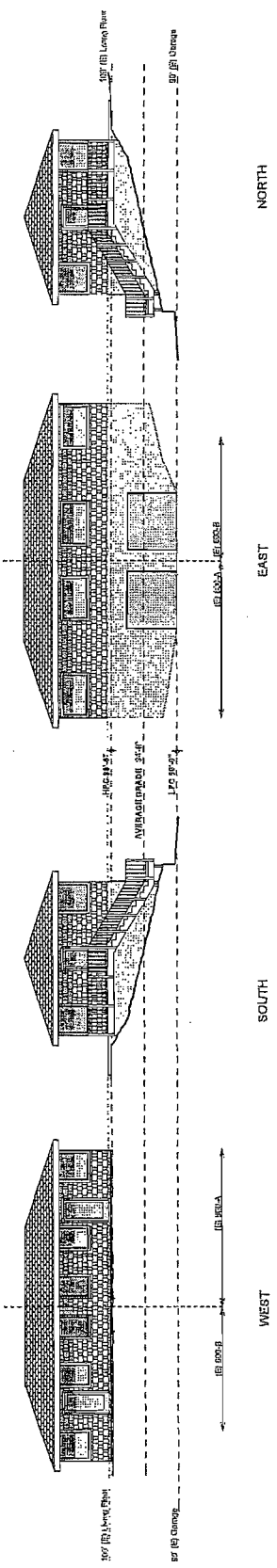
	APLANCHER ALMONDA (PARKYOUNG) - Eight pallen
	MANHOTA AQUATILUM (LONG LEAF PALM) - Six 5 pallen
	INDIA PLANTAGINA (FRAGRANT PLANTAIN) - Twelve 5 pallen
	ACACIA BAILEYANA (WATTLE) - Six 15 pallen
	TIGER LILLY (LILY) - Ten pallen
	CELANOPIUS (FIELD BILLY) - Ground cover, 64 sq. ft. @ 1" OCEN

RECEIVED

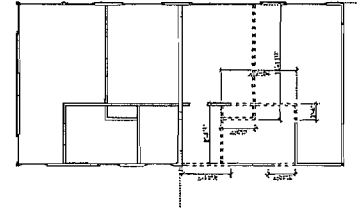
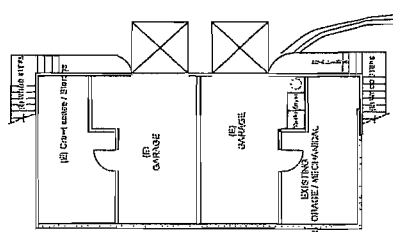
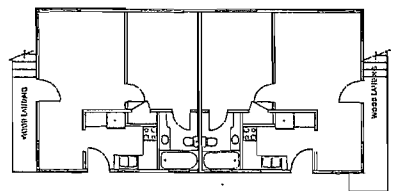
APR 27 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT





EXISTING ELEVATIONS  
 1/8" = 1'-0"



WALL DEMOLITION CALCS  
 1/8" = 1'-0"

RECEIVED

APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT

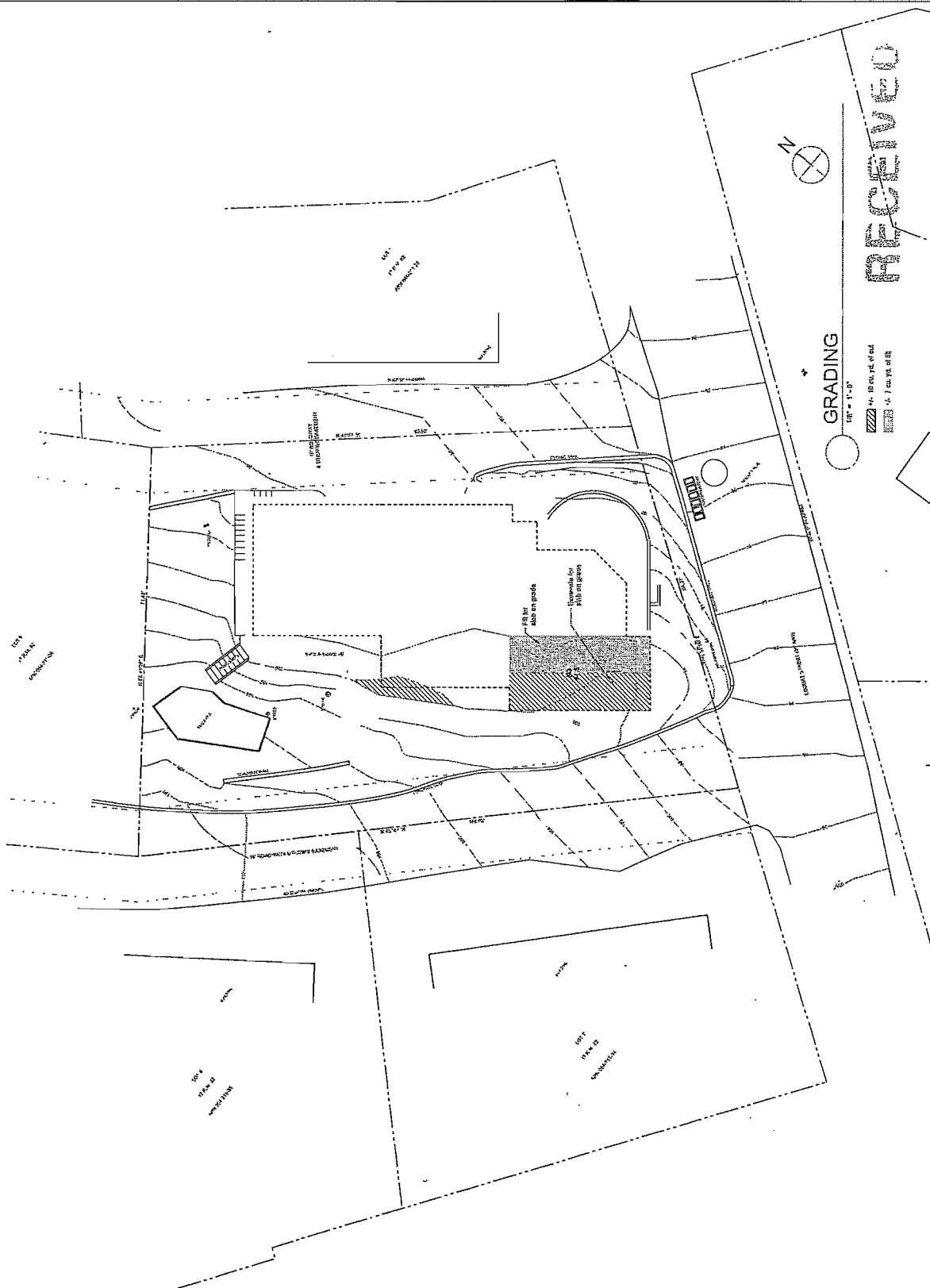
A0.2

APR 21, 2019

REVISIONS

REMODEL & ADDITION  
600 A LOCUST  
SAUSALITO, 94965  
A.P.N. 064-211-27

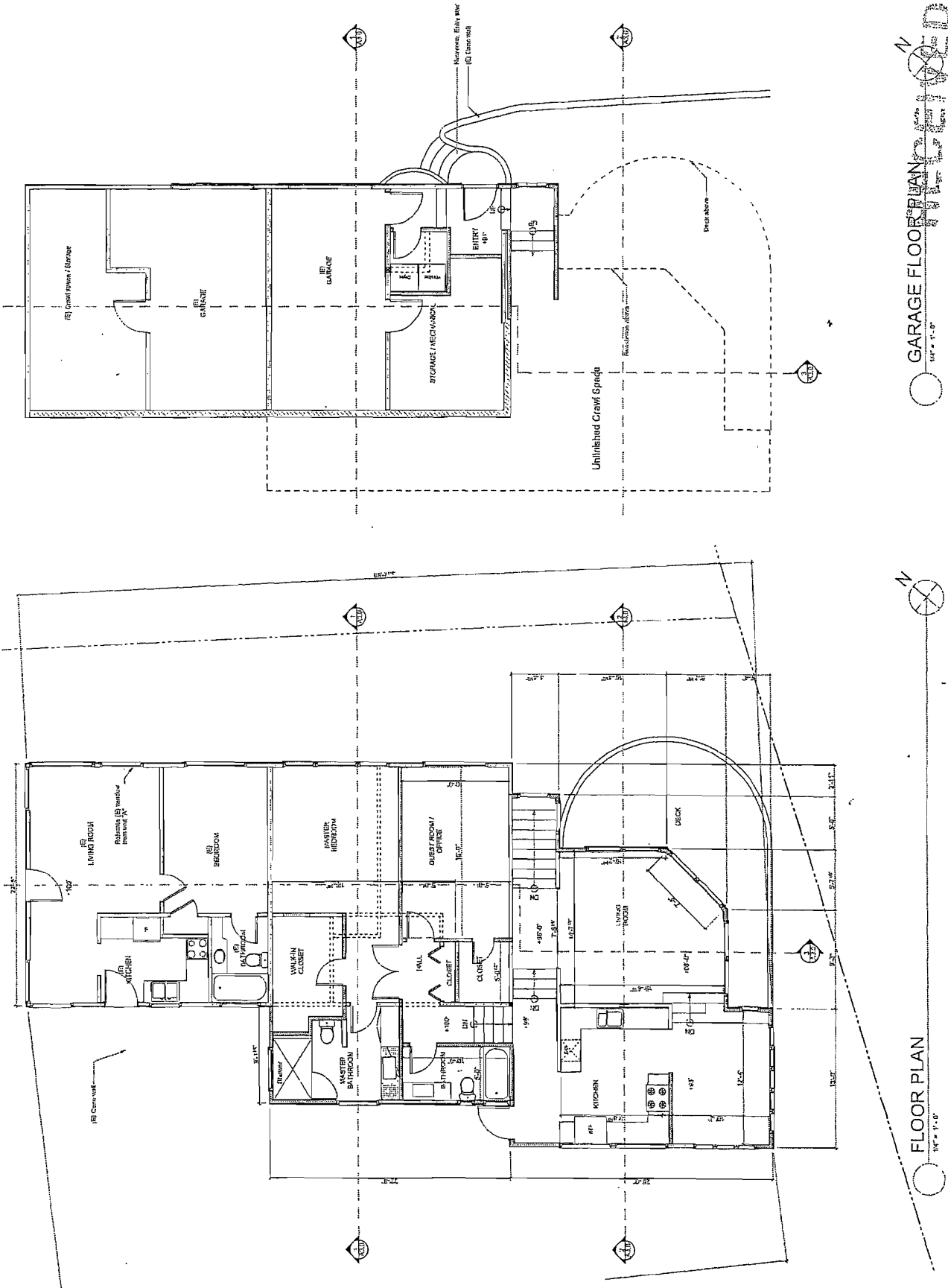
1000 Redwood, Sausalito, CA 94965 PH: 415/332-2277 FAX: 415/332-2889 email: donald@donaldolsen.com  
DONALD OLSEN  
ASSOCIATES ARCHITECTS



CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

RECEIVED

APR 27 2019



**GARAGE FLOOR PLAN**  
 1/4" = 1'-0"

**FLOOR PLAN**  
 1/4" = 1'-0"

APP 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT



666 Bridgeway, Sausalito, CA 94965 Tel: (415) 221-2757 Fax: (415) 221-0733 email: dm@donaldolsen.com

**D O N A L D O L S E N**  
A S S O C I A T E S A R C H I T E C T S

**REMODEL & ADDITON**  
600 A LOCUST  
SAUSALITO, 94965  
A.P.N. 064-211-27

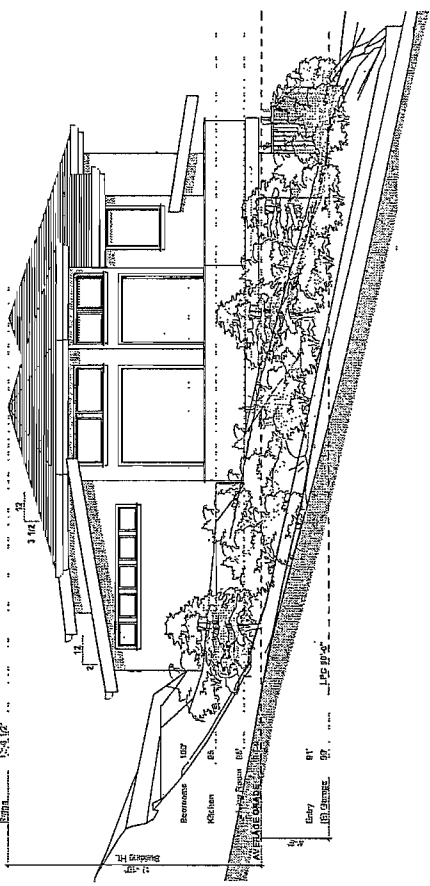
REV	NO.	DATE

**A2.0**  
APR 21, 2009

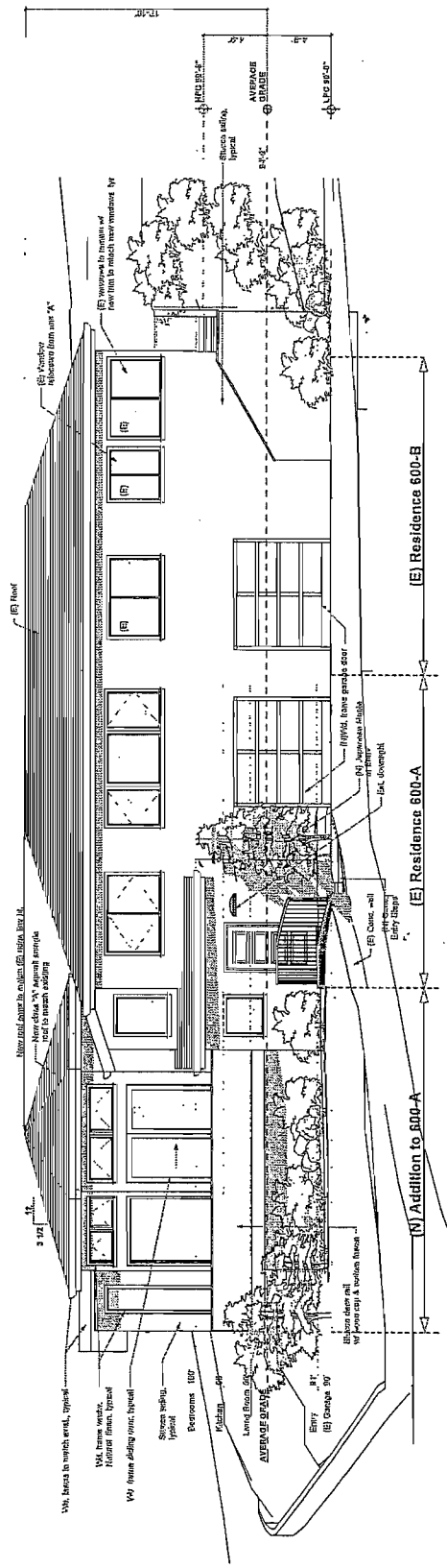
RECEIVED

APR 27 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



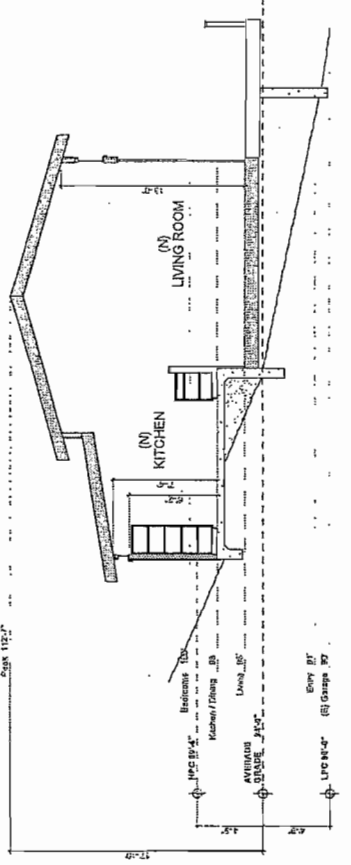
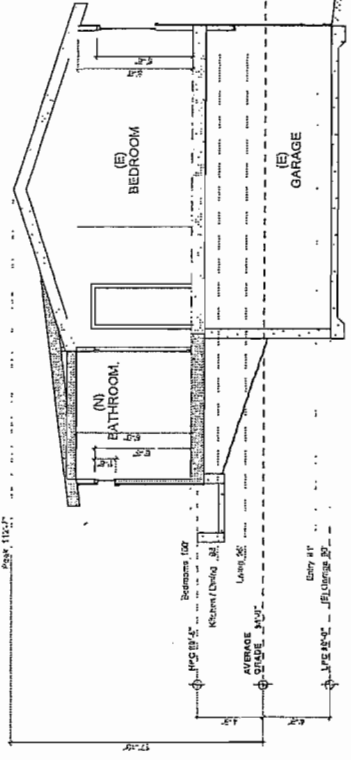
**EAST ELEVATION**  
SCALE: 3/8" = 1'-0"



RECEIVED

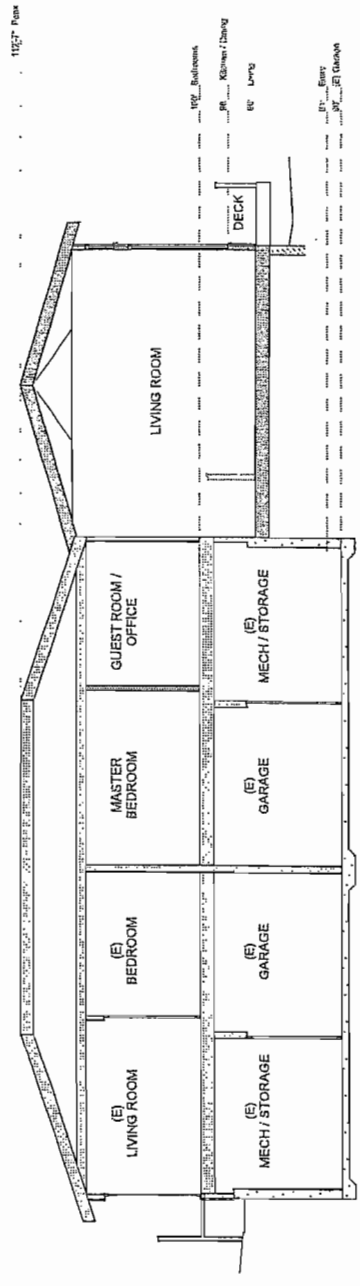
APR 27 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT.



Section 1  
11'-0" Rise

Section 2  
11'-0" Rise



Section 3  
11'-0" Rise

\$2,587

CITY OF SAUSALITO  
APPEAL OF PLANNING COMMISSION DECISION  
OR HISTORIC LANDMARKS BOARD DECISION

Community Development Department  
420 Litho Street  
Sausalito, CA 94965  
415.289.4128 / 415.339.2256 (Fax)

Appellant's Name ROBERT BEIFUSS Day Phone 331-0740

Appellant's Address 66 Marion Ave. Sausalito, Ca. 94965

Appellant's Email Address byfus@hotmail.com

Appellant's interest in the project (e.g., applicant, neighbor, etc.) \_\_\_\_\_

Appellant's Signature Robert Beifuss

Project Name and No. DR 08-002

Project Address 600 Jacuat, Sausalito

Date of Decision (Appeal must be filed within 10 calendar days) 6-3-09

Specify the grounds of the appeal (Additional sheets may be attached, if necessary)

*see attached sheet.*

AP No. DR 08-002

Fee Paid \$2,791.48

Receipt Number 72917

Accepted By (LS)

Date Received Stamp

RECEIVED

JUN 15 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

\$29.48 postage  
\$175.00 noticing  
\$2,587.00 appeal fee.

\$2,791.48 paid

ATTACHMENT 2  
( 5 PAGES )

5A  
33

6-15-09

To Sausalito City Council:

RECEIVED

JUN 15 2009

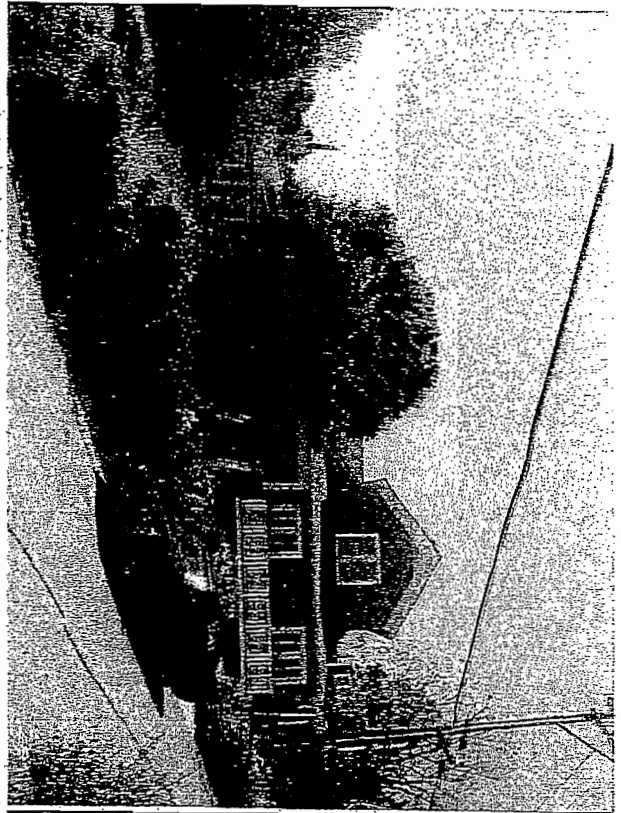
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

The addition at 600 Forest which consists of but not limited to a living room and 8 foot wrap around deck will adversely affect the privacy of my property located directly in front of the project. The sliding glass door/window leading out to the deck will create a view into the south facing window at various angles which will expose most of the living area of that unit. The blinds or shade will have to remain closed at all times in order to feel any privacy. That window is a main provider of sunshine and light. See enclosed picture.

Furthermore, the sliding glass door/window will be considerably lower than all existing windows which will intensify the issue.

I also believe the design of the building is out of character in both style and mass. The bulk of the construction is on the southside which will be in all of its mass out of balance with the surrounding small cottages and narrow easements and streets - see pictures.

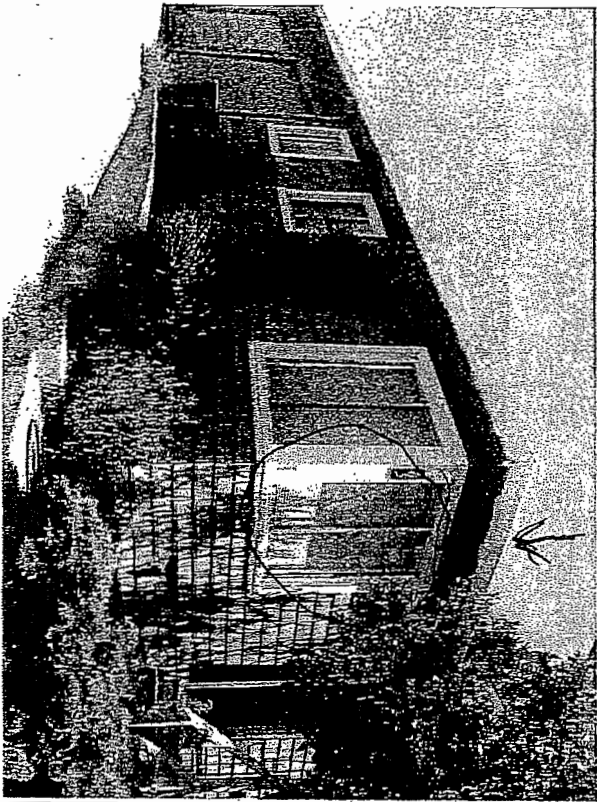
Lincoln D. R.



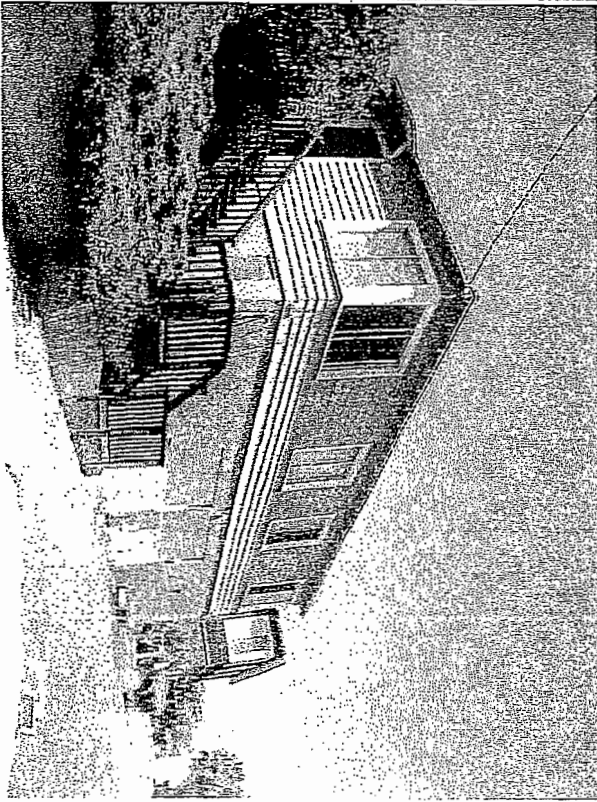
79 GIRDARD



85 GIRDARD AND 613 LOCUST

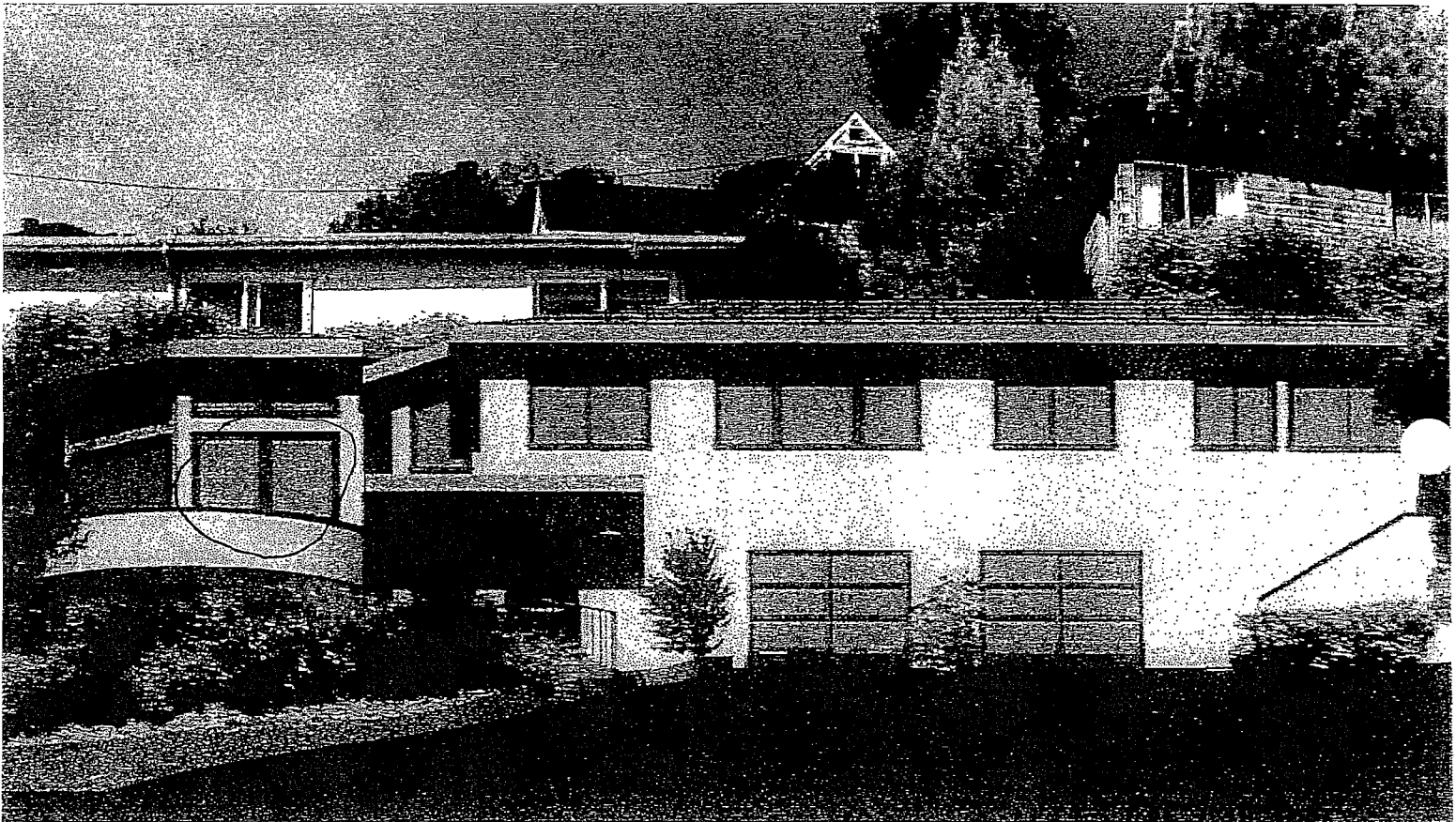


85 GIRDARD



602 LOCUST

RECEIVED  
JUN 15 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT



RECEIVED  
JUN 15 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

# East Elevation

RECEIVED  
MAY 14 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

666 Bridgeway, Sausalito, CA 94965  
web: [www.dkoarchitects.com](http://www.dkoarchitects.com) tel: 415/332-0297 fax: 415/332-8869 email: [john@dkoarchitects.com](mailto:john@dkoarchitects.com)  
A California Corporation





RECEIVED

JUN 15 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

# South Elevation

JUN 14 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

666 Bridgeway, Sausalito, CA 94965

web: [www.dkoarchitects.com](http://www.dkoarchitects.com) tel: 415/332-0297 fax: 415/332-8869 email: [john@dkoarchitects.com](mailto:john@dkoarchitects.com)

A California Corporation



subject to the noticing requirement.

**D. Findings.** The Planning Commission shall approve Design Review Permit applications only if the following findings can be made:

1. The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.
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.
3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.
4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.
5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.
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.
7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.
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.
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.
10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate 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.

ATTACHMENT 3  
( 2 PAGES )

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection F (Heightened Review Findings).

E. **Heightened Review Findings.** The site development standards contained in Table 10.22-2 are not entitlements; the approved size, setbacks or other physical conditions of a proposed new home or expansion of an existing home subject to design review shall be at the discretion of the Planning Commission. In order to meet the findings of design review, including the following Heightened Review Findings, the Planning Commission may approve a home smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than those set forth in this chapter. For residential projects that require a discretionary design review (either Administrative Design Review or a Design Review Permit) and exceed 80% of the permitted Floor Area Ratio (FAR) and/or site coverage limitations, the decision-making body must determine whether or not the site can support maximum build-out, consistent with the following:

1. Proposed development of the site maximizes preservation of protected trees.
2. The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.
3. The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.
4. The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, run-off, and public utilities.
5. The slope and topography of the site allows for limited excavation and minimal alteration to the site topography outside the footprint of structures.
6. The site will provide adequate guest parking either on-site or within the immediate street frontage.
7. The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

Although these findings are only required for projects that would otherwise require a discretionary design review public hearing, all projects that result in or exacerbate floor area and/or building coverage of over 80 percent shall require the Community Development Department to give public notice of the application, pursuant to Section 10.82.020.A (Public Notice – Public Hearing.) If such notice is required for a project that does not require a public hearing, the notice shall be mailed to notify neighbors that a Zoning Permit has been issued, including a description of the project, and shall include information regarding the appeal period for the Zoning Permit.

F. **Conditions.** The Planning Commission may impose conditions on Design Review Permits, to meet the purposes of this Title, the General Plan and any applicable specific

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2009-26**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR A  
REMODEL AND ADDITION AT 600A LOCUST STREET  
(DR 08-002)**

---

**WHEREAS**, an application has been filed by applicant, John McCoy of Don Olsen and Associates Architects, on behalf of property owner Vanya Akrahoff requesting Planning Commission approval of a Design Review Permit to construct a 904 square foot addition to the duplex at 600A Locust Street (APN 064-211-27); and

**WHEREAS**, the Planning Commission conducted a duly noticed public meeting on July 23, 2008 and June 3, 2009 at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(l)(1) and 15303(a); and

**WHEREAS**, the Planning Commission has reviewed and considered the project plans titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009; and

**WHEREAS**, the Planning Commission has received and considered oral and written testimony on the subject application; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in the staff reports dated July 23, 2008 and June 3, 2009 for the proposed project; and


**WHEREAS**, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports dated July 23, 2008 and June 3, 2009.

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

The Design Review Permit for the construction of a 904 square foot addition to the duplex at 600A Locust Street 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 "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009 (Attachment 3).

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission on the 3<sup>rd</sup> day of June, 2009, by the following vote:

AYES:	Commissioner:	Stout, Cox, Keegin, Keller
NOES:	Commissioner:	
ABSENT:	Commissioner:	Bair
ABSTAIN:	Commissioner:	

  
\_\_\_\_\_  
Jeremy Graves, AICP  
Secretary to the Planning Commission

**ATTACHMENTS**

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

ATTACHMENT 4  
( 15 PAGES )

59  
41

**PLANNING COMMISSION RESOLUTION**

**June 3, 2009**

**DR 08-002**

**600A Locust Street**

**ATTACHMENT 1:  
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT**

**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:

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

*The proposed project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.*

- B) 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 architectural design will enhance the neighborhood by providing architectural diversity with a new style of architecture and changing the material from shingles to stucco, yet will still remain harmonious with neighboring structures. The form and massing of the structure will maintain the prevailing design character of the neighborhood through the low roof and a small-scale expansion that does not maximize potential site development to its fullest extent.*

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

*The proposed project will expand the scale of the existing structure, but in a nature that is compatible with the surrounding neighborhood. The proposed development is significantly smaller in floor area and building coverage than what is permitted for the site, and will maintain the existing height of the structure. The proposed floor area will be within the range of existing residences in the immediate vicinity and therefore will be compatible with the neighborhood in terms of the proposed bulk.*

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

*The proposed addition will not adversely impact public views from Locust Street as it will maintain the existing building height and will improve the façade with new windows, a deck, and other architectural features. The impact to private views of the neighboring property uphill to the west of the site has been minimized by establishing a view line from the living room window at 613 Locust to the existing roof eave of 600A Locust. The project has been designed with particular care to protect the existing views from 613 Locust.*

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

*The subject parcel is not located along a ridgeline.*

- F) 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.

*The proposed landscaping will enhance the site and improve the existing landscaping on site with new trees, flowers, and other decorative plantings. The plantings along the western edge will buffer the new addition and provide visual relief, as well as create a more attractive aesthetic for neighboring properties.*

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

*The addition is located in the front yard and thus does not impact the spacing, light, and air of neighboring properties. The site is bordered by driveways on the north and south and a public street on the east, which will ensure the provision of adequate light and air for adjacent properties.*

- H) 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.

*There is no new mechanical equipment or chimneys proposed. The proposed project is subject to the standard condition that all exterior lighting be shaded and downward facing, which will ensure lighting is appropriately placed to reduce impacts to neighbors.*

- I) 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 few new windows proposed along the west elevation where the new addition is proposed are small in size and take into consideration the privacy of the adjoining property. The new deck is appropriately placed in an area shielded from neighboring properties. In addition, the new landscaping proposed will provide additional privacy and visual buffering for the neighborhood.*

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

*There are no changes proposed to the parking or circulation of the site and so there will be no impacts to traffic safety and movement.*

- K) 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 project proposes minimal cut and fill that does not rise to the level of a grading permit. The natural terrain will be maintained, and new landscaping will be added to enhance the natural features of the site.*

- L) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened Review Findings).

*Heightened Review is not required for this project.*

**PLANNING COMMISSION RESOLUTION**  
**June 3, 2009**  
**DR 08-002**  
**600A Locust Street**

**ATTACHMENT 3: CONDITIONS OF APPROVAL**

These conditions apply to the project plans prepared by Don Olsen Associates Architects and titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009.

**General**

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. The eave on the southwestern side of the addition shall be reduced by one foot (1').
4. The landscaping plan shall be amended to provide low groundcover vegetation along the south and east portions of the parcel. The amended landscape plans shall be subject to the review and approval of the Community Development Director.
5. The southern corner of the parcel shall be cleared of vegetation and graded to improve the visibility at the intersection of Locust Street and the private driveway.
6. All exterior lighting shall be shielded and downward facing.
7. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Department as a modification to this approval.
8. 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.
9. 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.
10. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by Robert Settgast, Geoengineering, Inc., dated January 21, 2008.

11. A construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee.
12. The construction geotechnical report shall be reviewed and approved by City Engineering staff.
13. A stormwater control plan shall be prepared that conforms to "Guidance for Applicants: Stormwater Quality Manual for Development Projects in Marin County."
14. Efficient irrigation, appropriate landscape design, and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.
15. To the maximum extent feasible, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filter prior to discharge into the storm drainage system.
16. A Water Pollution Prevention Plan shall be developed and implemented that addresses construction related site management practices including litter control, motor vehicle washing and maintenance, storage of hazardous materials.
17. Storm water shall be discharged by gravity flow to an approved (city owned and maintained) storm drain system.

#### **Prior to Issuance of a Building Permit**

18. Prior to issuance of a building permit, a video inspection of the sewer lateral to the septic tank shall be prepared, copies of the video inspection and copies of approved septic plans and inspections be submitted to and verified by the City Sewer Systems Coordinator, prior to issuance of building permits. The inspection shall extend from an access location in or immediately adjacent to the house to the sewer main in the public right-of-way. Defects found shall be corrected as soon as possible after discovery.

#### **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.

1. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
4. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.



5. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
6. Grading/drainage permit(s) shall be obtained from the Public Works Department for any earthwork in excess of 50 cubic yards.
7. Grading on hillside land with of geologic formation known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
8. 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.
9. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
10. Pursuant to 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 7:00 p.m.  
 Saturdays – Between 9:00 a.m. and 5:00 p.m.  
 Sundays – Prohibited  
 Holidays recognized by the City – Between 9:00 a.m. and 7:00 p.m.  
  
 Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays between 9:00 a.m. and 7:00 p.m.
11. Permits required by other agencies having jurisdiction within construction area shall be obtained in accordance with their respective agency's regulations.

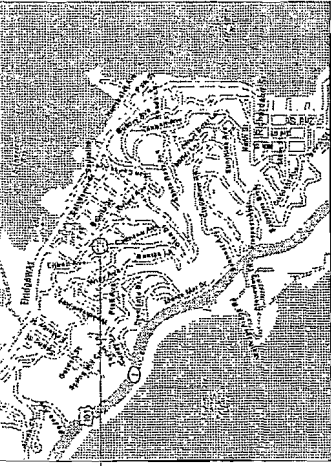
**PLANNING COMMISSION RESOLUTION**

**June 3, 2009**

**DR 08-002**

**600A Locust Street**

**ATTACHMENT 3: PROJECT PLANS**



SITE

**OWNER**  
 Viny/Voodif  
 1000 S. Central  
 San Jose, CA 95128

**CONSULTANTS**  
 ARCHITECT:  
 Thomas Weber, AIA & Associates  
 600 Montgomery, Sausalito, CA 94965  
 415.333.9897  
 for Viny/Voodif

**PLANNING**  
 Planning & Surveying  
 415.333.9897

**PROJECT INFORMATION**

**DESCRIPTION:** Remodel and addition to the "A" unit at 600 Locust.

**A.P.N.** 084-211-27

**ZONING** R2-2.5

**CONSTRUCTION TYPE** S4

**PARCEL SIZE** 5348 sq. ft. 0.097  
 505 sq. ft. lot (left setback)  
 duplex

**DWELLING UNITS**

**BEDROOMS** 102' x 102'  
 104' x 102'

**HEIGHT** 17'-9 1/2"

**IMPERVIOUS SURFACE** Existing  
 Address  
 TOTAL 1,127 sq. ft.  
 2,376 sq. ft. = 91.23 %

**LOT COVERAGE** 1,127 sq. ft.  
 2,376 sq. ft. = 47.43 %

**FLOOR AREA** Existing  
 Addition  
 TOTAL 1,279 sq. ft. = 27%

**SHEET INDEX**

- A0.0 Site Plan, Preliminary Information Sheet Index, Viny/Voodif
- 1 Entry
- A0.1 Existing Plans & Existing Elevation
- A0.2 Existing Plans
- A1.0 Floor Plans
- A1.1 Elevations
- A2.1 Elevation
- A3.0 Elevation

**PLANTING LEGEND**

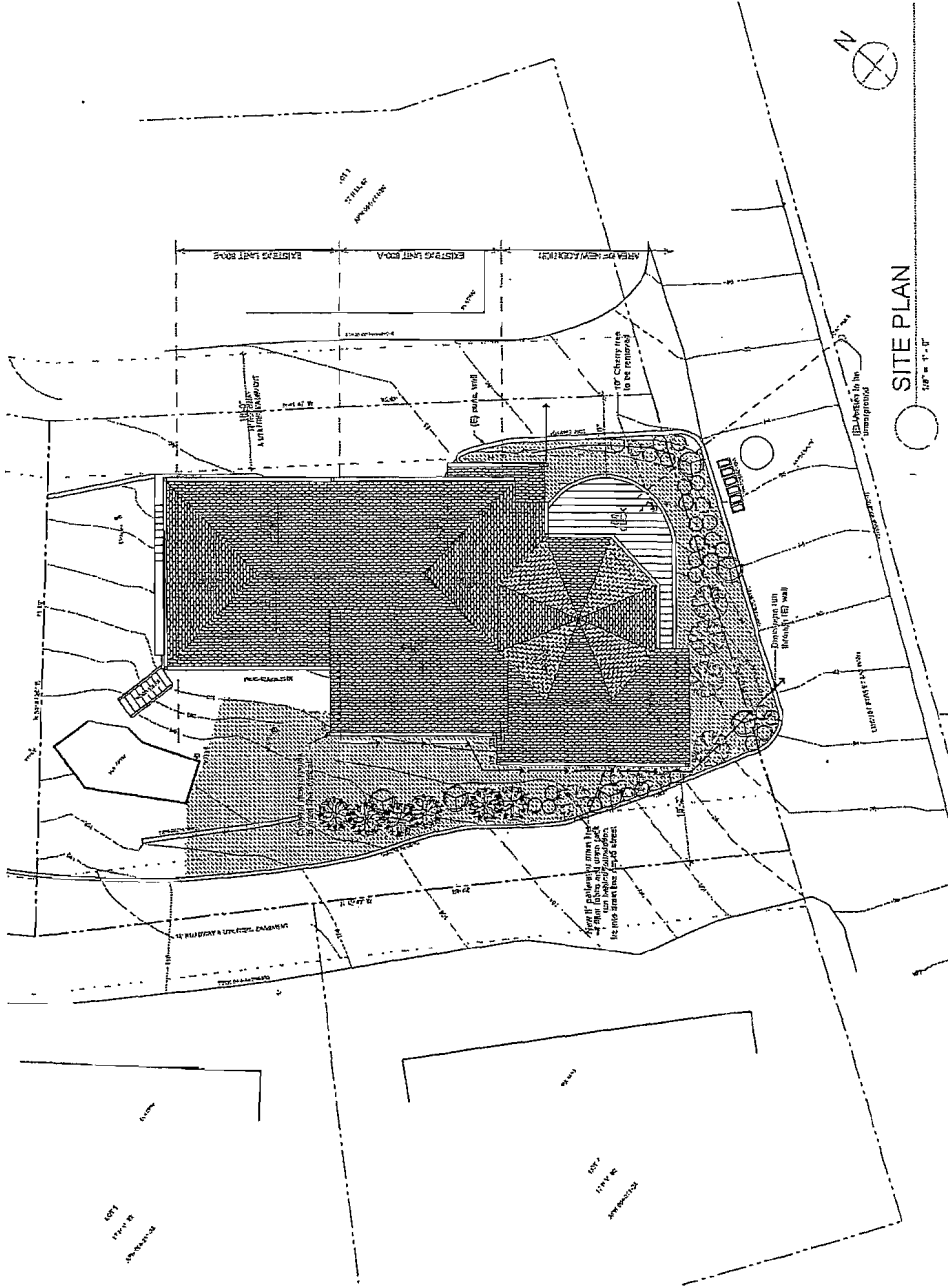
- APILARGONIA ALINFOLIA (BARKY TOOTH) - 5' dia x 5' galton
- MAHONIA AQUICULUM (LONG LEAF MAHONIA) - 5' dia x 5' galton
- NIPATA PLANTARUM (FRAGRANT PLANTAIN LILY) - Twelve 5' galton
- ACCIA BALSAMEA (PAPERBUSH) - 5' dia x 5' galton
- TIBER LILLY (LILION COLUMNARIUM) - Ten galton
- CERANTHUS (WILD LILAC) - Ground cover, 10' dia x 12' DECK

**RECEIVED**  
 APR 27 2009

APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT

SITE PLAN  
 1/8" = 1'-0"



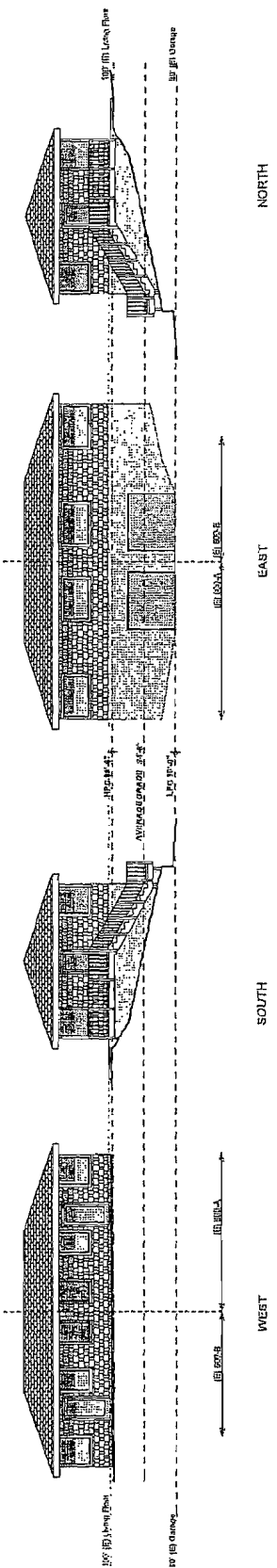
45

ASSOCIATES ARCHITECTS  
 555 Emeryville, Emeryville, CA 94608  
 Tel: 415.773.2277  
 Fax: 415.773.2277  
 www.associatesarchitects.com

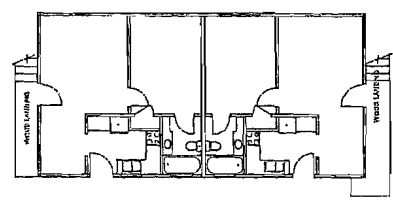
**REMODEL & ADDITION**  
 600 A LOCUST  
 SAUSALITO, 94965  
 A.P.N. 084-211-27

A0  
 April 21, 2009

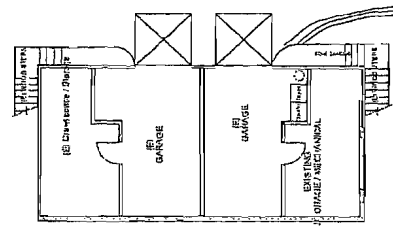
REVISIONS



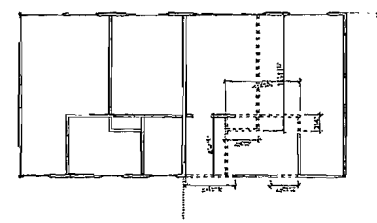
EXISTING ELEVATIONS  
1/8" = 1'-0"



EXISTING FLOOR PLAN  
1/8" = 1'-0"



EXISTING GARAGE PLAN  
1/8" = 1'-0"



WALL DEMOLITION CALCS  
1/8" = 1'-0"

RECEIVED

APR 27 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

28

CITY OF SAUSALITO,  
COMMUNITY DEVELOPMENT DEPARTMENT

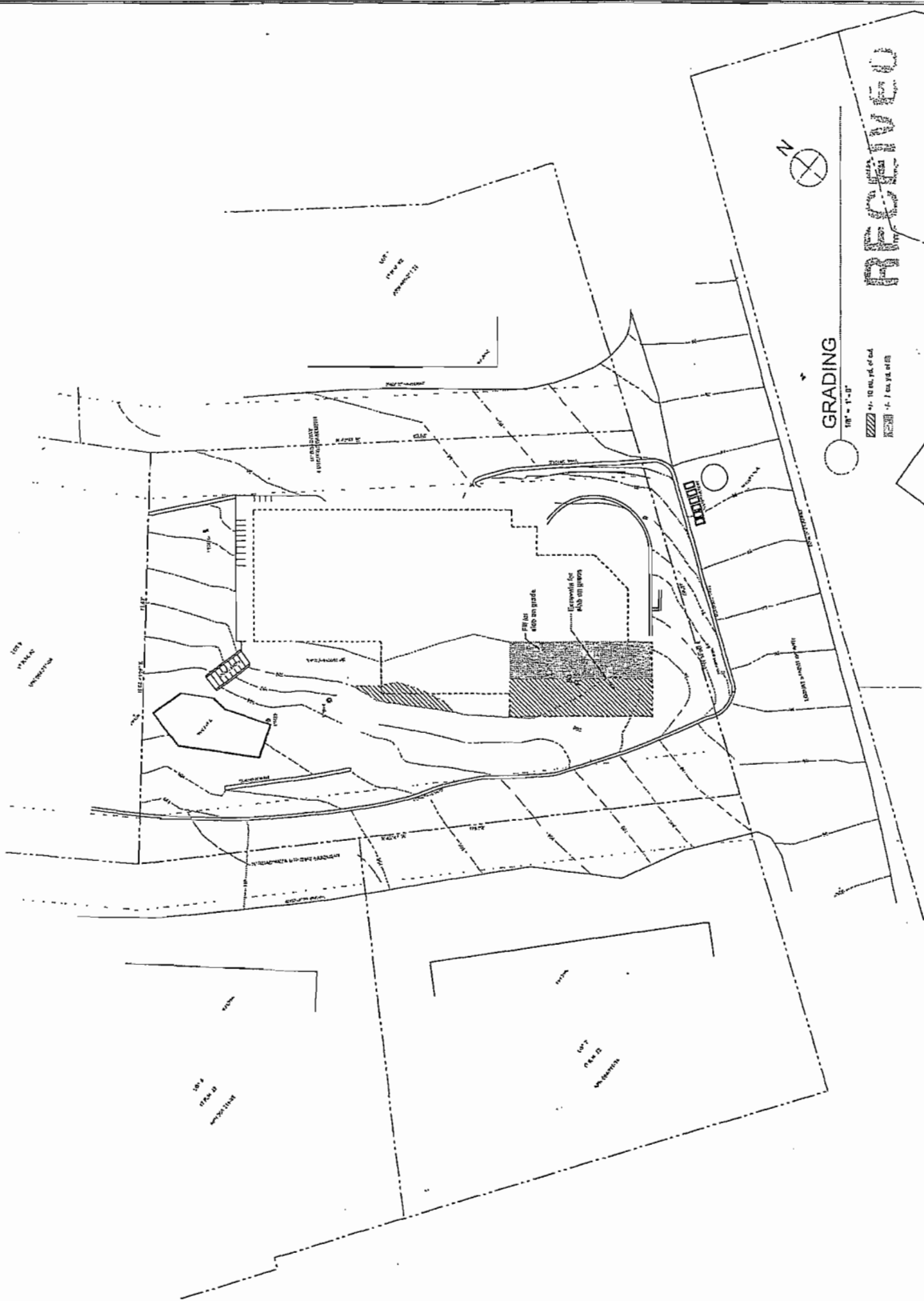
APR 27 2003

RECEIVED



GRADING  
1/8" = 1'-0"

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



A0.2  
April 11, 2003

NO.	
REVISIONS	

REMODEL & ADDITON  
600 A LOCUST  
SAUSALITO, 94965  
A.P.N. 064-211-27

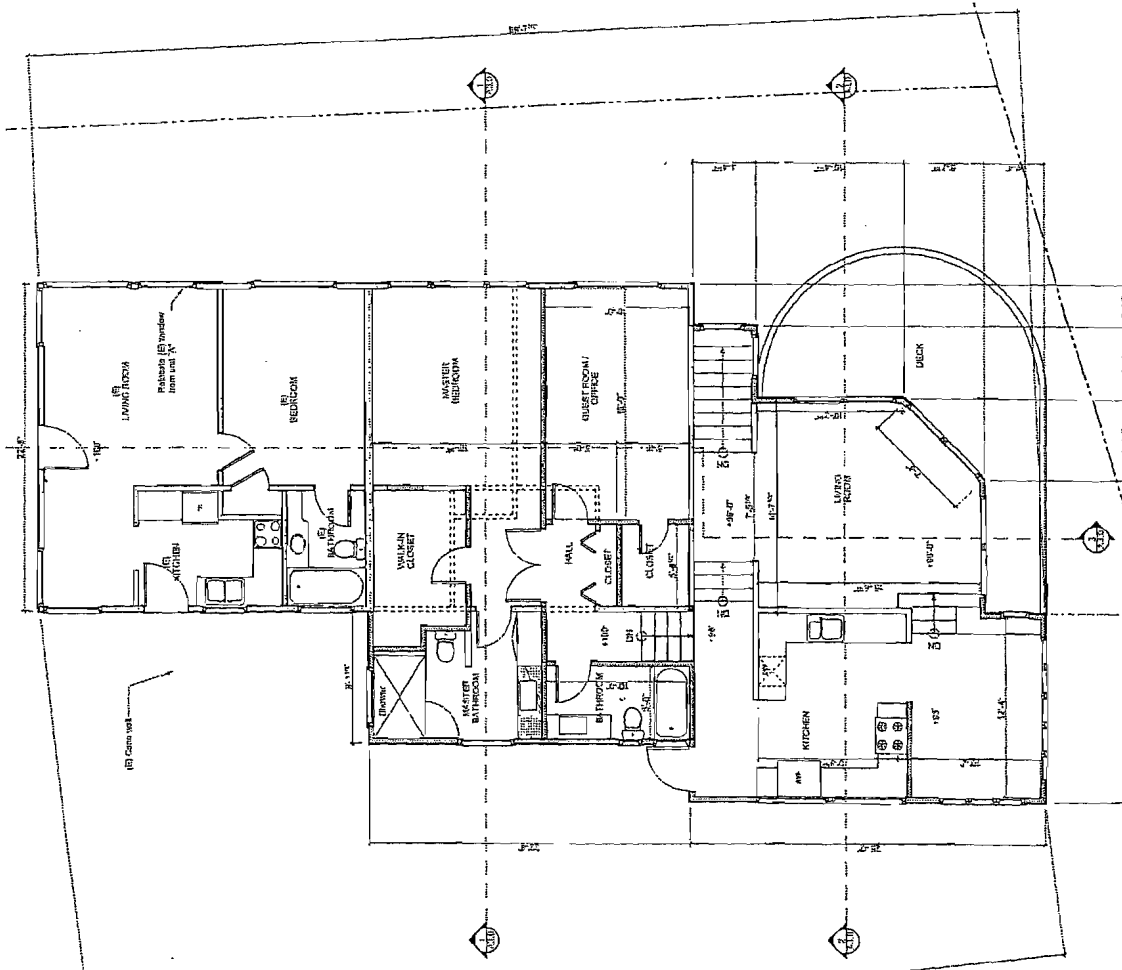
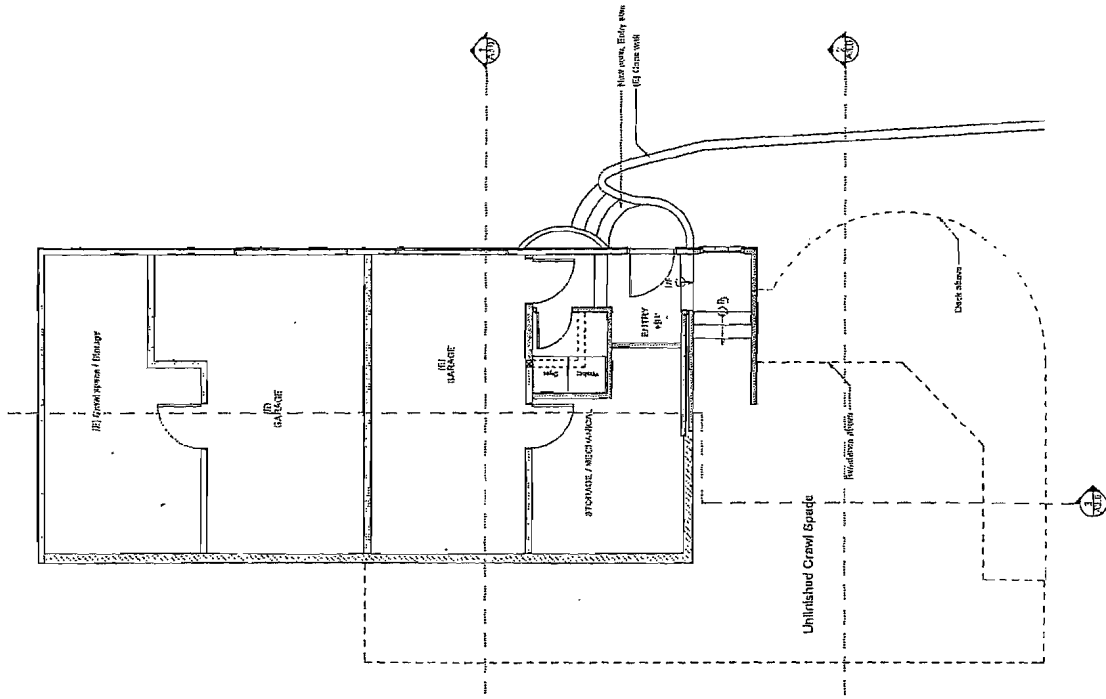
DONALD OLSEN  
ASSOCIATES ARCHITECTS  
322 B Street, Sausalito, CA 94965  
Tel: 415-223-2227 Fax: 415-223-2228  
www.donaldolsen.com

DONALD OLSEN ASSOCIATES ARCHITECTS  
 105 Edgewood, Brea, CA 92609 Tel: 949-273-0277 Fax: 949-273-0277 Email: don@donaldolsen.com

**REMODEL & ADDITION**  
 600 A LOCUST  
 SAUSALITO, 94965  
 A.P.N. 064-211-27

NO.	REVISED

**A10**  
 APR 21, 2009

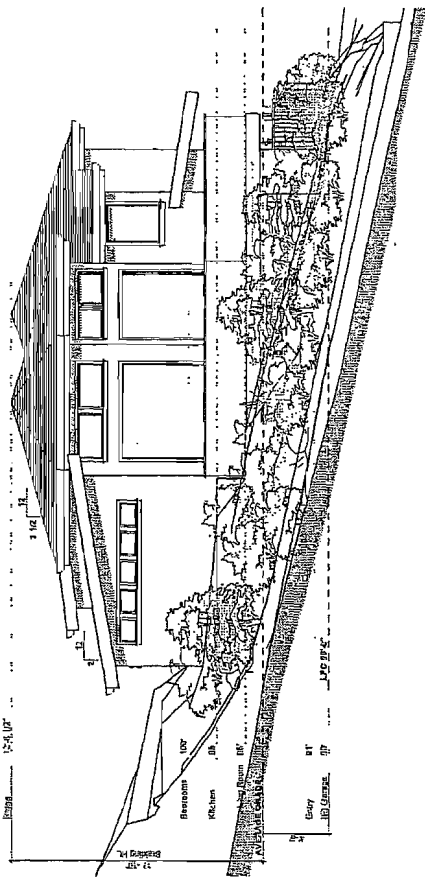


GARAGE FLOOR PLAN  
 1/8" = 1'-0"

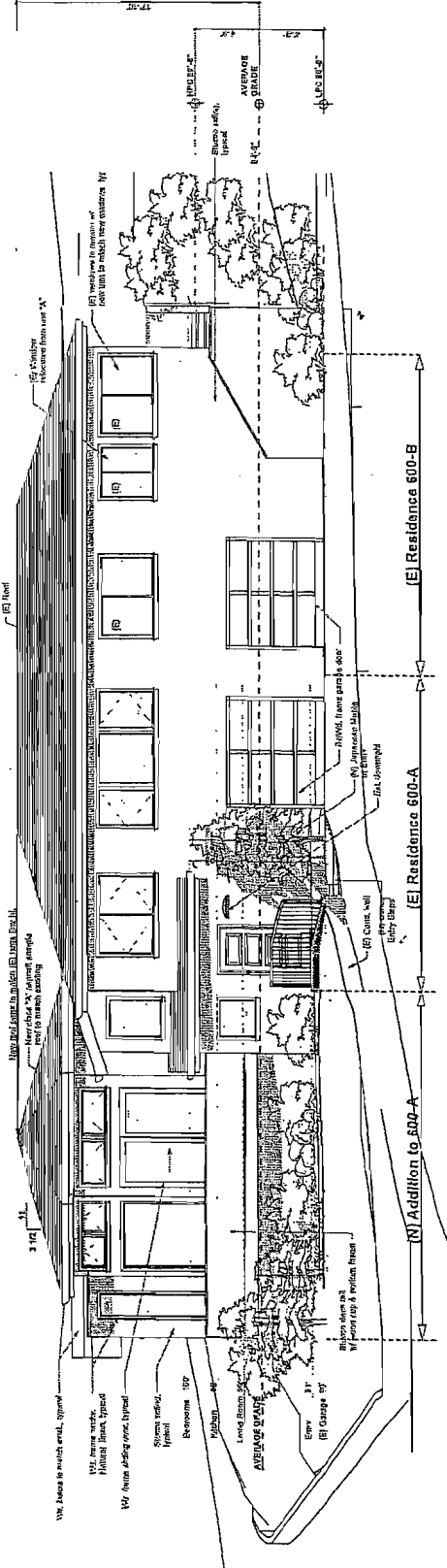
FLOOR PLAN  
 1/8" = 1'-0"

APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT



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



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

RECEIVED

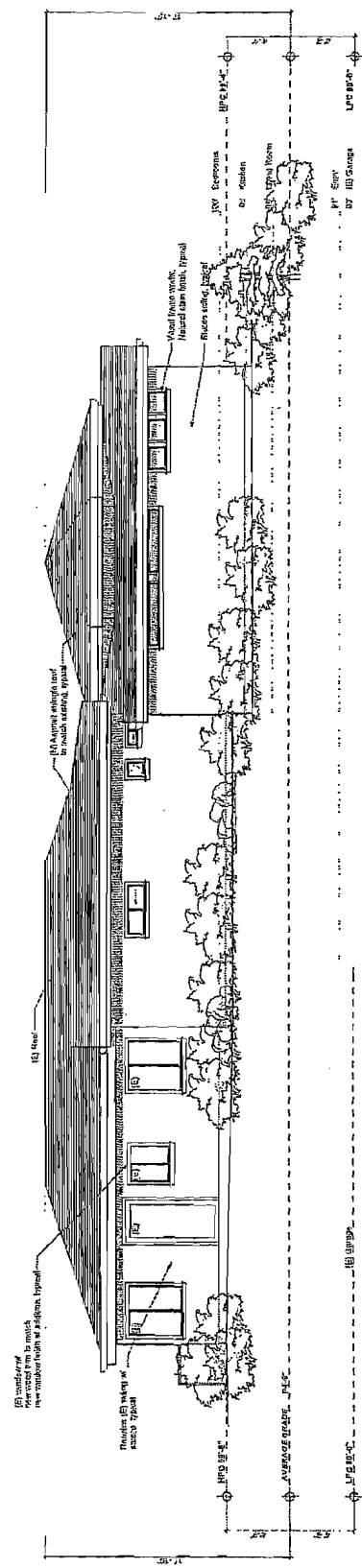
APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPARTMENT

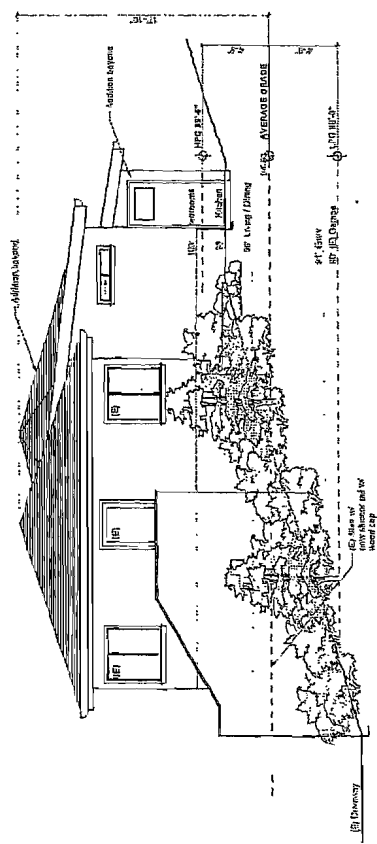
RECEIVED

APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT.



WEST ELEVATION



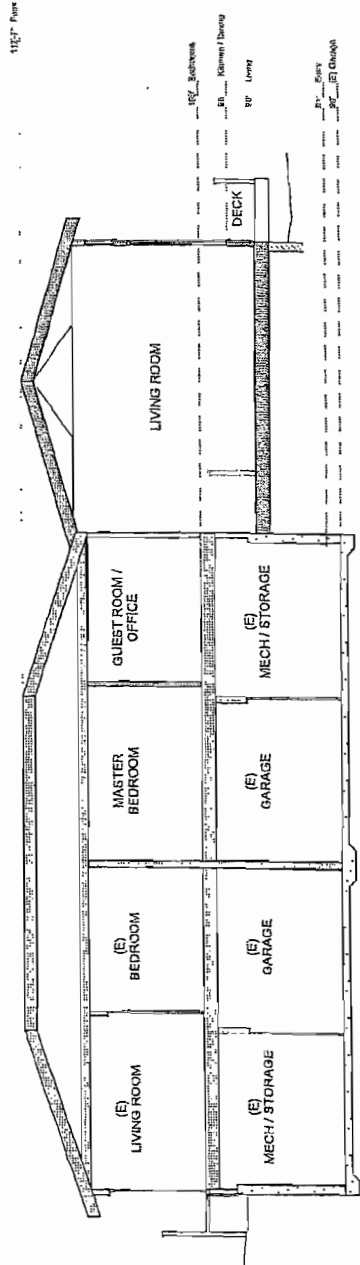
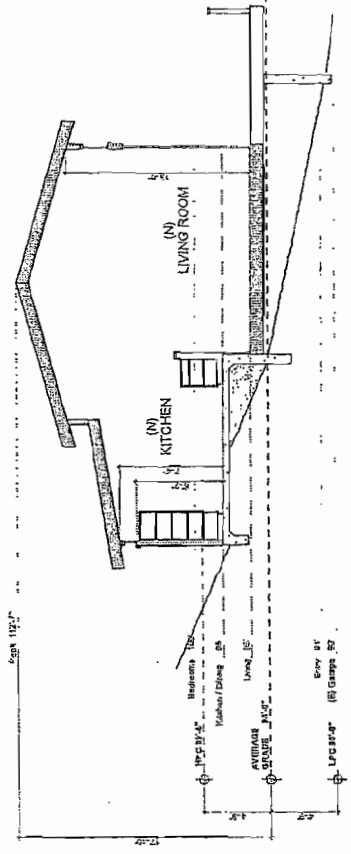
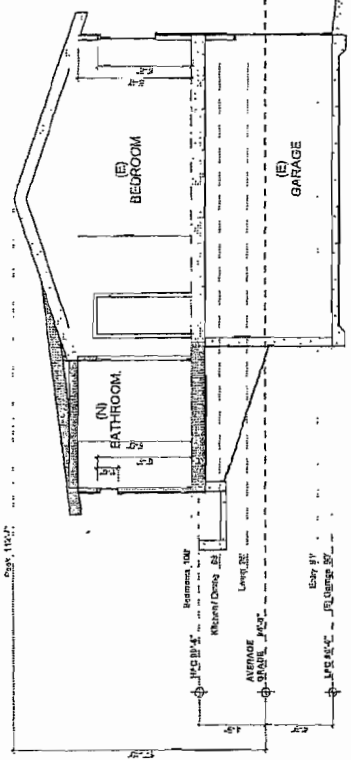
NORTH ELEVATION



RECEIVED

APR 27 2006

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT



1 Section 1  
 ELEVATION - FRONT

2 Section 2  
 ELEVATION - SIDE

3 Section 3  
 ELEVATION - REAR

# STAFF REPORT


## SAUSALITO PLANNING COMMISSION

**PROJECT:** Akraboff/600A Locust Street  
Design Review Permit  
DR 08-002

**MEETING DATE:** October 14, 2009

**PROPERTY OWNER:** Vanya Akraboff

**APPELLANT:** Robert Beifuss, 85/87 Girard Avenue

**STAFF:** Lilly Schinsing, Associate Planner 

*This staff report supplements the staff report dated June 3, 2009*

### REQUEST

The City Council requests Planning Commission review of a Design Review Permit at 600A Locust Street (APN 064-211-27). On June 3, 2009 the Planning Commission adopted Resolution No. 2009-26 which approved a Design Review Permit for a 904 square foot addition at 600A Locust (property owner, Vanya Akraboff). Subsequently, an appeal was filed by appellant Robert Beifuss, 85/87 Girard Avenue. On July 21, 2009 the City Council heard the appeal of the Planning Commission decision and remanded the project to the Planning Commission for a recommendation on privacy concerns between the appellant and the owner of the subject property.

### PROJECT HISTORY AND BACKGROUND

The applicant submitted plans on January 20, 2008 for an addition to the southern unit of the duplex at 600 Locust Street. On July 23, 2008 the Commission reviewed the Design Review Permit application (see **Exhibit G** in the June 3, 2009 staff report, included in the July 21, 2009 City Council appeal staff report which has provided under separate cover to the Planning Commission<sup>1</sup>). During the public comment period several neighbors expressed concern with the neighborhood compatibility of the new addition and primary view obstruction from 613 and 615 Locust Street. The Commission expressed concern with the project related to consistency with neighborhood compatibility policies in the General Plan, drainage, and landscaping. After discussion, the Planning Commission continued the public hearing to a date uncertain with instruction to the applicant and property owner to consider the Commission's direction and work with the neighborhood to reduce the view impacts.

The applicant resubmitted plans on April 27, 2009 which proposed to expand the unit by extending the structure to the east towards the front and side property lines, creating an additional 904 square feet of floor area, 1,090 square feet of building coverage, and 1,437 square feet of impervious surfaces. The addition would increase the structure size to 1,870 square feet of floor area (37% of the net site area) and 2,110 square feet of building coverage (32% of the total site area). The existing height of the structure will be maintained and the roof of the new addition will match the height of the existing roofline.

On June 3, 2009, the Planning Commission reviewed the resubmitted plans. To address the view obstruction issue, a view line from the living room window at 613 Locust to the existing roof eave of 600A Locust was established and the addition was redesigned to fit below the view line. During the

<sup>1</sup> The Staff Report and audio recording from the July 21, 2009 City Council meeting are available on the City's website at [www.ci.sausalito.ca.us/index.aspx?recordid=1298&page=43](http://www.ci.sausalito.ca.us/index.aspx?recordid=1298&page=43). These documents are also available for public review at the Community Development Department public counter at 420 Litho Street.

public comment period John Boldes, property owner of 610/612 Locust, expressed concern about the proximity of the southern portion of the residence to the existing driveway curb.

The Commission considered requiring a reduction in the eave length to mitigate possible safety hazards (see **Attachment 7** in the City Council Staff Report dated July 21, 2009 for an excerpt the minutes from the June 3, 2009 Planning Commission hearing).

After a discussion about the potential safety hazard of the addition, the Commission voted 4-0 (Bair – absent) to approve Resolution No. 2009-26 which approved the Design Review Permit for the addition with the added condition that the eave on the southwestern side of the addition be reduced by one foot (see **Attachment 6** in the City Council Staff Report dated July 21, 2009 for the Planning Commission Resolution).

On June 15, 2009, Robert Beifuss, property owner of 85 Girard Avenue, filed an appeal of the Planning Commission's decision. There were two grounds for Mr. Beifuss' appeal: privacy impacts and neighborhood compatibility.

Privacy is addressed in *Chapter 10, Section 10.54.050.D* (Design Review Findings). To approve a Design Review permit the Planning Commission must find that:

*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 (10.54.050.D.9).*

Neighborhood Compatibility is addressed in Municipal Code *Chapter 10, Section 10.54.050.D* (Design Review Findings) and the General Plan (specifically *Objective CD-1.0, Scale and Architectural Diversity and Policy CD-1.3, Neighborhood Compatibility*).

To approve a Design Review permit the Planning Commission must make two findings regarding neighborhood compatibility:

*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 (10.54.050.D.2)*

*The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district (10.54.050.D.3)*

The City Council heard the appeal on July 21, 2009 (copies of the City Council Staff Report and the approved City Council minutes from July 21, 2009 have been provided under separate cover to the Planning Commission). Staff recommended denial of the appeal on the basis that Findings 2, 3 and 9 in Section 10.54.0505.D were appropriately made in Planning Commission Resolution 2009-26.

At the hearing Staff suggested if the City Council was not able to make the finding related to privacy to support the Design Review Permit, the Council should consider a condition to mitigate the appellant's privacy concerns. Since the filing of the appeal the appellant and the applicant had been in discussions regarding a screening structure to shield the appellant's southernmost windows from the proposed addition (see **Attachment 13** in the City Council Staff Report dated July 21, 2009). Staff prepared a condition of approval for the Council's consideration that would require the applicant to pay for the permitting and construction of a fence or arbor on 85 Girard Avenue to screen the southernmost corner windows of 85 Girard Avenue from the northeastern corner of the subject residence.

In addition, the applicant's architect, Don Olsen, represented that the applicant would like to modify the applicant's landscaping plan to add a 42-inch box oak located at the southeastern portion of the deck to screen the view from the deck area to the appellant's window (see **Attachment 23** in the City Council Staff Report dated July 21, 2009). To mitigate the appellant's privacy concerns, Staff suggested at the meeting that the Council consider this additional tree as a project condition of approval.

Staff also informed the City Council that since the filing of the appeal the applicant and John Boldes, 610/612 Locust, had been in discussions regarding modifications to the project which would reduce the massing of the addition and address Mr. Boldes' concerns. The applicant agreed to request an amendment of the plans approved by the Planning Commission to reduce the southwest dining room wall and eave by one foot to the northeast (see **Attachment 22** in the City Council Staff Report dated July 21, 2009 for correspondence from Mr. Boldes). These modifications would reduce the massing of the structure at the southern corner of the parcel and pull the addition further away from the existing private driveway. Staff advised the City Council that these modifications could be approved by the City Council at the appeal hearing.

Several pieces of late correspondence were received at the City Council appeal hearing. The Welborns, who were in escrow at 606 Locust Street, submitted a letter as late correspondence to the City Council stating concerns related to the proximity of the residence to the curb and the exterior appearance of the residence. In response, Ms. Akraboff agreed to move the residence and eaves further away from the curb, maintain the exterior façade of the home as half stucco/half shingle and not allow new landscaping to grow to a height greater than the height of the eaves (see **Exhibit P** for correspondence from the Welborns, and the Akraboff-Welborn agreement). Staff supplied a revised resolution of denial for the City Council's consideration which incorporated the conditions of the Welborn-Akraboff agreement (see **Exhibit Q** for the revised draft Resolution of Denial presented at the July 21, 2009 City Council meeting).

On October 8, 2009 correspondence was received from Mr. Welborn indicating that the Welborns are in opposition of the project due to the size and design in addition to concerns that the addition will block primary views. The City Council will have an opportunity to review this impact at the next hearing on the appeal (anticipated in November).

Karin Scholz Grace and John Heiss, 615 Locust Street, submitted a letter as late correspondence stating concerns related to view impacts from the proposed addition (see **Exhibit R**). The letter was provided to the City Council at the appeal hearing on July 21, 2009. Ms. Scholz Grace

expressed concerns about a view impact at the first Planning Commission hearing on the project. Since the project redesign early in 2009, Staff was not aware that there was still a view concern from 615 Locust Street, and public testimony to this effect was not provided at the June 3, 2009 Planning Commission hearing. After noting Ms. Scholz Grace's concerns expressed at the July 21, 2009 City Council appeal hearing, Staff visited the site on August 17, 2009 and noted that the proposed addition would have a small impact on a tree-filtered water view of Richardson's Bay from the front entryway and kitchen areas of 615 Locust Street. The City Council will have an opportunity to review this impact at the next hearing on the appeal.

Mr. Beifuss presented a letter to Ms. Akraboff, a copy of neighborhood signatures previously submitted by Ms. Akraboff and some photographs at the City Council meeting (see **Exhibit S**).

#### **DIRECTION FROM THE CITY COUNCIL**

After public testimony and City Council discussion at the July 21, 2009 appeal hearing, the City Council voted unanimously to remand the application to the Planning Commission *for a recommendation on the privacy issue* (see the approved City Council minutes from July 21, 2009). The City Council will receive the Planning Commission's recommendation on the privacy issue at the continuation of the appeal hearing.

Ms. Akraboff's architect has submitted a proposal for a screening solution to address Mr. Beifuss' concerns. The proposal is to plant a Loquat tree approximately two feet away from the existing curb in front of Ms. Akraboff's property at 600 Locust Street to screen the view from the new deck at 600A Locust Street to the dining room windows of 85 Girard Avenue (see **Exhibit T** for a revised site plan and elevation demonstrating the location of the proposed tree; see **Exhibit U** for information supplied by the architect about Loquat trees). **Exhibit V** includes two photosimulations submitted by Ms. Akraboff's architect which indicate the view from 85 Girard Avenue looking towards the proposed addition area at 600A Locust and the screening that would be achieved with the proposed Loquat tree.

Ms. Akraboff's architect has also submitted materials indicating the primary views to be enjoyed by the proposed addition at 600 Locust (**Exhibit W**), including Richardson's Bay and Belvedere (see **Exhibit X**). Lastly, materials have been submitted by the applicant indicating the existing relationship between 600 Locust and 85 Girard in addition to the relationships between other residences in the area (**Exhibit Y**).

In reviewing the materials submitted by the applicant, Staff is in support of the screening solution and concludes that Design Review Permit Finding 9 (related to privacy) would be reinforced that "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" (emphasis added).

Staff is concerned that the proposed tree is too close to the private driveway and would recommend that any Planning Commission recommendation on a screening solution involving a tree would require that the tree be planted on the 600 Locust Street property outside of the easement area.

### **PUBLIC NOTICE AND COMMENT**

**Notice:** On October 2, 2009 notice of this proposal was posted and was mailed to all residents and property owners within 300 feet of the subject parcel as well as parties who previously participated in the project's proceedings.

#### **Correspondence/Comment:**

- Photographs were submitted by the applicant, Vanya Akrahoff, demonstrating the impact on views from the property at 615 Locust Street owned by Ms. Shultz Grace and Mr. Heiss (see **Exhibit Za**).
- A letter was submitted by Chris Welborn, 606 Locust, opposing the project (see **Exhibit Zb**).
- Letters were submitted by Vanya Akrahoff in response to Chris Welborn's opposition letter (see **Exhibit Zc**).

### **RECOMMENDATION**

Staff recommends the Planning Commission consider the privacy solution proposed by Ms. Akrahoff's representative and make a recommendation on the privacy issue to the City Council.

### **EXHIBITS**

*The lettering of Exhibits continues the sequence from the June 3, 2009 staff report*

- O. Vicinity Map
- P. Welborn late correspondence, date stamped received July 21, 2009
- Q. Resolution of Denial (revised draft) presented at the July 21, 2009 City Council meeting
- R. Scholz Grace and Heiss late City Council correspondence, date stamped received July 21, 2009
- S. Beifuss late City Council correspondence, date stamped received July 21, 2009
- T. Revised site plan and elevation, submitted by Olsen, date stamped received September 30, 2009
- U. Loquat tree information, submitted by Olsen, date stamped received September 30, 2009
- V. Photosimulations, submitted by Olsen, date stamped received September 30, 2009
- W. Primary viewshed from 600 Locust, submitted by Olsen, date stamped received September 30, 2009
- X. Primary views from addition of 600A Locust, submitted by Olsen, date stamped received September 30, 2009
- Y. Photographs submitted by Olsen, date stamped received September 30, 2009
- Z. Correspondence
  - a. Photographs from Akrahoff, date stamped received September 30, 2009
  - b. Letter from Welborn, date stamped received October 8, 2009
  - c. Letter from Akrahoff, date stamped received October 8, 2009

VICINITY MAP

SUBJECT  
PARCEL  
600 Locust



EXHIBIT O  
(PAGE)

RECEIVED

JUL 21 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Lilly Schinsing

From: chris\_welborn@yahoo.com  
Tuesday, July 21, 2009 2:45 PM  
To: Jonathan Leone; Mike Kelly; Linda Pfeifer; up4days@aol.com; Amy Belser internet mail  
Cc: Lilly Schinsing  
Subject: Letter to Mayor and City Council re: 600 Locust  
Attachments: 600 Locust Email.pdf

Dear Mayor and City Councilmembers,

We are writing in response to the appeal of the proposed addition at 600 Locust.

We are in escrow to purchase and occupy a home at 606 Locust, with a close date of July 31st (10 days from today). Last weekend during our site inspection we met Vanya Akrahoff of 600 Locust and first learned of her plans to create a 906 SF addition. When we made our offer to purchase the house we were under the impression the "story poles" for her addition were actually depicting a garden gazebo and deck based on the octagonal design and extremely close proximity - less than 2 feet - to the street directly in front of our house.

The proposed project creates significant negative impacts to our property and the surrounding properties. Most notably:

- It will significantly block our expansive and beautiful views of the Bay. We intend to convert a portion of the south lower level of the home to a master bedroom without altering the footprint or exterior structure of our house. As such, our Primary Views of the Bay from the master bedroom will be nearly eliminated or obstructed by her proposed addition.
- It is visually imposing from the east, south and west - the overall size, scale, style and exterior stucco finish of the project does not fit in with the quaintness of the surrounding neighborhood.
- It creates a hazard for cars and pedestrians that use Locust and the adjoining private roads by blocking the corner with its extremely close proximity to the road. Ms. Akrahoff's original architect plans in 2008 requested 760 SF. Her current 906 SF request is a 19% increase in building mass. Additionally the 2008 west setback appeared to be at least 5 feet from the road, which is a common sense and reasonable distance from the street, compared to the current distance of under 2 feet from the street. We have two young daughters, ages 3 and 6 years old. All vehicles driving up the hill on Locust must accelerate quickly to navigate the grade of the hill. Accelerating vehicles, narrow streets/driveways plus a newly created blind spot are a dangerous combination for children, pedestrians, other vehicles and Ms. Akrahoff's proposed living space.

Unfortunately, we have had less than 10 days to research and absorb what appears to be a lengthy two year project with a significant amount of neighborhood controversy and opposition to the proposed project. However, we spent several hours both yesterday and today in congenial discussions with Ms. Akrahoff, Mr. Olson and Ms. Schinsing and we reached agreement with Ms. Akrahoff on proposed design changes that are included in a resolution drafted by staff for your approval this evening (see attached email agreement).

We respectfully request that you approve the resolution with the proposed design changes. If you are unwilling to approve the resolution as presented then we respectfully request that you remand the project to the Planning Commission for further review.

Respectfully,

EXHIBIT P 63  
(3PAGES)





RECEIVED  
JUL 21 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

600 Locust - agreement between Welborn (606 locust) and Akraboff

Tuesday, July 21, 2009 9:25 AM

From: "Vanya Akraboff" <[vanya@giantsf.com](mailto:vanya@giantsf.com)>

To: LSchinsing-verify-1242067406.11154.1.0.76b4c125@ci.sausalito.ca.us, "Donald Olsen" <[don@dskoarchitects.com](mailto:don@dskoarchitects.com)>

Cc: [chris\\_welborn@yahoo.com](mailto:chris_welborn@yahoo.com)

**From:** Vanya Akraboff <[vanya@giantsf.com](mailto:vanya@giantsf.com)>

**Date:** July 21, 2009 9:21:44 AM PDT

**To:** [chris\\_welborn@yahoo.com](mailto:chris_welborn@yahoo.com)

**Subject:** Re: 600 Locust - agreement between Welborn and Akraboff

Hi Chris,

With this e-mail response, I agree to comply your request below.

I or Don will mention it in the hearing this evening to become part of the approval.  
Vanya Akraboff

Vanya Akraboff | Group Creative Director

**Giant**

60 Broadway, San Francisco, CA 94111

T 415 655 5230 | F 415 655 5201 | [www.giantsf.com](http://www.giantsf.com)

On Jul 21, 2009, at 1:06 AM, [chris\\_welborn@yahoo.com](mailto:chris_welborn@yahoo.com) wrote:

Hi Vanya,

Given how busy we both are at work and in anticipation that we'll reach a friendly agreement today and avoid a scene at the council meeting tonight, I am enclosing a simple letter agreement below.

I look forward to hearing from you.

Best regards,

Chris

Dear Vanya,

This email shall serve as confirmation of the agreement we reached today regarding your proposed 906 SF addition at 600 Locust, Sausalito, CA. We mutually agree to the following conditions on the project:

- The entire west dining room wall to be at least 5 feet plus 6 inches (66 inches total) from the Akraboff property side of the private road and curb. Starting measurement to be from the easterly edge of the curb (not the westerly edge of the

64

Lilly Schinsing

---

m: Vanya Akraboff [vanya@giantsf.com]  
Tuesday, July 21, 2009 9:47 AM  
To: Lilly Schinsing  
Subject: 600 Locust - agreement between Welborn (606 Locust) and Akraboff

RECEIVED  
JUL 21 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

From: Vanya Akraboff <vanya@giantsf.com>  
Date: July 21, 2009 9:21:44 AM PDT  
To: [chris\\_welborn@yahoo.com](mailto:chris_welborn@yahoo.com)  
Subject: Re: 600 Locust - agreement between Welborn and Akraboff

Chris,  
With this e-mail response, I agree to comply your request below.  
Vanya Akraboff

Dear Vanya,

This email shall serve as confirmation of the agreement we reached today regarding your proposed 906 SF addition at 600 Locust, Sausalito, CA. We mutually agree to the following conditions on the project:

- The entire west dining room wall to be at least 5 feet plus 6 inches (66 inches total) from the Akraboff property side of the private road and curb. Starting measurement to be from the easterly edge of the curb (not the westerly edge of the curb).
- The west side eaves to have a depth of no greater than 6 inches.
- New building facade to be shingles only or shingles/stucco combo to match the existing building and neighborhood character.
- All landscape to be maintained to a height not greater than the height of the eaves, with no plants or trees expected to mature greater than the height of the eaves.

Please reply with your signature and/or email confirmation by 10 am PST, Tuesday July 21, 2009.

Best regards,

Chris & Kim Welborn  
606 Locust (In Escrow - Firm)

65

RESOLUTION NO. XX

RESOLUTION OF THE SAUSALITO CITY COUNCIL DENYING AN  
APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A  
DESIGN REVIEW PERMIT FOR CONSTRUCTION OF A RESIDENTIAL ADDITION  
AND REMODEL AT 600A LOCUST STREET  
(DR 08-002)

---

WHEREAS, on January 30, 2008, applicant John McCoy of Don Olsen and Associates Architects, on behalf of property owner Vanya Akrahoff, filed an application for a design review permit to construct a 904 square foot addition to the residential unit at 600A Locust Street (APN 064-211-27);

WHEREAS, on July 23, 2008 and June 3, 2009, the Planning Commission conducted duly-noticed public hearings, considered the information contained in the respective staff reports, and considered testimony by all interested persons regarding the proposed project; and

WHEREAS, on June 3, 2009, the Planning Commission adopted Resolution 2009-26 which approved Design Review Permit DR 08-002 to construct a 904 square foot addition to the unit at 600A Locust Street; and

WHEREAS, on June 15, 2009, Robert Beifuss filed a timely appeal of the Planning Commission's approval of DR 08-002; and

WHEREAS, on July 21, 2009, the City Council conducted a duly-noticed public hearing on the appeal, considered oral and written testimony, and considered information in the staff report; and

WHEREAS, the City Council confirms that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) and 15303(a); and of the State CEQA Guidelines.

**NOW, THEREFORE, THE CITY COUNCIL HEREBY FINDS AND RESOLVES AS FOLLOWS:**

**SECTION 1.** The City Council hereby denies the appeal and upholds the decision of the Planning Commission.

**SECTION 2.** The City Council hereby affirms the findings and conditions of approval listed in the attached Planning Commission Resolution No. 2009-26 with the following added as additional general conditions:

EXHIBIT Q  
(2 PAGES) 60

*Condition X. The plans shall be amended to incorporate the following revisions:*

- 1. The southwest dining room shall be reduced by one foot-ten inches;*
- 2. The southern corner of the dining room wall shall be located five feet six inches from the inside edge of the curb;*
- 3. The southwestern eaves of the addition shall be reduced to a maximum of six inches;*
- 4. Wooden shingles shall be included on the upper story of the entirety of the residence to match the existing shingles; the lower portion of the residence shall be treated with stucco.*

*The amended plans shall be subject to the review and approval of the Community Development Director.*

*Condition X. All new landscaping on site shall be maintained to a height which is not greater than the height of the eaves.*

**RESOLUTION PASSED AND ADOPTED** at the regular meeting of the City of Sausalito City Council on the \_\_\_ day of \_\_\_\_\_, 200\_\_, by the following vote:

**AYES:** Councilmember:  
**NOES:** Councilmember:  
**ABSENT:** Councilmember:  
**ABSTAIN:** Councilmember:

\_\_\_\_\_  
Jonathan Leone, Mayor  
City of Sausalito

**ATTEST:**

\_\_\_\_\_  
Debbie Pagliaro  
City Clerk

Attachment: Planning Commission Resolution No. 2009-26

I:\CDD\PROJECTS - ADDRESS\G-L\Locust 600\600 Locust appeal creso deny-revised 7-21.doc

## Lilly Schinsing

---

**From:** Karin Scholz Grace [karin@wolfback.com]  
**Sent:** Saturday, July 18, 2009 12:38 PM  
**To:** Lilly Schinsing  
**Subject:** 600 Locust

RECEIVED  
JUL 21 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Hi Lilly,

Thank you for notifying us of the planning commission hearings regarding 600 Locust St. We have been away extensively dealing with a critical illness in the family, but have just returned and had the opportunity to review the latest proposed plans and view the story poles at the site.

While I see that the revised plans reduce the view infringement compared to the previous proposal, there is still a substantial negative impact on the view from our home and outdoor space at 615 Locust Street, so we oppose the construction.

Our lot at 615 Locust does not have a "big" view, like many Sausalito lots enjoy; the neighboring house at 613 Locust blocks the direct downhill sightline. So the valuable visual connection to the water and the hills of Tiburon beyond exists only at the front of the lot and the rear of the lot, looking diagonally "around and past" 613 Locust.

Unfortunately, the proposed new construction at 600 Locust St still obstructs a significant portion of that view, from the front deck, entryway, kitchen, and north end of the living room. I request that the commission reverse the approval of the permit for this project.

I won't be able to attend the meeting on July 21, but ask that you enter this correspondence into the record for the commissioners to consider. If you or any of them have any questions, please call me at 415.331.9950. I also give permission for you and the commissioners to enter the property to view the sightlines.

Best regards,  
Karin Scholz Grace and John Heisse  
owners of 615 Locust St, Sausalito

EXHIBIT R  
(PAGE) 68

#1  
RECEIVED

JUL 21 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT  
COMMUNITY DEVELOPMENT

Robert Beifuss  
66 Marion Ave.  
Sausalito, CA 94965

Vanya Akraboff  
600 Locust St.  
Sausalito, CA

Cc: John McCoy, Donald Olsen Associates Architects

Dear Vanya,

As you are aware, we have had several conversations over the last year regarding my objections to your project at 600 Locust St.

At our last scheduled meeting you remained in the house while I spoke with your architect John McCoy. John and I discussed some of my major concerns about your project and some possible solutions which he assured me he would relay to you. ~~He~~ subsequently left two or three phone messages for you, none of which were returned. I therefore felt I had no choice but to go ahead with the appeal process. I've since been speaking with your neighbors and have learned that there are several that strongly oppose this project mainly because of the density and mass. They were unable to attend the last meeting but will be writing letters and hope to attend the upcoming hearing in front of the city council.

Your proposed project has a detrimental impact on my property and I have the most to lose should it be passed. Your proposed new living room windows, doors and wrap around deck would be approximately 6 feet lower than your existing windows are now and will provide you with various vantage points from which to see into the main living space of my unit at 85 Girard. As you well know, the window blinds on the west corner of my building are usually closed due in part to the fact that your existing east facing living room window looks directly down into that window. Since your proposed new addition would be much lower than your existing windows, your view will be directly into the kitchen, dining room and living room of my unit. This is particularly disturbing as it would eliminate all of the privacy for this unit. The only solution for anyone living there would be to keep the blinds closed at all times which is not an option since these south facing windows provide the majority of sunlight.

I feel that there should be some consideration granted to me to minimize these effects on my property. It is unfair for my property to suffer a significant detrimental outcome all at the expense of your gain. I recently spoke with John McCoy about my ideas and suggestions and he informed me that you were not interested in any discussion.

EXHIBIT 5 69  
(8 PAGES)

Page 2 . . .

However, if you reconsider I have made the following suggestions to John in our recent phone conversation. These would include a gate with an arbor at the corner of the south facing window, a small retaining wall to support a 6 foot fence for continuity and privacy and the removal of my Junipers to be replaced by a couple of trees.

If you are open to discussing these options I will be available anytime from now until July 5, 2009 after which time I have a busy travel schedule and will be in and out of town up until the scheduled hearing. I hope we can come to some reasonable outcome that resolves this matter.

Sincerely,

A handwritten signature in cursive script that reads "Robert Beifuss". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Robert Beifuss

# 2

RECEIVED

JUL 14 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

3)

Brian Collins 89 Girard Ave  
Name Address

7/12  
Date

RECEIVED

Additional comments:

Looks great!

TENANT

JUL 5 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Katherine Doyle 608 Locust St.  
Name Address

7/12  
Date

KATHERINE DOYLE

Additional comments:

VANYAS TENANT

4)

Elizabeth A. Dufan 107 Girard Avenue aka  
Name Address

7/13/09  
Date

Additional comments:

looks good!

5)

JOHN BOLDUS AT 610 LOCUST HAS SIGNED AN ATTACHED

APPROVAL FORM WITH A CONDITION OF MOVING DINING

ROOM WALL. WE HAVE A CONTRACTUAL AGREEMENT,

(SEE ENCLOSED)

6)

JACQUE HEDGES AT 608 LOCUST HAS APPROVED

VERBALLY, WITH THE ABOVE CONTRACT IN PLACE,

AND WILL WRITE YOU A NOTE. 7/13/09



3) Alan Shirek 602 Locust St, Sausalito 7/9/09  
Name Address Date  
Additional comments: JUL 2009

We really like these plans. This home will greatly improve our street.

7) Kathy Shuck 603 Locust St, Sausalito 7/9/09  
Name Address Date

Additional comments:

8) Doug Childs 617 Locust 7-11-09  
Name Address Date

Stucco does not fit into the neighborhood - would prefer wood siding

9) Arvia Leach 613 Locust 7-11-09  
Name Address Date

We welcome the remodel of Vanya's home as long as it stays true to the storyboards.

10) Jennifer Mathern 1002-A Locust St 7.11.09  
Name Address Date

Additional comments:

Continued ->

#4

D O N A L  
A R C H I T E C T

NEIGHBORS APPROVALS  
& COMMENTS.

S E N  
RECEIVED  
JUL 14 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

July 7, 2009

Sausalito Planning Commission  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

IN TALKING TO NEIGHBORS,  
I'VE FOUND THAT ROBERT  
WAS DISHONEST AND  
MISLEADING TO CREATE  
A CASE AGAINST ME AND  
MISINFORMED THEM AS TO  
HIS BENEFIT.

RECEIVED  
JUL 21 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Re: 600-A Locust Street, Sausal  
APN: 064-211-27

Dear Council members:

We, as neighbors of Vanya Akrahoff, have reviewed the plans dated April 21, 2009 which received unanimous approval from the Planning Commission on June 03, 2009. These plans show the approved design to construct an addition to her home at 600-A Locust Street. We have no objections to the design or location of the proposed addition. By signing this letter we are showing our support for approval of this project.

*[Signature]*

619 LOCUST RD

7/8/09

Name: *[Signature]* Address: *[Signature]* Date: *[Signature]*  
Additional comments: I am very concerned about seeing hearing more folks on more outside decks. While I do support live & let live - this plan is WAY out there. Clark  
Robin Clark

Stucco NOT IN CHARACTER OF AREA, TOO LARGE!  
E WRAP AROUND PECK

*[Signature]*

79 Gilman

7/9/09

Name: BIANCA KRAMER Address: *[Signature]* Date: *[Signature]*

Additional comments:

After speaking & reviewing Vanya's plan, our impression is favorable. Our agreement was that she would cover the facade of her deck that faces our home with enough filigree to make the deck less visible from our home.

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

Additional comments:

ATTACHMENT 12  
(3 PAGES)

timed - 5A  
191  
architects.com

73

#5

Emily Weisbrod  
85 Girard Ave.  
Sausalito, CA 94965

**MY TENANT**

**RECEIVED**

JUL 21 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

July 14, 2009

Re: 602A Locust Street  
Sausalito, CA 94965

To Whom It May Concern:

I am writing because I'm concerned about the construction/remodel project that is planned for 602A Locust Street in Sausalito. I rent a small apartment directly below the project site and I am afraid that if the current proposed remodel plans are approved my privacy, my sense of spaciousness and my sunlight will be affected.

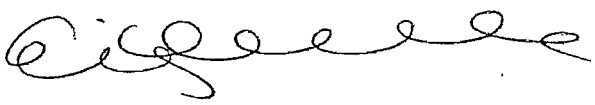
It is my understanding that the proposed plan includes a deck that will allow a view into my kitchen, dining room and living room. My unit is only about 450 square feet so basically the occupant at 602A will be able to peer into most of my living space. I also understand that the windows in 602A will be much lower than they are currently and thereby will allow a view into all the windows on the North-West side of my unit.

I have created an additional outdoor living space in the front of my apartment. Currently this space is fairly private from views above and I can sit in my patio without feeling "watched". If the plans proposed are approved the deck of the new addition will shadow my outdoor area and my sense of privacy will be eliminated.

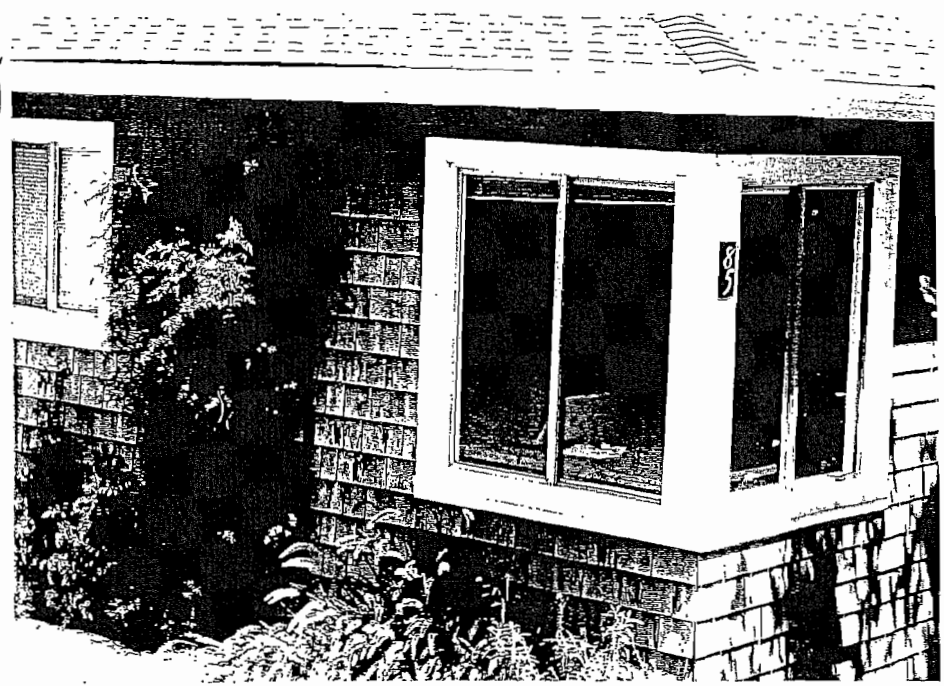
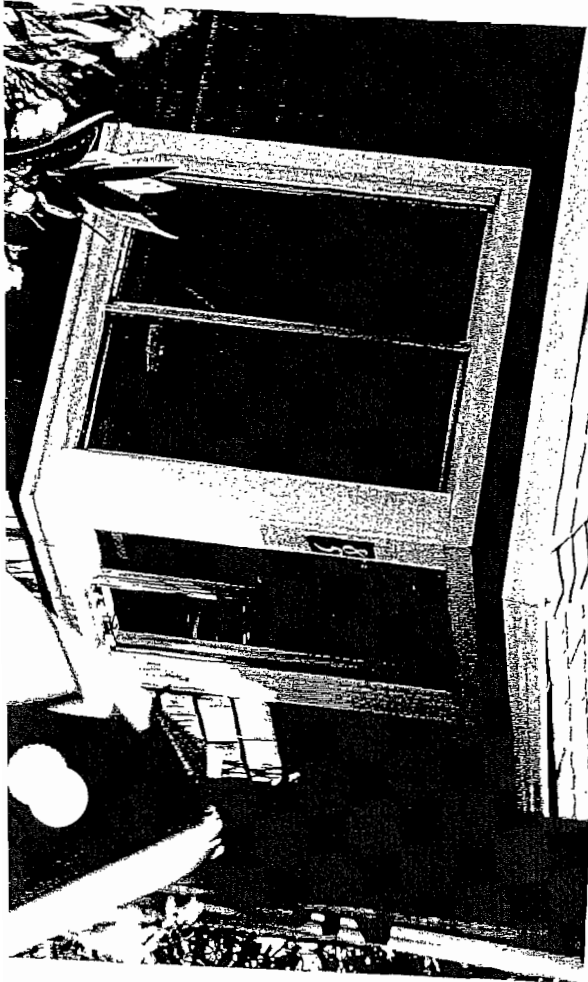
Finally, one of the things I love about my apartment and one of the primary reasons that I moved from my last apartment is the amount of sunlight that I get. My unit receives both morning and afternoon sun and I cherish this. I fear that the new structure will eliminate some of my sunlight, primarily in the winter months when the sun is lower.

I am not opposed at all to someone remodeling, improving and creating more living space, but I do think this can be done with more regard to the surrounding dwellings.

Sincerely,



Emily Weisbrod

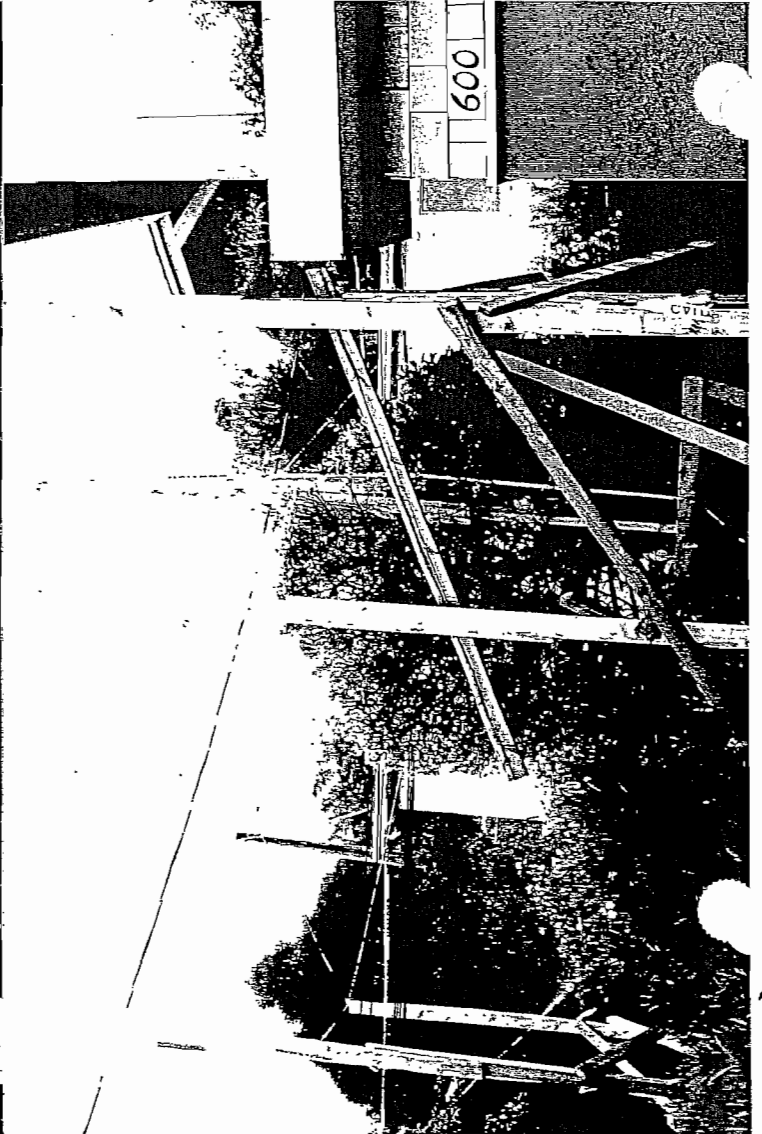
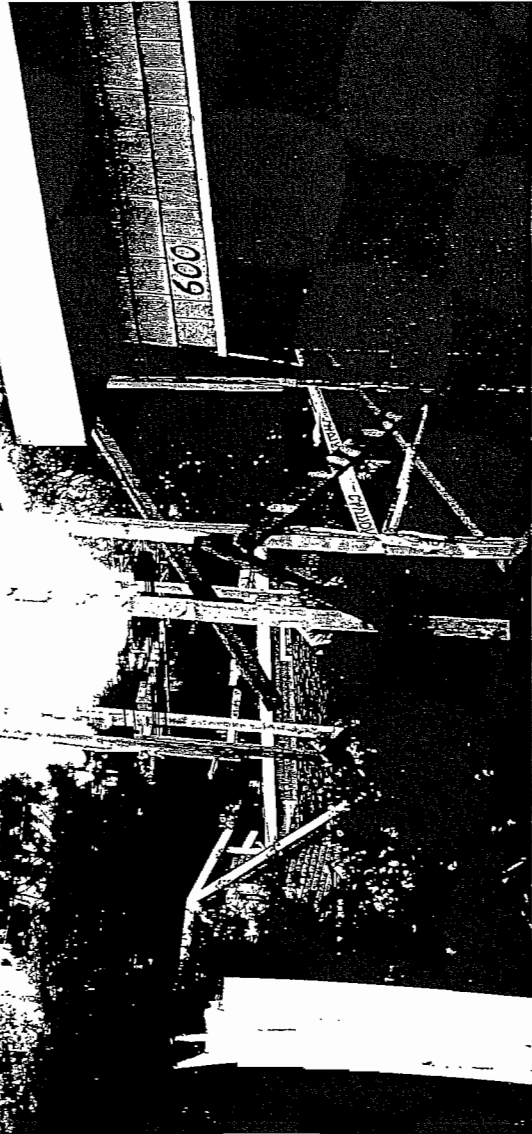
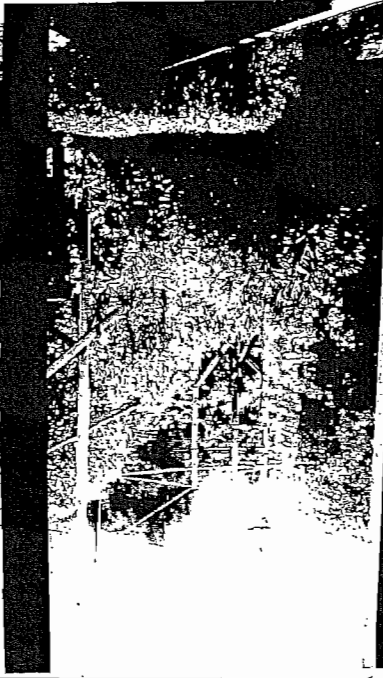


RECEIVED

JUL 21 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

75



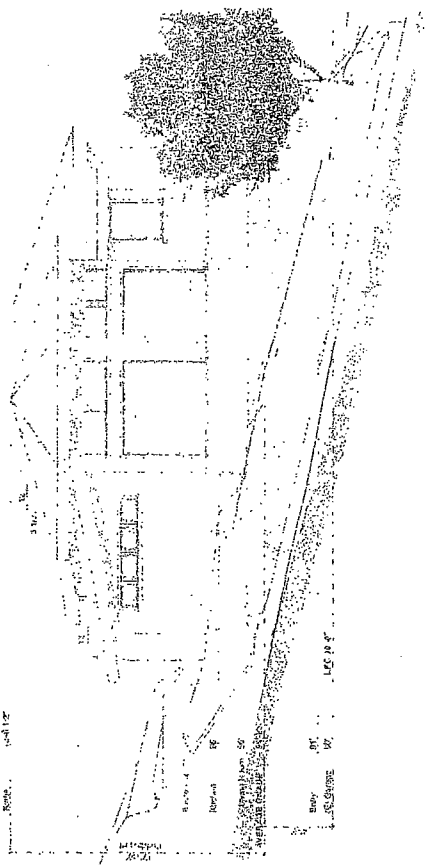
RECEIVED

JUL 21 2009

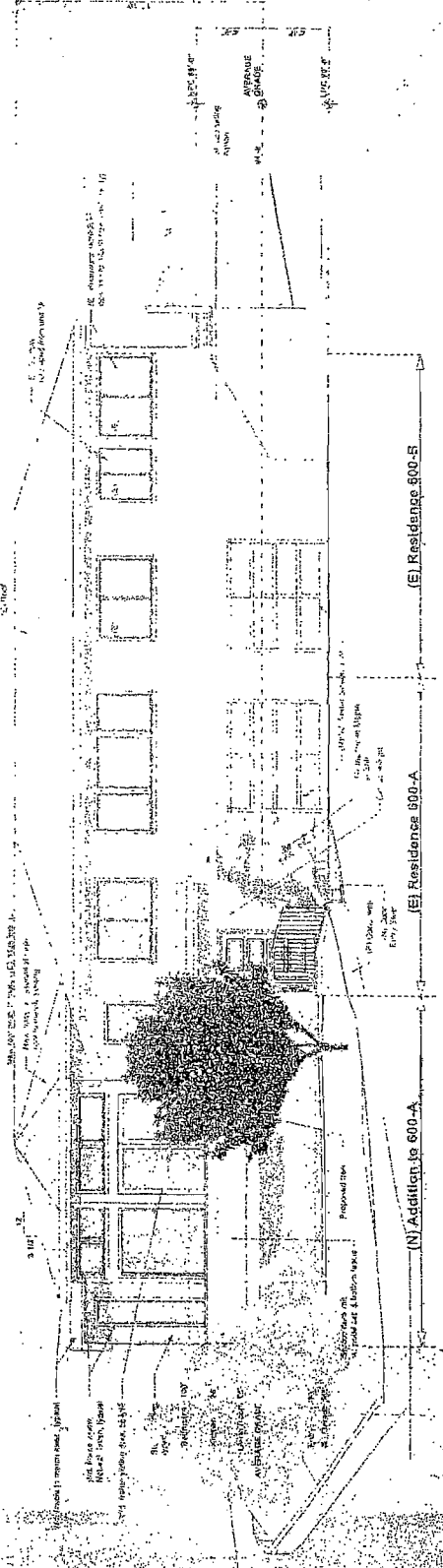
CITY OF SAN ANTONIO  
COMMUNITY DEVELOPMENT

7k

RECEIVED  
 SEP 23 1998  
 CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT



SOUTH ELEVATION

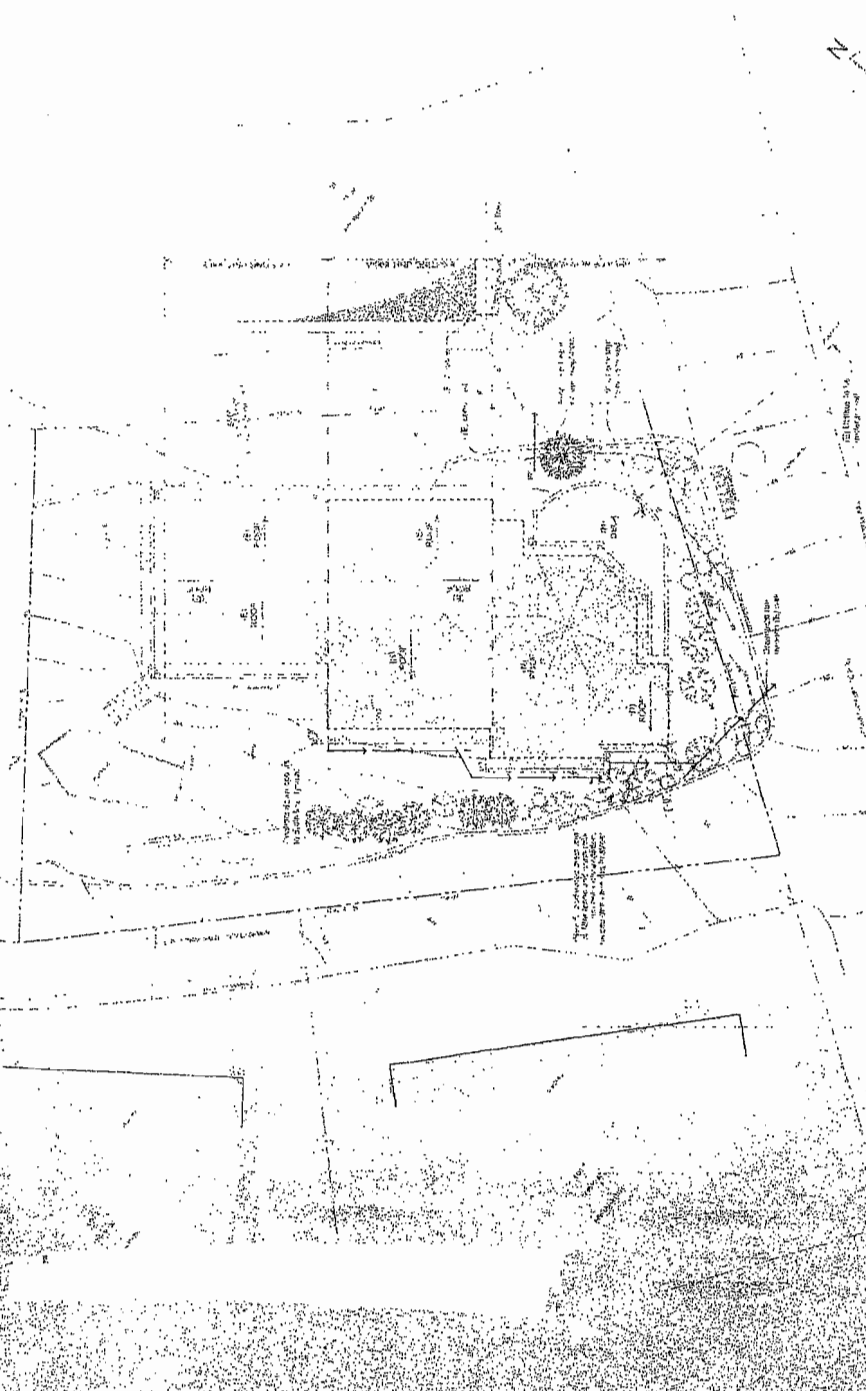


EAST ELEVATION

EXHIBIT T  
 (2 PAGES) 77



SITE



SITE PLAN

**OWNER**  
 Mrs. J. J. J. J.  
 12345 Main St.  
 San Jose, CA 95128

**CONSULTANTS**  
 600 ALDUST  
 12345 Main St.  
 San Jose, CA 95128

**PROJECT INFORMATION**  
 PROJECT: 600 ALDUST  
 ADDRESS: 12345 Main St.  
 CITY: SAN JOSE, CA 95128

**APPH** 600-211-27

**ZONING** R-1.5

**CONSTRUCTION** 2

**PARTICLE SIZE** 1/2" to 1/4"

**DWELLING UNITS** 2

**SETBACKS** 10' 11.5'  
 10' 12'  
 10' 12'

**HEIGHT** 17' 11.5'

**IMPERVIOUS SURFACE** 12% R  
 12% R  
 12% R

**LOT COVERAGE** 10% R  
 10% R  
 10% R

**FLOOR AREA** 10% R  
 10% R  
 10% R

**SHEET INDEX**

1 5' x 11'

2 5' x 11'

3 5' x 11'

4 5' x 11'

5 5' x 11'

6 5' x 11'

7 5' x 11'

8 5' x 11'

9 5' x 11'

10 5' x 11'

**PLANTING LEGEND**

1. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

2. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

3. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

4. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

5. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

6. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

7. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

8. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

9. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

10. MIMULUS LEUCOPHYLLA (SAGE) 10" x 12" - 100 plants

**RECEIVED**  
 SEP 10 2003  
 COUNTY OF ALABAMA  
 COMMUNITY DEVELOPMENT

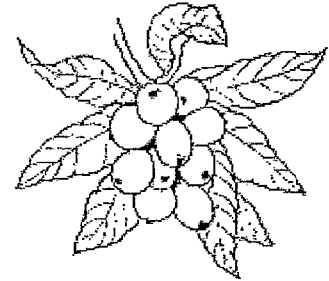
**600 ALDUST**  
**REMODEL & ADDITION**  
 SAUSALITO, 94965  
 A.P.M. 064-211-27

**A0**

## LOQUAT

*Eriobotrya japonica* Lindl.  
*Rosaceae*

**Common Names:** Loquat, Japanese medlar, Nispero.



**Adaption:** The loquat is adapted to a subtropical to mild-temperature climate. Where the climate is too cool or excessively warm and moist, the tree is grown as an ornamental but will not bear fruit. Well established trees can tolerate a low temperature of 12° F. The killing temperature for the flower bud is about 19° F, and for the mature flower about 26° F. At 25° F the seed is killed, causing the fruit to fall. Extreme summer heat is also detrimental to the crop, and dry, hot winds cause leaf scorch. High heat and sunlight during the winter often results in sunburned fruit. The white-fleshed varieties are better adapted to cool coastal areas. In a large tub the loquat makes a good container specimen.

### DESCRIPTION

**Growth Habits:** The loquat is a large evergreen shrub or small tree with a rounded crown, short trunk and woolly new twigs. The tree can grow 20 to 30 ft. high, but is usually much smaller than this--about 15-20 ft. Loquats are easy to grow and are often used as an ornamental. Their boldly textured foliage add a tropical look to the garden and contrast well with many other plants. Because of the shallow root system of the loquat, care should be taken in mechanical cultivation not to damage the roots.

**Foliage:** Loquat leaves are generally elliptical-lanceolate, 5 to 12 inches long and 3 to 4 inches wide. They are dark green and glossy on the upper surface, whitish or rusty-hairy beneath, thick and stiff, with conspicuous parallel, oblique veins. The new growth is sometimes tinged with red. The leaves are narrow in some cultivars and broad in others.

### CULTURE

**Location:** Loquats are wind tolerant and grow best in full sun, but also do well in partial shade. The round headed trees can be used to shade a patio. Loquats also make attractive espaliers.

**Soil:** Loquats grow well on a variety of soils of moderate fertility, from light sandy loam to heavy clay and even limestone soils, but need good drainage.

**Irrigation:** Loquat trees are drought tolerant, but they will produce higher quality fruit with regular, deep watering. The trees should be watered at the swelling of blossoms. The trees will not tolerate standing water.

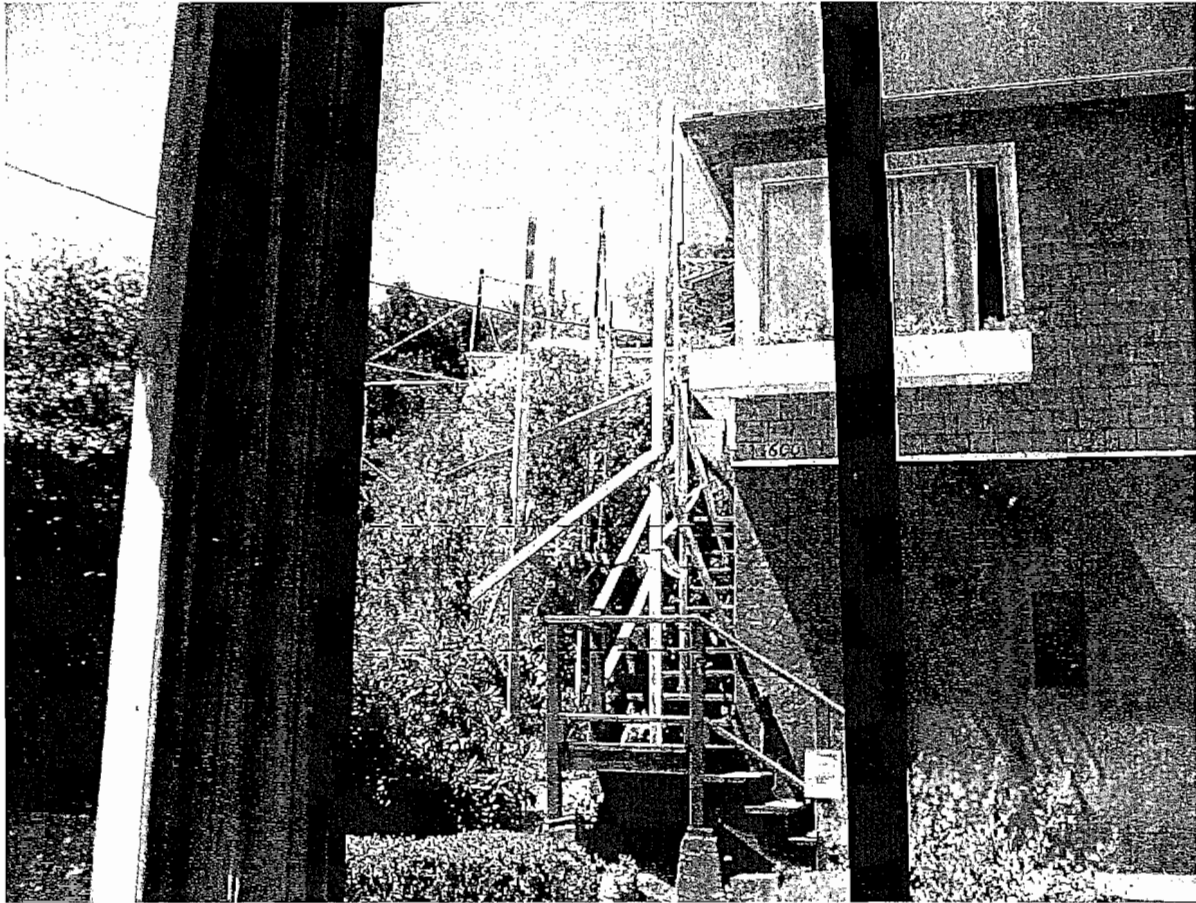
**RECEIVED**

SEP 30 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT

**EXHIBIT 79**  
 (1 PAGE)





View from 85 Girard (photo supplied by Planning Staff)  
Red lines show proposed deck level & top of the solid deck rail

RECEIVED

OCT - 6 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

666 Bridgeway, Sausalito, CA 94965  
web: [www.dkoarchitects.com](http://www.dkoarchitects.com) tel: 415/332-0297 fax: 415/332-8869 email: [john@dkoarchitects.com](mailto:john@dkoarchitects.com)  
A California Corporation

EXHIBIT V  
(2 PAGES)

80

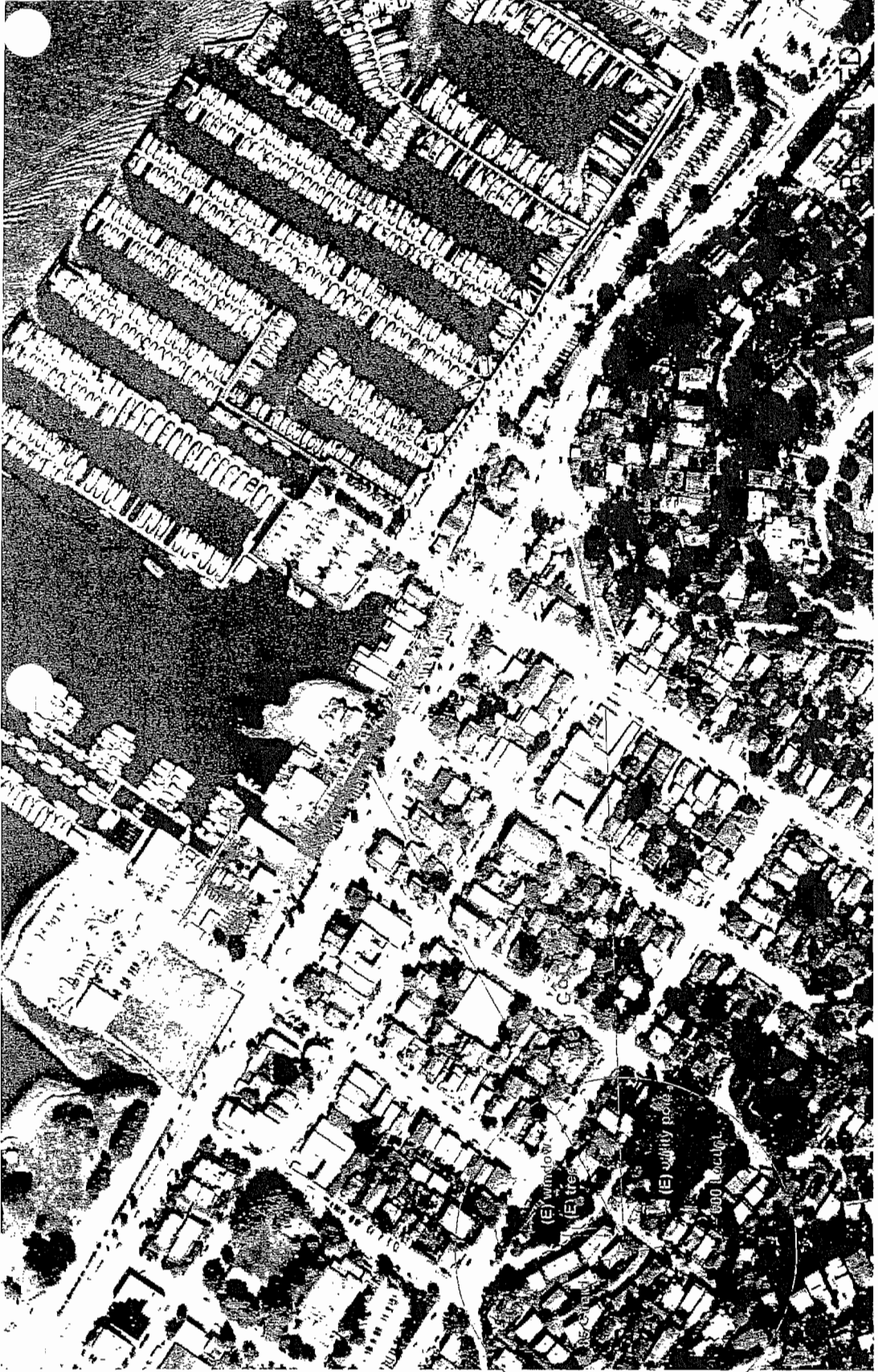


View from 85 Girard (photo supplied by Planning Staff)  
Red lines show proposed deck level & top of the solid deck rail  
With proposed Loquat tree protecting view

RECEIVED

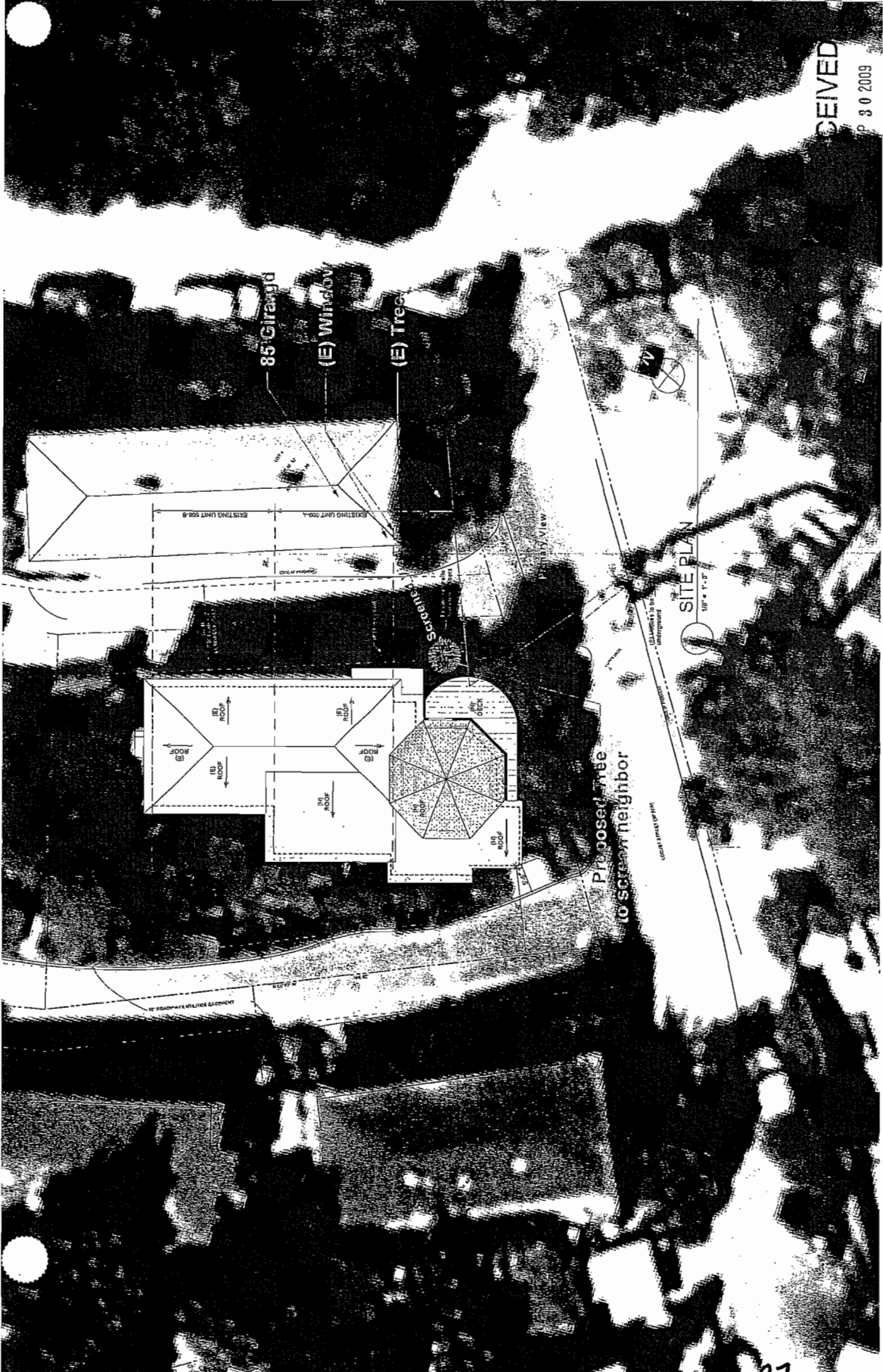
OCT - 6 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

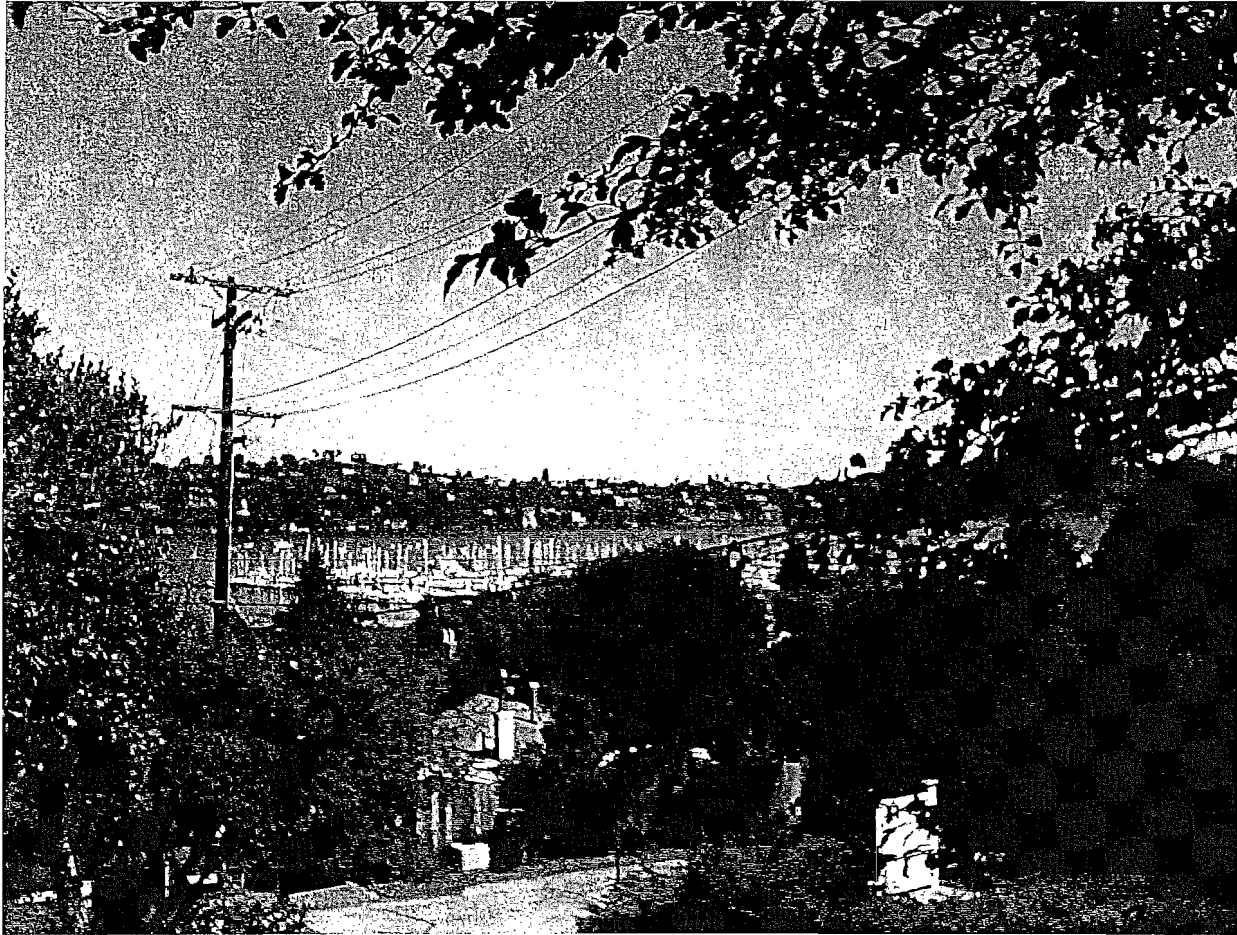


SEP 30 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

EXHIBIT W  
(2 PAGES)  
82



RECEIVED  
 APR 30 2009  
 CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT



Main View from Proposed Deck

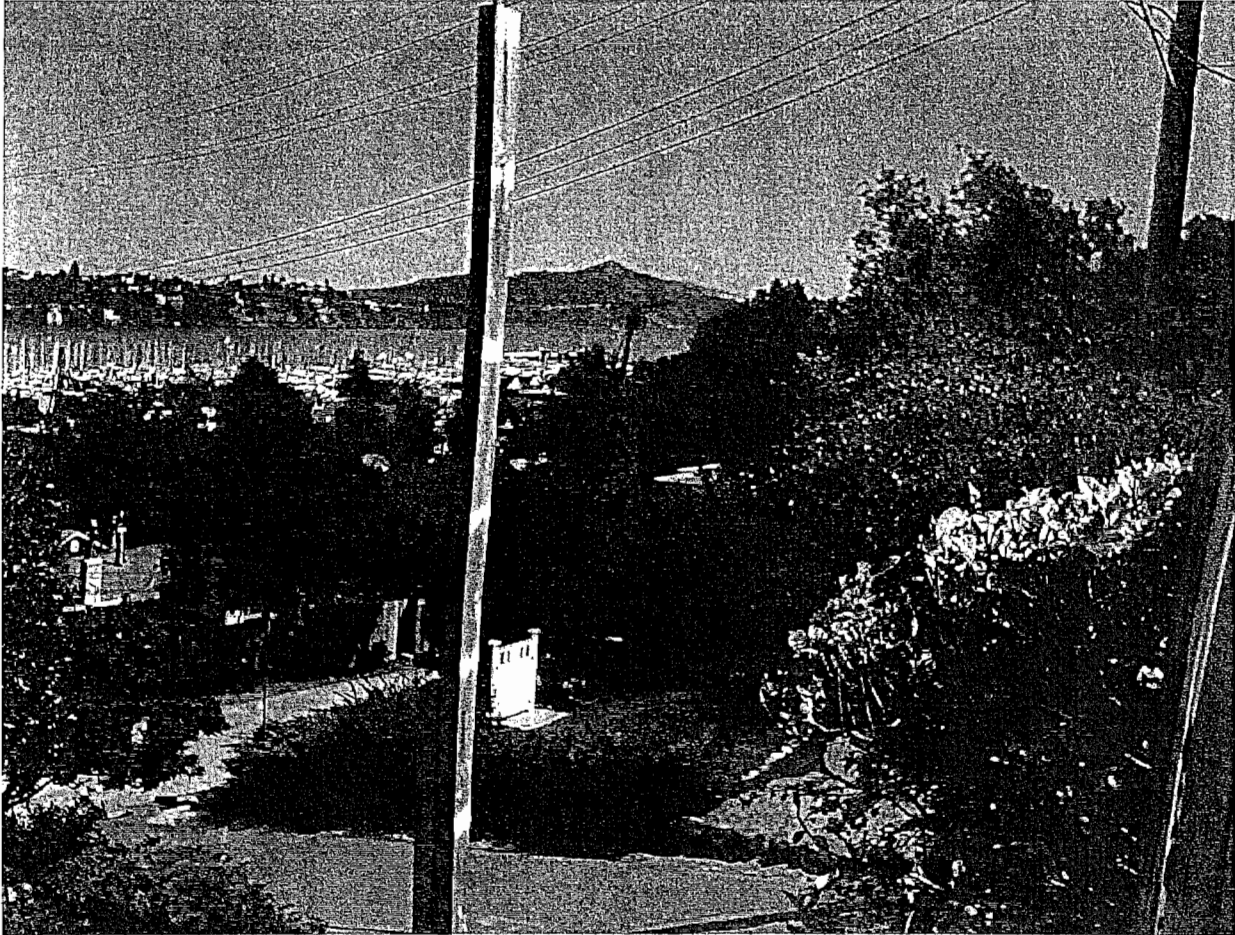
RECEIVED

SEP 30 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

EXHIBIT X 84  
(2 PAGES)





Main View from Proposed Addition

RECEIVED

SEP 30 2009

85



Existing Relationship between 600 Locust & 85 Girard  
Looking North

RECEIVED

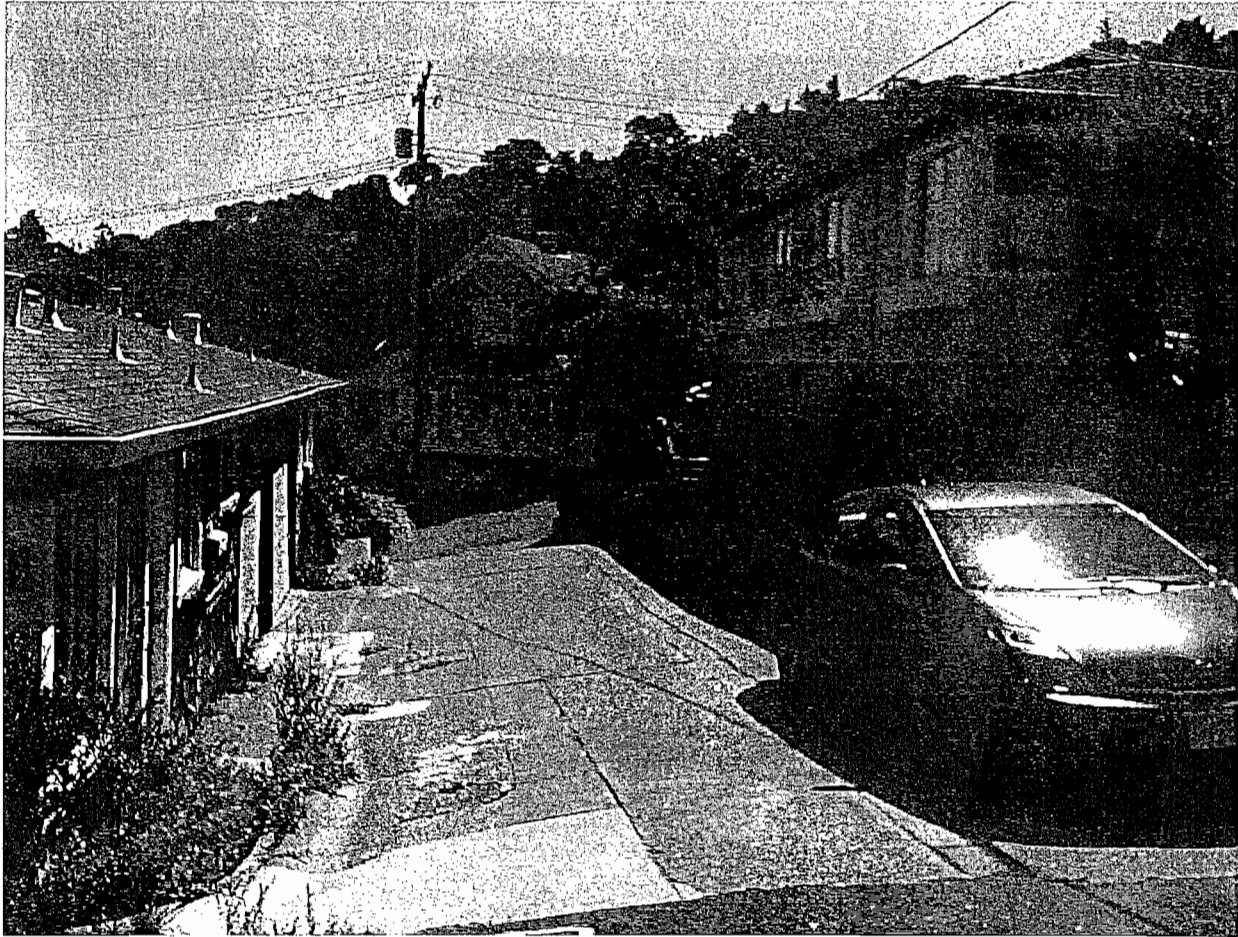
SEP 30 2009

666 Bridgeway, Sausalito, CA 94965  
web: [www.dkoarchitects.com](http://www.dkoarchitects.com) tel: 415/332-0297 fax: 415/332-8869 email: [john@dkoarchitects.com](mailto:john@dkoarchitects.com)  
A California Corporation

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

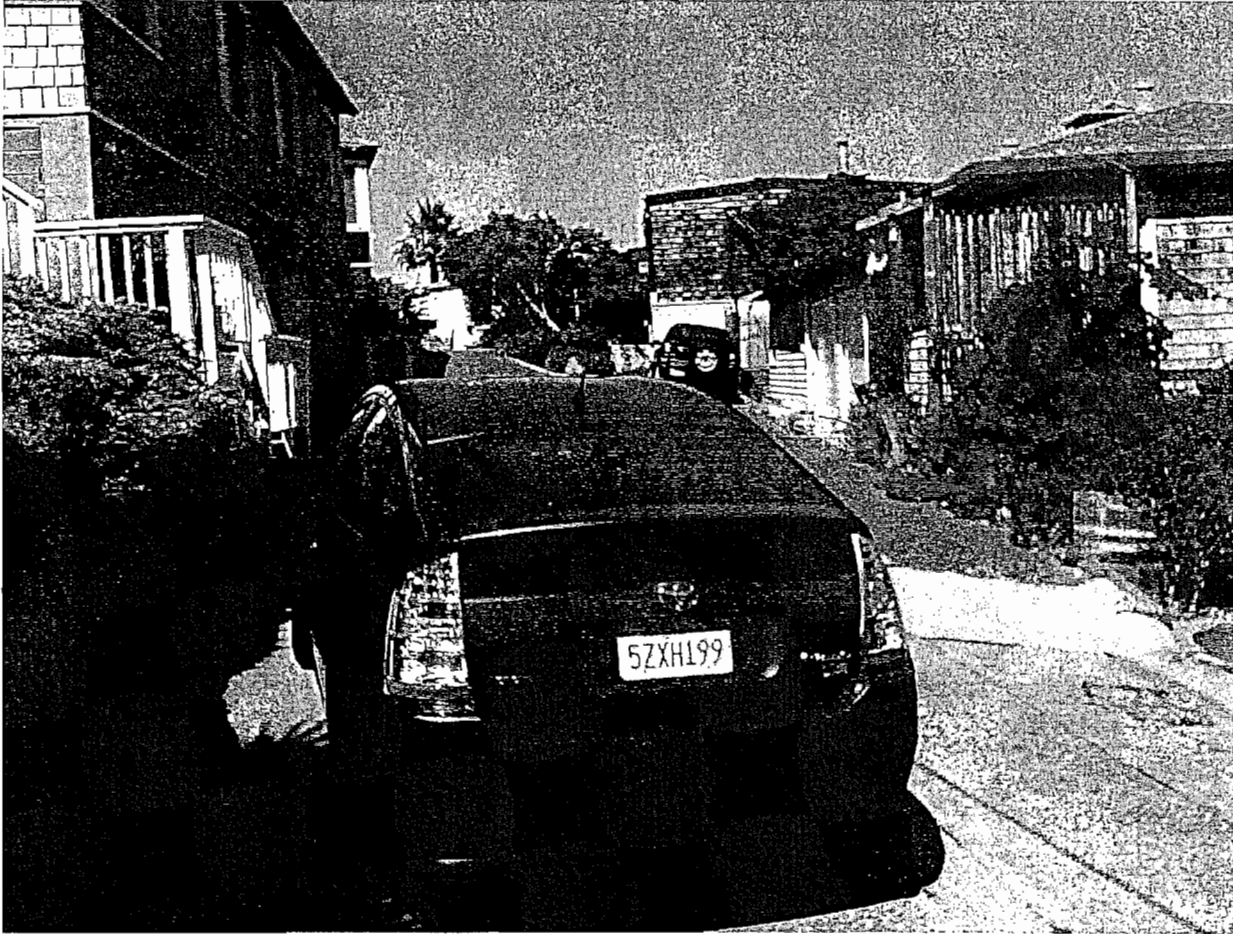
EXHIBIT Y  
(6 PAGES)

86



Existing Relationship between 600 Locust & 85 Girard  
Looking South





Existing Relationship between 602 Locust & 89 Girard  
Looking South  
(typical neighborhood condition)

RECEIVED

SEP 30 2009





Existing Vegetation at 85 Girard

RECEIVED

SEP 30 2009



View of 600 Locust  
From Entry Porch at 85 Girard

Location of Proposed tree to screen 85 Girard  
from potential views form proposed addition at 600 Locust

RECEIVED

SEP 30 2009



Proposed Tree 1  
Loquat Tree

RECEIVED

SEP 30 2009

VANYA AKRABOFF

600 A Locust Road, Sausalito, California 94965

LILLY,

THESE ARE THE PHOTOS FROM OUR  
MEETING AT 615 LOCUST, OWNED BY  
KARIN SCHOLTZ GRACE.

THEY SHOW THAT ANY ISSUE SHE MAY  
HAVE WITH VIEW IS NEGLIGIBLE.

SHE ALSO HAS A GREAT BAY VIEW  
FROM A DECK AT THE REAR OF HER  
HOUSE AND LIVING/DINING AREA.

SINCERELY,  
VANYA

RECEIVED

SEP 30 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT  
EXHIBIT 2a  
(SPACES)

92

From: Kahan <venmex@yahoo.com>  
Subject: pic  
Date: August 18, 2009 12:02:45 PM PDT  
To: Akraboff <vanya@giantsf.com>  
1 Attachment, 2.4 MB

600 LOCUST



VIEW FROM ENTRANCE

RECEIVED

SEP 30 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

23

From: Kahan <venmex@yahoo.com>  
Subject: pic  
Date: August 18, 2009 12:03:46 PM PDT  
To: Akraboff <vanya@giantsf.com>  
1 Attachment, 2.4 MB

600 LOCUST



VIEW FROM INSIDE

RECEIVED

SEP 30 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

94

From: Kahan <venmex@yahoo.com>  
Subject: pic  
Date: August 18, 2009 12:11:39 PM PDT  
To: Akrahoff <vanya@giantsf.com>  
1 Attachment, 2.5 MB

600 LOCUST



VIEW FROM OUTSIDE  
THE FRONT DOOR

RECEIVED

SEP 30 2009 95

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT



From: Kahan <venmex@yahoo.com>

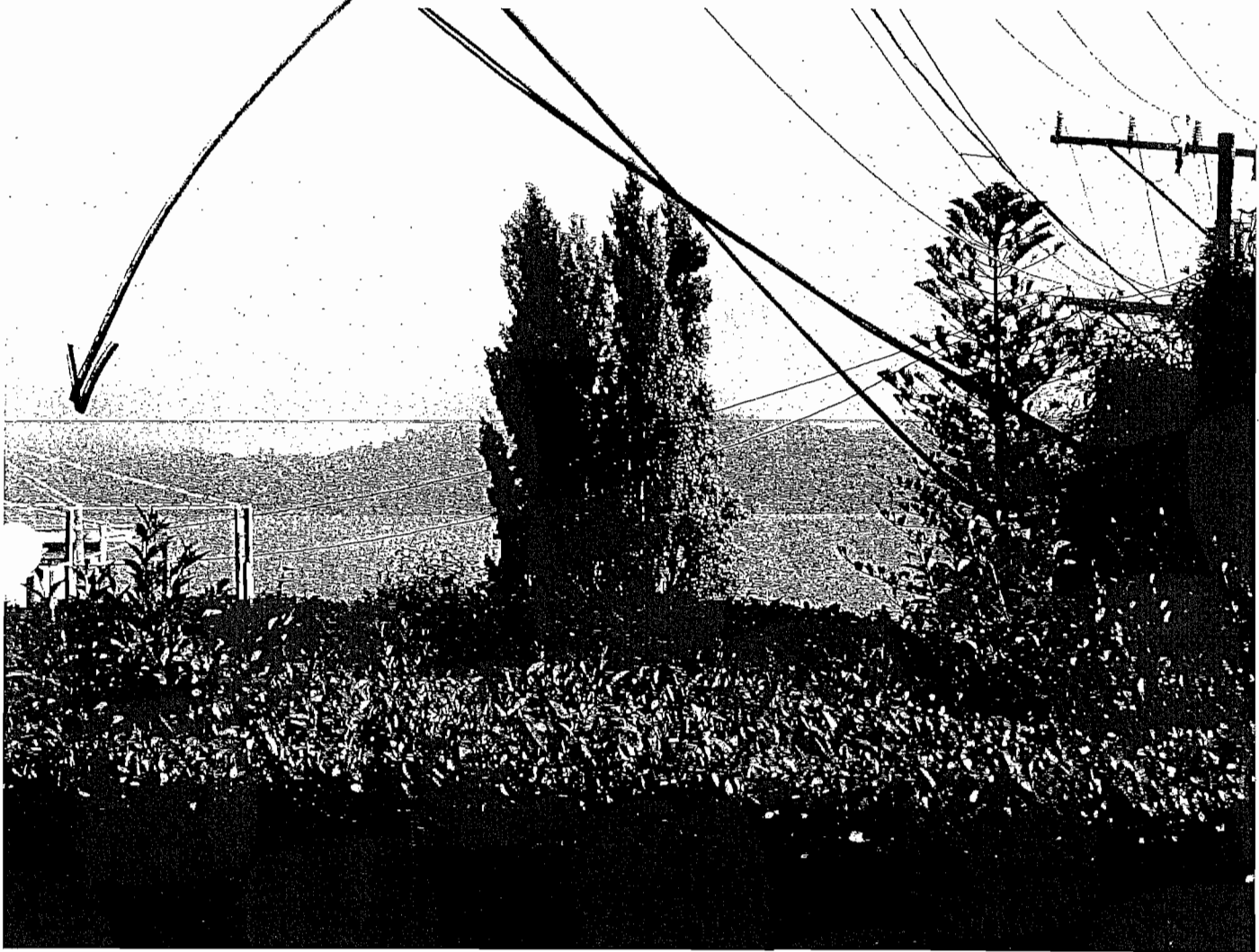
Subject: pic

Date: August 18, 2009 12:08:16 PM PDT

To: Akrahoff <vanya@giantsf.com>

▶ 1 Attachment, 3.0 MB

600 LOCUST



VIEW FROM OUTSIDE THE FRONT DOOR

RECEIVED

SEP 30 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

96

RECEIVED

Lilly Schinsing

OCT 8 2009

From: Chris Welborn [chris\_welborn@yahoo.com]  
Sent: Wednesday, October 07, 2009 4:31 PM  
To: Lilly Schinsing  
Subject: Re: 600 Locust  
Attachments: Planning Commission letter 10-06-09.doc; 600 Locust Story Poles 1 small.JPG; 600 Locust Story Poles 2 small.JPG

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Hi Lilly,

Thank you for the email and snail mail notification the other day regarding the 600 Locust project. Enclosed is a letter of opposition and pictures for the Planning Commission to review before next week's meeting. I can not locate email addresses for the commissioners so could you please forward to them and convey our desire to meet any of them on site this coming Monday for further edification.

Please feel free to contact me with any questions or comments and please include the attached letter and pictures in the agenda packet.

Best regards,

Chris  
916.715.8000

97

EXHIBIT 26  
(4 PAGES)

RECEIVED

OCT 8 2009

October 7, 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Dear Planning Commissioners:

We are writing to express concern over the size and design of the expansion at 600 Locust. Our house is directly west of 600 Locust and we are arguably one of the most affected by the expansion. We closed escrow on our house on August 13<sup>th</sup>, 2009, therefore we have not previously had an opportunity to address the Planning Commission. We thank you for the opportunity to comment. Our concerns are threefold:

- **Size** – The expansion is too large and out of proportion for the neighborhood. The proposal to add 904 square feet nearly doubles the size of the existing 1,012 sq. ft. building footprint in a neighborhood filled with modestly sized homes. Additionally, the entire 904 square feet are proposed to be added to only one side of the duplex resulting in a very lopsided structure.
- **Design** – The contemporary design of the expansion does not fit in or complement the overall character of the neighborhood. Other neighbors recently remodeled their homes and kept both their architecture and choice of finishes in alignment with the neighborhood “cottage style” character. We have learned there is considerable neighborhood opposition to this project due to the size, design, safety and privacy.
- **Blocks Our Primary Views** – The expansion blocks significant views to the Bay from our upstairs living areas and especially from our new Master Bedroom. We received Planning Department approval to convert existing storage space on our ground floor to a master bedroom suite. As you can see from the attached picture, the expansion would significantly block our primary views from our Master Bedroom. The current state of 600 Locust is aesthetically pleasing with flowers and foliage creating a buffer and sense of privacy between our house and Ms. Akrahoff’s house. The proposed expansion not only blocks significant views but it replaces soft vegetation with hard building mass and privacy intrusion. This negatively affects our property and the entire neighborhood.

We are happy to see our neighbors improve their properties, just as we are improving our home (within its existing footprint), but we are opposed to the excessive size and design of the expansion at 600 Locust. Since purchasing our house we have learned that other neighbors feel similarly, especially when they have seen renderings of the relatively massive expansion of 600 Locust. We welcome an opportunity for the applicant to get together with us and the neighbors to achieve a design that fits the scale and character of the neighborhood and does not impact our primary views.

Sincerely,

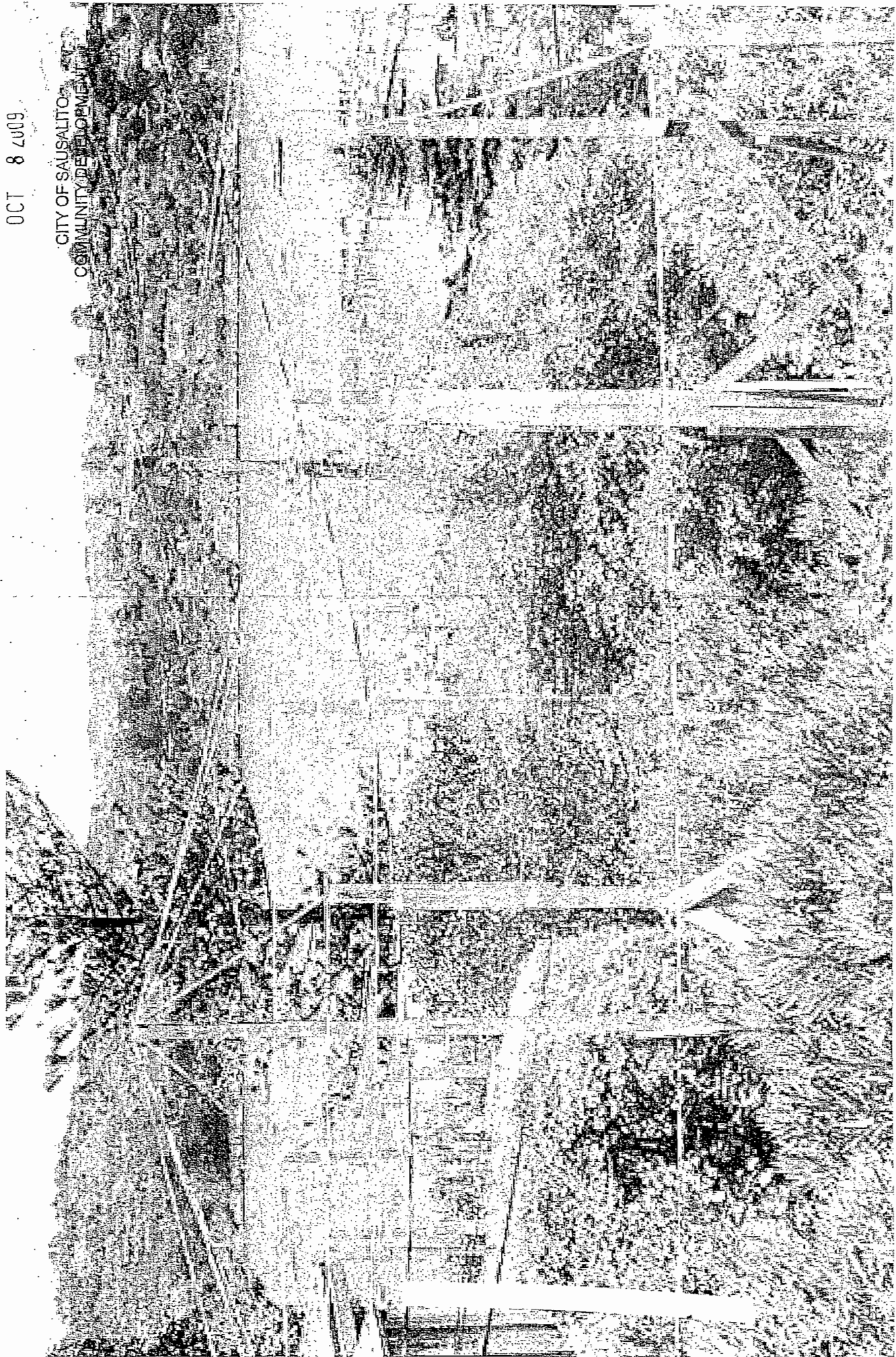
Chris & Kim Welborn  
606 Locust Street

9/8

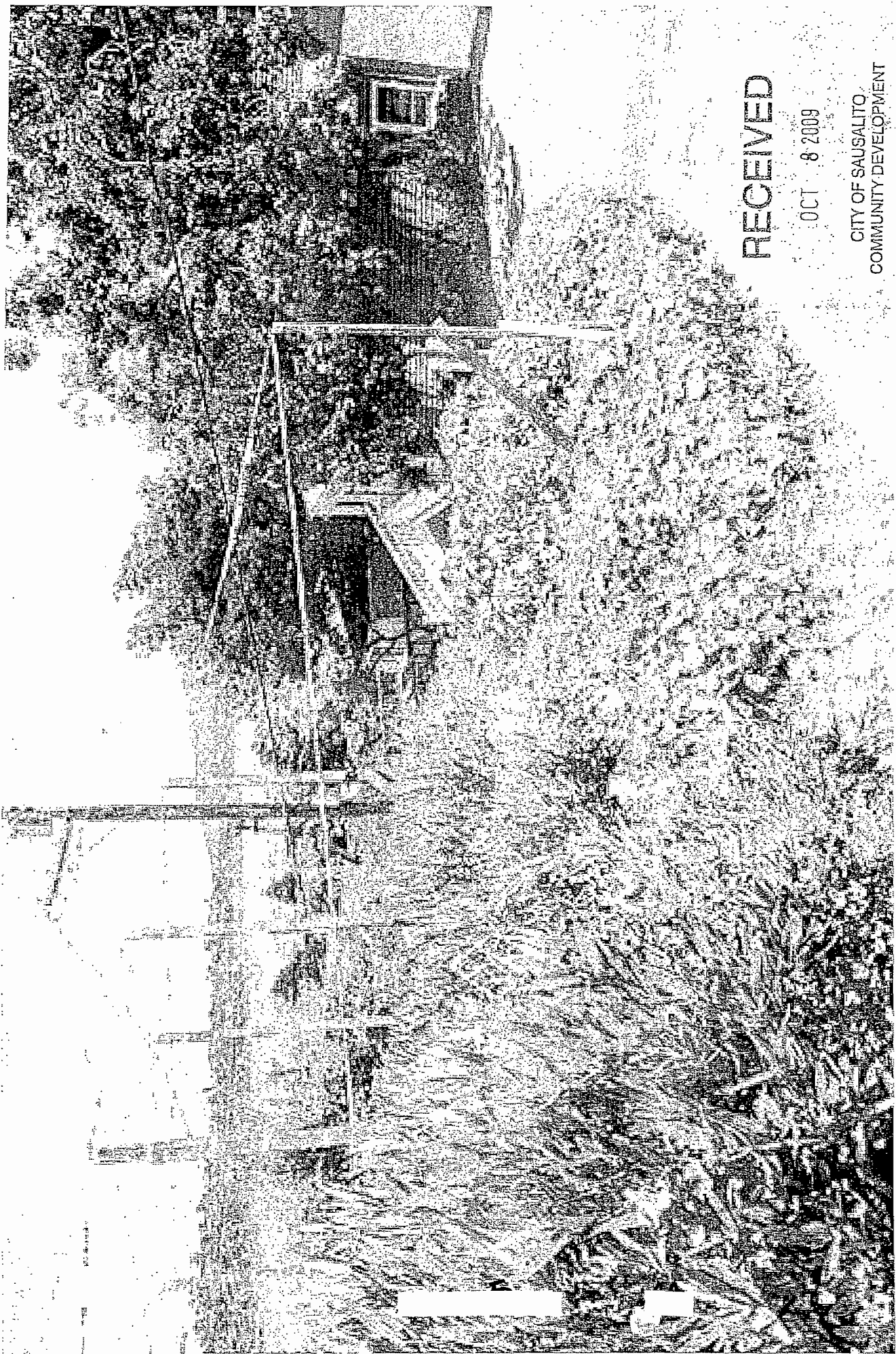
RECEIVED

OCT 8 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT







RECEIVED

OCT 8 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

100

RECEIVED

OCT 08 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

October 8, 2009

Chris and Kim,

You have had months to contact me, yet sent me your 2 letters on the night before the Public hearing deadline. Sadly, I can only guess that this was calculated to give me no time to respond or, much more importantly, no time initiate a reasonable dialogue with you, which I have repeatedly welcomed.

Regarding the previous owner, we worked with her and redesigned to her satisfaction. We have worked with every neighbor's concern. The plans were unanimously approved by the Planning Commission.

I understand you now have approval to put in windows in your storage area. This has occurred after my plans were approved.

Only because of Robert's appeal are you even able to bring this up. This hearing, however, is specifically dealing with Robert's perceived privacy issue. If not for Robert's appeal, a separate issue, I would be submitting construction drawings right now.

You and I have a correspondence which clearly states your approval, with your contingencies, which I listed and agreed to, both in our contract and at the hearing. This was done in good faith. Again that last time, you waited until the very day before the hearing to deal with it.

-Vanya

October 7, 2009

Dear Vanya,

We are writing to let you know that we intend to speak against your expansion proposal at the upcoming Planning Commission meeting. We learned this week from staff that your project is going back to the Planning Commission on October 14<sup>th</sup> in an attempt to address concerns of Mr. Beifuss.

We are not opposed to neighbors improving their property but the size and design of your expansion seriously affects our property and our view – both from upstairs and from our new downstairs master bedroom. You wrote to us in a letter dated July 7, 2009 that, "We revised the plans to the satisfaction of the previous owner...". However the public record

EXHIBIT Zc 101  
(4 PAGES)

reflects that last summer Ms. Copple, at the July 2008 Planning Commission meeting, stated her concerns about the size and design of the project. Additionally, other neighbors have told us they are unhappy with the size and design of the project, especially after they have seen renderings of the expansion. Moreover, the public record reflects that the owners of 615 Locust publicly expressed their concern and/or opposition to your proposal to the City Council in July 2009.

Our comments today are similar to those we expressed in our letter to the City Council in July 2009. We agreed to approve the resolution with the proposed design changes at the City Council meeting in July. However, this was before we learned of the additional neighborhood opposition above. Furthermore, we were not the owners of 606 Locust in July – we closed in mid-August 2009. Since then we have spent a considerable amount of time at our property pondering the negative impacts to our home and the neighborhood and they are too big for us to ignore.

We look forward to working with you to preserve the unique character of this wonderful neighborhood and the precious views and beauty.

Sincerely,

Chris & Kim Welborn  
606 Locust Street

RECEIVED

October 8, 2009

OCT 08 2009

Chris & Kim, Per this second letter--

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Again you have waited until the night before the deadline to submit correspondence—you have had months to contact me. You mention in your other letter that you could not locate my telephone number--you have my e-mail, Lilly and Don and Robert all have my phone number, and I am listed. I would have welcomed a dialogue with you had you given me the opportunity.

Vanya

October 7, 2009

Dear Planning Commissioners:

We are writing to express concern over the size and design of the expansion at 600 Locust. Our house is directly west of 600 Locust and we are arguably one of the most affected by the expansion. We closed escrow on our house on August 13<sup>th</sup>, 2009, therefore we have not previously had an opportunity to address the Planning Commission. We thank you for the opportunity to comment. Our concerns are threefold:

- **Size** – The expansion is too large and out of proportion for the neighborhood. The proposal to add 904 square feet nearly doubles the size of the existing 1,012 sq. ft. building footprint in a neighborhood filled with modestly sized homes. Additionally, the entire 904 square feet are proposed to be added to only one side of the duplex resulting in a very lopsided structure.
- **Design** – The contemporary design of the expansion does not fit in or complement the overall character of the neighborhood. Other neighbors recently remodeled their homes and kept both their architecture and choice of finishes in alignment with the neighborhood “cottage style” character. We have learned there is considerable neighborhood opposition to this project due to the size, design, safety and privacy.
- **Blocks Our Primary Views** – The expansion blocks significant views to the Bay from our upstairs living areas. It blocks no bay views, this has been established previously. and especially from our new Master Bedroom. This bedroom does not exist. We received Planning Department approval to convert existing storage space on our ground floor to a master bedroom suite.

103



Your approval is to put windows in your storage area. As you can see from the attached picture, the expansion would significantly block our primary views from our Master Bedroom. As no windows exist, the photos were taken of my storypoles from the street. The current state of 600 Locust is aesthetically pleasing with flowers and foliage creating a buffer and sense of privacy between our house and Ms. Akraboff's house. The proposed expansion not only blocks significant views but it replaces soft vegetation with hard building mass and privacy intrusion. This negatively affects our property and the entire neighborhood.

We are happy to see our neighbors improve their properties, just as we are improving our home (within its existing footprint), but we are opposed to the excessive size and design of the expansion at 600 Locust. Since purchasing our house we have learned that other neighbors feel similarly, We welcome an opportunity for the applicant to get together with us and the neighbors to achieve a design that fits the scale and character of the neighborhood and does not impact our primary views.

Sincerely,

Chris & Kim Welborn  
606 Locust Street