




**CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: October 29, 2009
TO: Planning Commission
FROM: Lilly Schinsing, Associate Planner 
SUBJECT: Akraboff/600 Locust Street Continuance Request

The applicant for and the appellant of the project at 600 Locust Street (DR 08-002) are requesting a continuance to a date certain (see attached request email and letter). The November 18, 2009 meeting agenda is full and therefore Staff recommends that the hearing be continued to December 2, 2009.

Attachments:

- 1- Email from McCoy (applicant), date stamped received October 29, 2009
- 2- Letter from Beifuss (appellant), date stamped received October 29, 2009

Lilly Schinsing

~~RECEIVED~~

From: John McCoy [john@dkoarchitects.com]
Date: Thursday, October 29, 2009 10:11 AM
Subject: Lilly Schinsing
600-A Locust

OCT 29 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Lilly,

We would like to ask for a continuance for our Planning Commission hearing scheduled for November 4th, 2009.

We would like to be continued to November 18th, 2009.

Thank you.

Sincerely,

John McCoy, AIA
Don Olsen, AIA & Associates
666 Bridgeway, Sausalito CA 94965
415.332.0297 (office) 415.332.8869 (fax)
www.dkoarchitects.com

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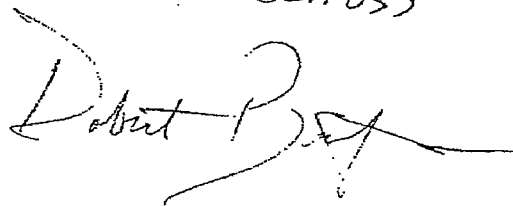
OCT 29 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Jilly:

Due to no resolution of my privacy issue being offered to me as promised by Don Olsen at the last planning commission meeting, I am requesting a continuance from the Nov. 4th meeting to Dec. 2nd.

ROBERT BEIFUSS



STAFF REPORT


SAUSALITO PLANNING COMMISSION

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

MEETING DATE: December 2, 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 October 14, 2009 and the memo dated October 29, 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

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 July 21, 2009 City Council appeal staff report and minutes from the July 21, 2009 City Council hearing which have been provided under a separate cover to the Planning Commission¹). The privacy issue was brought to the Planning Commission on October 14, 2009 (see the October 14, 2009 Planning Commission staff report which has been provided under a separate cover to the Planning Commission²). The Commission took public testimony at the October 14, 2009 hearing on the project and continued the hearing so that the applicant and the appellant would have additional time to work together on a solution. Prior to the November 4, 2009 meeting the applicant and the appellant submitted correspondence requesting a continuance to a date certain. As of November 25, 2009, the applicant and appellant have not been able to reach an agreement. The Planning Commission subsequently continued the hearing to the December 2, 2009 meeting.

PUBLIC NOTICE AND COMMENT

Notice: The Planning Commission continued this item from the October 14, 2009 meeting to November 4, 2009. On November 4, 2009 the Planning Commission continued this item to the December 2, 2009 meeting.

¹ 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. These documents are also available for public review at the Community Development Department public counter at 420 Litho Street.

² The Staff Report and audio recording from the October 14, 2009 Planning Commission meeting are available on the City's website at <http://www.ci.sausalito.ca.us/index.aspx?recordid=1429&page=198>. These documents are also available for public review at the Community Development Department public counter at 420 Litho Street.

Correspondence/Comment:

- A letter from John Boldes was received as late correspondence on November 4, 2009 (see **Exhibit AA7**)
- A letter from John Boldes was received as late correspondence on November 17, 2009 (see **Exhibit AA8**)

RECOMMENDATION

Staff recommends the Planning Commission consider the privacy solutions proposed by the applicant and the appellant and make a recommendation on the privacy issue to the City Council.

EXHIBITS

The lettering of Exhibits continues the sequence from the October 14, 2009 staff report

AA. Correspondence

7. Boldes letter, date stamped received November 4, 2009
8. Boldes letter, date stamped received November 17, 2009

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NOV - 4 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

COPY

October 30, 2009

Vanya Akrahoff
600 Locust
Sausalito, Ca 94965

Re: Dining room wall modification - 600 Locust, Sausalito

Dear Ms. Akrahoff:

Thanks for promptly returning my phone call last Sunday.

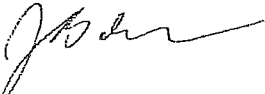
As discussed on Sunday, October 25, I am concerned that the story poles for your proposed addition have not been moved to reflect the amendments to your architectural plans, specifically moving the dining room wall downhill away from the curb in conformance with the agreements you made with me and other owners of the properties using the private road above. As you know, I am concerned about the potential blind spot and safety issues at an already difficult intersection.

As you suggested, I spoke to your architect, Don Olsen. He has given me plans showing the revision as of September 21, 2009. Also, on Tuesday, October 27, he said the story poles would be moved soon and plans with the modifications have been submitted to the planning staff.

However, I spoke to the planner, Lilly Schinsing, yesterday, and your modifications have not been formally submitted as of October 29, 2009. She advises you need to initiate these modifications even though the planning staff has previously recommended the modifications be adopted in a resolution proposed to the City Council.

Thanks for your attention to this matter.

Sincerely,



John Boldes

cc
Don Olsen, architect
Lilly Schinsing, Sausalito Planner
Sausalito City Council

RECEIVED

NOV 17 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

November 12, 2009

Lilly Schinsing
Sausalito Planning Department
420 Litho
Sausalito, Ca 94965

Re: Dining room wall modification - 600 Locust, Sausalito

Dear Ms. Schinsing:

Thanks for your time at the planning office yesterday.

I spoke to Don Olsen, Vanya Akraboff's architect, again, and he advised that last Thursday or Friday (November 7 or 8), he tried to submit plans for the modifications showing the new dining room wall placement downhill from the curb, but your office would not accept the modified plans. He could not explain why.

The prior time I spoke to you, you said Vanya Akraboff, the owner, or her architect, needed to submit the modifications, even though the planning staff had previously recommended the modifications be adopted in a resolution proposed to the City Council. Therefore, I found this development confusing.

Your office has stated that the primary issue is now the privacy issue on appeal initiated by Mr. Beifuss. I appreciate you giving me a copy of the Ordinance Chapter 10.84 stating:

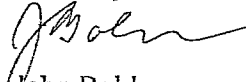
"While an appeal is pending, the establishment of the proposed structure or use shall be held in abeyance."

While it explains that aspect of the appeal procedure, I would like an assurance that after the appeal, the modifications agreed to by the interested parties and previously proposed by planning staff, will be incorporated into the plans as condition of approval. I am concerned about the potential blind spot created at that corner. Please advise when and how this will be possible.

In brief, the question is why does the new dining wall placement, agreed to by the interested parties, which was previously proposed by the planning staff in its resolution to the city council advocating denial of the appeal on the privacy issue, now hinge on that privacy issue? It simply makes no sense. I understand the modifications can still be incorporated as an administrative decision. Is that correct? And, is that likely? Clearly, the parties most directly involved agree to it.

Thanks for your attention to this matter.

Sincerely,


John Boldes

cc
Sausalito City Council

1 SAUSALITO PLANNING COMMISSION
2 REGULAR MEETING
3 Wednesday, July 23, 2008
4 ***EXCERPT***
5

6 3. 600 LOCUST STREET (DR 08-002)
7 John McCoy, Donald Olsen Associates Architects (Applicant)
8 Vanya Akraboff (Owner)
9

10 The applicant, John McCoy, on behalf of property owner Vanya Akraboff
11 requests Planning Commission approval of a Design Review Permit to
12 construct a 760 square foot addition to one of the duplex units located at 600
13 Locust Street. The proposed addition consists of 760 square feet of new
14 floor area and 1,065 square feet of new building coverage, increasing the
15 floor area to 34.25% and the building coverage to 51.25%. The project is
16 subject to Heightened Review for exceeding 80% of the permitted building
17 coverage limitations.
18

19 Chair Kellman noted that the Commission has read the staff report. Commissioner
20 Bair noted that the staff report is available 72 hours before the meeting for the
21 public to review as well as available at the meeting. Chair Kellman explained that
22 the Commission is leaning towards not requiring staff to give full oral reports when
23 the report is the same as the written one or when the project issues have been
24 outlined and neighborhood outreach has shown there to be no controversial
25 issues. She and Commissioner Bair noted that full public comment will always be
26 taken but with the backlog of items waiting to get on the Commission's agenda,
27 they hope by curtailing the lengthy staff reports they can move the items further
28 faster.
29

30 Chair Kellman said generally speaking a brief staff report outlining the issues and
31 providing any new information may be the best way to go.
32

33 **Staff Report by Community Development Director Graves**
34

35 Mr. Graves reported that since the staff report was prepared, staff has received
36 two comment letters plus some clarification information from the applicant. Copies
37 of those communications have been made available to the Commission and are
38 on the dais.
39

40 Otherwise staff has no new information. Briefly, this project involves approval of a
41 design review permit for a 760 square foot addition to a duplex unit located at
42 600 Locust Street. The addition consists of 760 square feet of new floor area and
43 1,065 square feet of new building coverage. The Historic Landmarks Board
44 looked at the structure, as it was constructed in 1948 or more than 50 years ago,
45 and determined that the structure was not historically significant under the criteria
46 of CEQA. The proposed addition will not change the existing land use or density

1 of the parcel since it will continue to be a duplex home. The addition will expand
2 one of the units by extending the structure to the north toward the front property
3 line. The plans for the project are included on the three sheets displayed in the
4 meeting room. The existing height of the structure will be maintained and the roof
5 will actually be six inches lower than the existing roof ridge line of the structure.
6 The proposed design includes a new circular deck that will wrap around the north
7 and east sides of the structure. A dormer is proposed on the west elevation as
8 part of the addition. The new roof will match the existing roof shingles and the
9 door and window frames will be aluminum. The analysis in the staff report
10 summarizes the proposed project and its compliance with the zoning ordinance
11 in the R-2.5 zoning district. Story poles were installed on the site and the
12 applicant met with the uphill property owners. Following the meeting, the
13 applicant revised the plans to lower the height of the roof ridge line from 18
14 inches above the existing ridge line to 6 inches below the existing ridge line.
15 Story poles indicate that the proposed project will result in some view
16 obstructions of the foreground vegetation and residences visible from the primary
17 view of the residences located uphill. The proposed structure has been designed
18 to reduce view obstructions and does not create new obstructions on the horizon
19 line and water. Public views are not obstructed as the proposed structure
20 maintains its same height as the existing structure with the addition of the
21 projection toward the street. Since the project exceeds 80 percent of the
22 permitted building coverage standards, the project is subject to heightened
23 review requirements. Staff concludes that the findings for approval of the design
24 review permit, including heightened review, can be made as listed in detail in the
25 draft resolution of approval. Staff concludes that the proposed application for
26 design review permit meets the requirements of the zoning ordinance and is
27 consistent with the goals and objectives of the General Plan as described in the
28 staff report. Staff further concludes that all design review permit and heightened
29 review permit findings can be made and recommends the Commission adopt the
30 attached draft resolution of approval. As mentioned, additional comment letters
31 received since the preparation of the staff report are on the dais.

32
33 **Presentation by Project Architect John McCoy**

34
35 Mr. McCoy works with Don Olsen and Associates in Sausalito. Staff's
36 presentation was thorough; the only thing he would note is the deck wraps
37 around the south and east side, not the north and east side. He is available to
38 answer any questions from the Commission.

39
40 Chair Kellman asked why, given neighborhood compatibility, the architect's team
41 decided on stucco as the material.

42
43 Mr. McCoy said they used stucco to achieve a specific architectural feel to a
44 residence that they were intending to design. He doesn't feel stucco is out of
45 place with the neighborhood. It's not another exact replica of all the other houses
46 on the street, but they feel using the color and the soft matte finish on the stucco

1 and keeping with the hip roofs keeps the house in the same basic feel of the
2 community. Even though the material is different, the color palette is very similar.
3 The roof structure is very similar. The overall architectural essence is similar; it's
4 not a maverick building; it's not standing out although it is a different material.
5 The material was chosen to express a particular architectural feeling at the
6 request of the property owner and client.

7
8 Chair Kellman asked Mr. McCoy to outline the green measures that will be
9 employed. Is this out of the "Build It Green" checklist? Is there a certification at
10 the end?

11
12 Mr. McCoy said these are out of the Build it Green remodeling checklist. They
13 have not applied for certification as of yet. They can do that and have done that
14 in the past. A lot of these decisions are still yet to be made, but this is something
15 that his firm routinely does on its projects. If there is anything specific the
16 Commission is concerned about, he can address that.

17
18 Chair Kellman noted it would probably help the project to have a more definitive
19 statement of use of the green building guidelines and an absolute determination
20 that the architect will seek certification as opposed to submitting an outline of
21 potential methods. It looks nice, but then those plans are always the first to go
22 when costs are an issue.

23
24 Mr. McCoy said he understands. A lot of these items have been discussed with
25 the client; there are a lot of decisions that are outstanding. It's really hard to move
26 to the next step until you get planning approval. The items he's listed as far as
27 the general building and materials, the use of the flash and concrete are very
28 common building practices today and they wanted to mention them to
29 demonstrate the intent to develop, if not a completely green design and build, to
30 the extent it is possible with this project.

31
32 Chair Kellman asked if he is familiar with the project on Cazneau at Filbert, which
33 is a green building project. One of the assessments the Commission made in
34 looking at that project, because there was concern it didn't fit into the community,
35 was regarding the type of craftsmanship proposed and that was articulated
36 through the use of green materials plus a stated commitment and incorporation
37 of those green building materials. The Commission can't really give that same
38 weight and assessment for this project, because they are designated as just
39 "potential" green uses, so if the applicant was able to say "this is how we're doing
40 it," it really speaks to the craftsmanship and the type of project and also speaks
41 to neighborhood compatibility, particularly when you come in with a project that
42 on its face may not fit in with that lane on Locust. Is there a landscape plan?
43 There's some landscape called out on the drawings.

44
45 Mr. McCoy said the landscape plan is included on the site plan. He added the
46 owner is present and can answer any questions the Commission may have.

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Public Comment

Peg Copple owns 606 Locust Street. She emailed her comments to staff yesterday; if the Commission received those comments, she won't spend her time on those points. (The Commission indicated it did receive Ms. Copple's comments.) She owns the property right behind this project and she really appreciates the work that Vanya and Don and John have done to respond to her comments; they have done a lot: they've lowered the roof line, and she's not worried about the views, but she was worried about this stucco wall facing her and they've done a lot to that effect. The main comment that she has is on the stucco. She doesn't think it fits in the neighborhood at all. There isn't any other stucco in the neighborhood at all. She just read the staff report and she believes there are a lot of errors in the staff report. This neighborhood is above Girard and dead ends before it gets to Cazneau. There are 11 duplexes in this subdivision. They were all built in the 1950s as rental units on one parcel. Somebody convinced the developer to lay a plat map over the top, so he did. And she as a real estate agent started selling these for the developer in 1991 to 1994 or 1993, and they became individually owned properties. A little bit of work has been done on them but mostly people have kept them in the shingled, small cottage look. Across the road and up the road, five or six major projects have gone on in the last several years; all of those projects have kept the same community feel of the shingled look cottages, the New England type, small aesthetic. She doesn't really feel that the stucco, even though it's a beautiful design and very well thought out, fits the neighborhood. There's a row of three duplexes and then a row of four duplexes, then a row of four duplexes. And Vanya's 600 is in the second row, it's on Locust Road, it's the very southernmost parcel. The staff report says the applicant is building to the north; she's not changing to the north. The buildings are 1,000 square feet total, 500 to 550 feet per unit, so they are very small. The applicant is adding all of the square footage on to one side of the unit and that's bringing it out to Locust Road. The story poles don't look like what the plans look like. It looks like the structure is moving all the way back to her driveway and all the way out to the street, taking up the whole southernmost lot. She's not saying the applicant shouldn't be building this; she is saying if the applicant is going to build it out, she hopes it will fit into the neighborhood and not stick out like a cement garage or battleship. It's a beautiful design, it just doesn't fit into the neighborhood.

Chair Kellman asked Ms. Copple to go over the errors in the staff report she mentioned.

Ms. Copple said in the project summary table, under "setbacks," they're not moving that property line at all. The south, left side, is said to have an existing 20-foot setback, which is correct, but the staff report says there's "no change." That's incorrect. That is being completely changed. They are moving to the setback. At the rear, which would be in relation to Ms. Copple's property, it says

1 17 feet existing, that would be out to the easement. There are eight-foot
2 easements there. So, 17 feet existing probably includes that 8 feet of easement
3 and the required 15-foot rear setback. They don't have a 15-foot rear setback.
4

5 Chair Kellman said they'll ask staff to respond to the questions on setbacks. Is
6 Ms. Copple basing her objections on the location of the story poles and seeing a
7 change?
8

9 Ms. Copple said definitely, a complete change.
10

11 Chair Kellman said the Commission will ask staff to address that.
12

13 Ms. Copple said she has been discussing the landscape plan with the applicant,
14 and they've agreed that 20-foot deciduous trees growing into the view won't
15 work. She'd like the Commission to consider letting the neighborhood work
16 through the landscaping plan with the applicant.
17

18 Chair Kellman said she's not sure what Ms. Copple means; it has to be approved
19 by the city at some point. But the Commission can direct it be approved at the
20 staff level rather than have it come back to the Planning Commission.
21

22 **Alicia Leach** [ph?] lives at 613 Locust Street. She and her husband, Casey
23 Leach, moved to Sausalito from San Francisco about three years ago and
24 purchased the property at 613 Locust Street. It's a small cottage and they are
25 currently renovating the home. She is a working mother of two children. This is
26 their first home. They have children going to Sausalito Nursery School. So they
27 plan to be around for a while. The house they live in has peek-a-boo views of the
28 Richardson Bay area, and it's something they bought the house with and they're
29 going to keep even though they're doing renovations, it's not going to take away
30 the view. But they've just realized that the proposed project application takes
31 away 100 percent of the views that they have. She has photographs she can
32 submit now or send to the Commission with a letter. She just wants it to be clear
33 that her property values will be lessened by this construction.
34

35 Chair Kellman asked how Ms. Leach heard about the project?
36

37 Ms. Leach said the applicant, Vanya, sent out an invitation for the neighbors to
38 come over and see the plans. But because they have two babies, she wasn't
39 able to go, but her husband went and said the plans look great but it looked like
40 it's going to block their view, so, "let's see what the story poles say." And then
41 they saw the story poles. They aren't living there right now, they're doing their
42 own remodel and they are living at a condo across from Mollie Stone's during the
43 remodel.
44

45 Chair Kellman asked staff, referring to page 4 of the staff report, there's a
46 paragraph under story poles and view, light, air impacts, that says, "public views

1 are not obstructed as the proposed structure maintains the same height of the
2 existing structure with the addition of the projection toward the street." When she
3 first read that, she thought this is great, it's staying the same height, but did the
4 view analysis take into account the additional projection? What she's hearing
5 from the neighbors is the height really isn't the issue, it is the push-out.

6
7 Ms. Graves said he has not personally been to the site. The analysis was done
8 by former city planner Ms. Russell. Perhaps the applicant's representative can
9 speak to that issue.

10
11 **Karen Shuls Grace** lives with her husband John at 615 Locust, which is across
12 the street from the proposed remodel and up the hill from Alicia and Casey. Her
13 home is a 1906 shingled cottage; it's board and batten inside with original fir
14 floors. It's part of a line of historic cottages on that side of the street. She is very
15 interested in maintaining the character and charm of the street and its buildings.
16 There's been a beautiful renovation of the house on the corner. Her main
17 concern is about the views. This project would impact her water views
18 significantly, pretty much eradicating the water view from the front of her house.
19 Her house sits relatively low, so her view will not be over this ridgeline of the new
20 roof. The new mass projecting out to the south obliterates the water view from
21 her kitchen, front deck, and front antechamber. She was dismayed to see the
22 staff report conclude that there was no impact on anybody's water views. That's
23 clearly inaccurate. She spoke to Ms. Russell about it and invited her to come out
24 and see for herself. They had their house appraised recently and she was told by
25 the appraiser how much of the value of homes in the community are keyed to
26 views. They don't have big views. Six years ago her house was raised with a new
27 foundation and the application was to raise it several feet but that was denied
28 because it would block the views of the house directly above her, so it could only
29 be raised 18 inches. If they had been able to raise it a whole lot, they'd be able to
30 see over this proposed construction, but that's not what happened. So she's
31 hoping that the same consideration that protected her uphill neighbors will protect
32 her views in turn. It's nothing personal against her wonderful neighbor Vayna, but
33 they definitely don't feel this project is in the best interest of her property values.

34
35 Chair Kellman asked Ms. Grace if there's one of those wonderful little Sausalito
36 staircases in the area? It's one of those little secret stairs and then it goes down
37 to Bonita. It's a real special area.

38
39 Ms. Grace said that's right. It's zoned R-2 but it's sort of the dividing line between
40 a lot of single family homes and this kind of development that Ms. Copple
41 referred to with the multi-unit, high density build out. It's in a kind of special zone
42 with these historic single family homes. So it's important to protect the
43 neighborhood character, given all of that.

44
45 **Robert Byfus** owns 85 and 87 Girard, which is directly below Vanya. Everyone
46 understands the expense of moving an exterior wall of a house out only one foot;

1 but maybe five feet, maybe that justifies the expense. If you know you can go 15
2 or 20, you would say why not? Let's do it. Because the expense isn't going to be
3 that much greater other than more materials and more labor. And he thinks that's
4 what's happening here. He thinks to get the most bang out of their buck, the
5 applicants are going the full extent of what they can do. He also thinks the use of
6 stucco is a bad idea. The cost effectiveness of the extension is what is driving the
7 design. In the end, if this thing ends up sticking out, it's going to be a very bad
8 decision and have a bad effect on the neighborhood. Also, the coverage on his
9 home is almost at its maximum, so he will never be able to expand in order to
10 meet the change in the applicant's property. He's against the proposal the way it
11 is. It looks great on paper but in the context of the neighborhood it's going to
12 really change things quite a bit.

13
14 **Don Olsen** noted that his architectural team is surprised to hear that there is a
15 view blockage issue and if that is the case, they would ask for a continuance in
16 order to address the neighbor's concerns and come back with a cleaner project.

17
18 **Further Comments by Project Architect John McCoy**

19
20 Chair Kellman noted the improvements will be limited to the addition; what will
21 happen to the existing structure?

22
23 Mr. McCoy said the only new improvements to the existing structure would be on
24 the north end of the building, the window at the corner would be new. The
25 original proposal was to stucco the addition and leave it as is, the bottom stucco
26 and top shingle. After the initial community outreach and response to staff, the
27 City Planner at the time, Ms. Russell, strongly advised making the entire building
28 stucco, which he thought was based on input from the neighborhood.

29
30 Chair Kellman asked if Ms. Russell advised making the entire building stucco or
31 making the entire building uniform?

32
33 Mr. McCoy said Ms. Russell said, "If you're going to make it stucco, make the
34 entire things stucco."

35
36 Chair Kellman asked how large is each unit currently?

37
38 Mr. McCoy said each unit currently has 483 square feet of floor area.

39
40 **Public Comment closed.**

41
42 **Commission Discussion**

43
44 Chair Kellman said there has been a request to continue the project, which she
45 thinks is a really good idea. She would like to provide some direction to the
46 applicant now if possible.

1
2 Commissioner Cox said she'd like to see the plan address consistency with
3 Sausalito's General Plan concerning two aspects: One is to protect the present
4 character of residential neighborhoods, and the other is to preserve the historical
5 character of Sausalito. She would like some input about how the proposed
6 construction comports with those objectives of Sausalito's General Plan. And she
7 thinks that would address some of the neighbors' concerns regarding the
8 architecture.

9
10 Commissioner Bair said he had the same thought. It is a fair point that that whole
11 street is held up more in terms of the original structures and the shingling and
12 how it looks from Girard and Pine over. You really have a different kind of feel to
13 that part of Sausalito than you do even if you are further up on Cazneau where
14 you start getting some of the stucco buildings. He does think the two things
15 mentioned by Commissioner Cox in terms of comporting with the General Plan
16 are important. The applicant has heard what the people in the neighborhood
17 think complies with that. When the applicant addresses the view concerns maybe
18 they can revisit what the exterior is going to look like.

19
20 Commissioner Stout agreed with the Commissioners' comments. One technical
21 thing is if you are going to add more impervious surface to the building lot, he
22 doesn't like the idea of tunneling all the water into a pipe off the property and into
23 a sewer line. The drainage should be dealt with on site with the landscape that's
24 there.

25
26 Chair Kellman noted that normally when there are view issues it is because the
27 project is outsized for the area. This is a really small property and she
28 appreciates that. So maybe this is something that can be mitigated towards
29 neighborhood compatibility through the use of materials. She doesn't get the
30 sense that that's the right look to that area. This is a really unique street, not only
31 because the grade is out of control, but it does have access to those really
32 special staircases that are throughout Sausalito. She likes that the architects are
33 thinking green, and this is an opportunity to really integrate those green principles
34 into the property and come to the Commission and say, "this is definitely what
35 we're doing," and make this something of a showcase. The same thought applies
36 to the landscape plan where there's a drainage issue, calling out more fully some
37 of the foliage, because they are getting rid of some pretty dense vegetation there
38 that's going to change the feel of that aspect of the street. That's something the
39 applicant will be revisiting with the neighbors as well. She'd like to see something
40 that recaptures the feeling of that existing vegetation that will also lend itself well
41 to the design of the building.

42
43 The Commission discussed a date for the next hearing. Mr. Olsen said the
44 applicant would request a date uncertain.

1 Chair Kellman thanked the applicant for the outreach to the neighbors; it was
2 clear the neighbors respected the way the applicant has handled the project in
3 terms of outreach.
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SAUSALITO PLANNING COMMISSION
Wednesday, June 3, 2009
Approved Minutes
*****EXCERPT*****

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1. **DR 08-002, Design Review Permit, Arrkaboff, 600A Locust Street.** Construct a 904 square foot addition to one of the duplex units at 600A Locust Street (APN 064-211-27). The proposed addition consists of 904 square feet of new floor area and 1,100 square feet of new building coverage, increasing the floor area to 37% and the building coverage to 32%. The new addition extends the existing duplex unit toward Locust Street and includes a new deck. The Planning Commission previously considered the project on July 23, 2008.

Associate Planner Lilly Schinsing presented the Staff Report.

Commission questions of Staff:

- On the site plan the corner of the house is right on the curb with a 15' setback shown. Is that a permitted amount of setback under these circumstances? A large delivery truck could hit that eave. *Staff responded there is an 8' easement that runs on both sides of the property. The story pole represents the extent of an eave, so the building edge will be about 2 feet in. The story pole appears to be in the right position in relationship to the curb, which is outside the easement area.*
- Is it true that the road actually runs through part of the property line? *Staff responded that is correct. The setback is taken from the property lines and there is a 5' setback, but since there is an 8' easement for a driveway there are no structures allowed in that easement.*
- Is it permissible to go right up to the edge of that easement, and where is that addressed in the zoning ordinance? *Staff responded that is correct, the setbacks are measured from property lines. The Zoning Ordinance is silent on easements regarding the setbacks, so Staff's understanding is that the setbacks are taken from the property lines. Even if the setback was taken from the edge of the easement the building would still be outside of the setback.*

Presentation was made by John McCoy, the architect.

Commission questions and comments to Mr. McCoy:

- Where the post is now, that's where the edge of the eave is, and you're saying a gutter is going to be out another 4-5" closer to the curb? *Mr. McCoy responded yes.*
- Do you have any concern about delivery trucks nicking the corner of that roof? *Mr. McCoy responded he did not have that concern, because it doesn't protrude beyond the curb or over the curb, the trucks wouldn't be riding right along the curb and they wouldn't be leaning past the curb.*
- On UPS trucks the side mirrors stick out about a foot on each side and they're about 6-8' up. *Mr. McCoy responded that is true, but when he thinks about regular curbs downtown where there is a lot of traffic, a lot of times there are*

1 *sidewalks with pedestrians and street signs and lampposts and those are at the*
2 *curb.*

- 3 • That road is pretty narrow though and there is not room for a truck and a car to
4 go side-by-side. I'm sensitive to the potential for a structure high above the
5 ground and a particularly low roof profile colliding with one another. *Mr. McCoy*
6 *responded these are valid concerns and one solution would be they could*
7 *reduce the overhang.*
- 8 • What is the pitch of the roof? *Mr. McCoy responded it is three and twelve.*
- 9 • Could you come up with a smaller overhand and/or a lower profile gutter? *Mr.*
10 *McCoy responded they could do that.*
- 11 • Is the color of the stucco pewter? *Mr. McCoy responded yes and there should*
12 *be a physical sample available.*

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15 Commission question to Staff:

- 16 • Does the homeowner have the right where that easement line is to actually
17 build the curb out to there? *Staff responded that is correct.*

18
19 The public testimony period was opened.

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21 John Boldes, 610-612 Locust, indicated the following:

- 22 • Has lived uphill from the subject property 35 years.
- 23 • Has no problem with the project except for the house being so close to the curb.
- 24 • The drawing doesn't show the steepness of the grade. Someone sitting in a car
25 cannot see around that corner, creating a blind spot. He has almost been hit
26 there several times.
- 27 • It makes no sense to him that this is a 6,000 square foot lot. The proportion of it
28 is being doubled, yet they need that one corner. Doesn't see how pulling that
29 part back a few feet will reduce the owner's view.
- 30 • A truck will hit the house within a few years of it being built.
- 31 • Safety should win out over aesthetics or maximizing the envelope.

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33 The public testimony period was closed.

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36 **Chair Keller moved and Commissioner Keegin seconded a motion to approve a**
37 **Design Review Permit for a 760 square foot addition to an existing duplex located**
38 **at 600 Locust Street with the following conditions added:**

- 39 • Grade the corner back.
- 40 • Revise the landscape and plant low-growing groundcover on the corner.
- 41 • Pull back the eave one foot.

42 **The motion passed 4-0.**

MINUTES OF THE
SAUSALITO CITY COUNCIL
REGULAR MEETING

TUESDAY, JULY 21, 2009

EXCERPT

5A. Appeal of the Planning Commission approval of a Design Review Permit (DR08-002) for an addition to one duplex unit located at 600 Locust Street (Associate Planner Lilly Schinsing)

Associate Planner Lilly Schinsing presented the Staff Report on this item. She explained the process that the applicant had been through in order to obtain approval of the project.

Council disclosed their Ex Parte communications.

Mayor Leone opened the public hearing. Because a member of the public needed to leave and wanted to speak on the project, she was allowed to present her views prior to the appellant.

Betty Leaskou noted that she had not received any notices regarding this project; however, her tenants had and they had signed off on the approval being presented. Ms Leaskou did not feel that tenants had the right to make such decisions. Ms Leaskou also voiced concern that this was a safety issue because of the blind corner. Lastly, Ms Leaskou felt that an oak tree being planted in this area was unacceptable.

Robert Beifuss, the appellant and owner of nearby property, presented pictures regarding the privacy issues. Mr. Beifuss objected to a wrap-around deck because this would create many directional views into the windows of his property. He also noted that he will be losing 1-1/2 to 2 hours of winter sun with the proposed roofline. Mr. Beifuss explained that he had offered a solution with regard to a trellis, but now he was more concerned about the loss of sunlight. Mr. Beifuss continued to present visuals of his concerns regarding the deck.

Don Olsen, representing the applicant/owner, explained the landscaping that had been proposed to assist in the privacy issued. He also explained how the rounded deck is less massive than an angular deck. Mr. Olsen also noted that they have already pulled back the dining room area and are willing to change exterior finishes and landscaping if necessary.

Vanya Akaraboff, the property owner, added that she had gone door-to-door to talk about the project. She also explained how she has addressed the issues of the appellant. Ms Akaraboff noted that over the last two years, she has worked with the neighbors in order to appease them.

Betty Leaskou returned to the dais to challenge some of the privacy issues.

John Boldes noted that he is primarily concerned about the safety issue regarding the blind corner. He agreed that the owner has worked to make changes. At this point, Mr. Boldes just wanted to make sure the wall is being pulled back sufficiently from the curb.

John McCoy, also from Don Olsen's office, described the wall move and the eave changes.

Paul Rogers, representing some property buyers in the area, noted that they are in agreement with the e-mail that had been sent out today.

Allison Russo, supported the privacy issue. She also noted that she had not received any contact regarding the neighborhood outreach.

Mayor Leone called Mr. McCoy back up to further explain the changes in the wall and the eaves.

Kim Stoddard, also a realtor, explained the negative value to the property of Mr. Beifuss. She felt that the project is way out of scale for this neighborhood.

Robert Beifuss presented his rebuttals. He voiced concern over the changes made to the list of those who had signed and were in agreement with the project. He also addressed concerns regarding the oak tree. Finally, Mr. Beifuss indicated that he wants a smaller footprint, wants a sun study performed and wants to see the back deck and wall brought in further.

Vanya Akraboff presented her rebuttals and stressed that she did not tamper with the list of signatures approving of the project.

Mayor Leone closed the public hearing.

Council questions/comments followed.

Mayor Leone moved, seconded by Vice Mayor Weiner, to remand the application to the Planning Commission for a recommendation to the privacy issue, and come back to the City Council with those recommendations. The motion was unanimously approved by a voice vote.

Approved on: September 1, 2009

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SAUSALITO PLANNING COMMISSION
Wednesday, October 14, 2009
Approved Minutes
*****EXCERPT*****

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4. **AP 08-002, Review of Privacy Solution, Akraboff, 600A Locust Street.** A review of a privacy solution for a project at 600A Locust Street (APN 064-211-27). A Design Review Permit was approved by the Planning Commission on June 3, 2009 and an appeal was filed on June 15, 2009. The City Council heard the appeal on July 21, 2009 and remanded the application to the Planning Commission for a recommendation to the City Council on the privacy issue.

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Presentation was made by Don Olsen, the applicant.

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Commission questions to the applicant:

- Is the completion of your proposed fence and arbor by Friday of this week a self-imposed deadline? *Mr. Olsen responded yes.*

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Commission question to staff:

- Can the improvements that will create the privacy solution be approved by staff without having to come back to the Planning Commission? *Staff responded yes, the fence and the arbor would be able to be approved with a Building Permit and a Zoning Permit.*

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The public comment period was opened.

Robert Beifuss, 85 & 87 Girard, appellant, indicated the following:

- He will work with the applicant on a privacy solution.
- If they cannot reach a solution he would like to bring it back to the Planning Commission. *The Commission responded the public hearing will be continued to a date certain and Mr. Byfuss would have an opportunity to present his proposed options if he cannot reach a solution with the applicant.*

The public comment period was closed.

Commissioner Cox moved and Vice Chair Bair seconded a motion to continue the public hearing for 600A Locust Street to the meeting on November 4, 2009 to enable the applicant and his neighbor to come to informal resolution. If the parties are unable to come to a resolution the application will come back to the Planning Commission for consideration of the Staff Report presented at this public hearing. The motion passed 4-0.

Approval of Minutes

Commissioner Keegin moved and Commissioner Stout seconded a motion to approve the minutes of September 2, 2009 and September 9, 2009. The motion passed 4-0.

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SAUSALITO PLANNING COMMISSION
Wednesday, November 4, 2009
Approved Minutes
*****EXCERPT*****

1. **DR 08-002, Review of Privacy Solution, Akraboff, 600A Locust Street.** Review of a privacy solution for a project at 600A Locust Street (APN 064-211-27). A Design Review Permit was approved by the Planning Commission on June 3, 2009 and an appeal was filed on June 15, 2009. The City Council heard the appeal on July 21, 2009 and remanded the application to the Planning Commission for a recommendation to the City Council on the privacy issue. The Planning Commission continued consideration of this item from the October 14, 2009 hearing.

The continued public hearing was opened.

The public comment period was opened. There being none, the public comment period was closed.

Commission comment to applicant and the appellant:

- The Commission would not be favorably disposed to continue this hearing again.

Vice Chair Bair moved and Commissioner Keegin seconded a motion to continue the public hearing for 600A Locust Street to the meeting of December 2, 2009. The motion passed 3-0.

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SAUSALITO PLANNING COMMISSION
Wednesday, December 2, 2009
Approved Minutes
*****EXCERPT*****

1. **AP 08-002, Review of a Privacy Solution, Akraboff, 600A Locust Street.** A review of a privacy solution for a project at 600A Locust Street (APN 064-211-27). The Planning Commission approved a Design Review Permit on June 3, 2009 and an appeal was filed on June 15, 2009. The City Council heard the appeal on July 21, 2009 and remanded the application to the Planning Commission for a recommendation to the City Council on the privacy issue.

The public hearing was opened. Associate Planner Schinsing presented the Staff Report.

Commission questions to staff:

- Can the Commission consider only the issue of the privacy solution? There is a lot of correspondence from neighbors raising issues that were not raised when this matter initially came before us. *Staff responded the Commission is limited to discussion of the privacy solution.*

Presentation was made by John McCoy, the applicant.

Commission questions to Mr. McCoy:

- How high would the 12-foot Loquat tree be in relation to the deck rail when it is first planted? *Mr. McCoy responded it would go a couple of feet above the deck rail.*
- What was the other tree you proposed as an alternative? *Mr. McCoy responded an oak had been discussed, but the Loquat was thought to be a better tree.*

The public comment period was opened.

Robert Beifuss, 85 Girard Avenue, indicated the following:

- His comments are from his letter to Don Olsen, the architect, which he will read into the record.
- He has researched the Bronze Loquat tree. It is slow growing and the highest they grow is 15-20 feet.
- After calling various plant nurseries, the largest Loquat he found was an 8'x3' tree that will grow at most 1-2 feet per year under idea conditions, meaning five to ten years before it is at its highest height and fully matured. He could not find a Loquat for sale that is the 12'x6' size proposed by the applicant.
- The applicant's wraparound deck will come out beyond the tree quite a bit. If a person walked around the deck they could see into his living room, kitchen, a side window, and completely into this yard.

- 1 • He has requested that the applicant's deck either be reduced from 8 feet to 5
2 feet or 3 feet be deducted from the living room's east-facing wall to
3 accommodate an 8-foot deck.
- 4 • He is happy with his yard as it is and is not attempting to improve it with a
5 fence and arbor at the applicant's expense, but he is forced to try to mitigate
6 the damage to his property value by the applicant's addition. He also faces the
7 added expense of replacing the common sewer line and private laterals, which
8 is required by the City.
- 9 • Don Olsen's offer of \$2,286 toward his cost to reestablish his privacy failed to
10 recognize the full cost. The total estimate from Gardens & Gables is \$6,970 as
11 well as the additional costs of the permit for \$300, miscellaneous fee for \$60,
12 design review fees for \$756, plus cost of ongoing maintenance, water expense,
13 and new plants. There is also the cost of the appeal, which he has already
14 paid, which could have been avoided if the applicant had included him in her
15 public outreach and had considered a compromise. He could not accept Mr.
16 Olsen's offer as it covers only a small portion of the total cost.

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19 John McCoy's rebuttal to public comments:

- 20 • Regarding the Loquat tree, his literature states the Loquat tree can grow to 20-
21 30 feet, although usually smaller, around 15-20 feet. Fifteen feet would be
22 more than enough to screen 85 Girard Avenue from the applicant's deck
23 because they would have to look down to see his property.
- 24 • Regarding the applicant's deck looming over Mr. Beifuss' yard, the applicant is
25 on the other side of the street and back beyond the easement. Mr. Beifuss has
26 an existing tree and vegetation that protects his yard. Currently the applicant's
27 windows are directly across from Mr. Beifuss' windows, but with the proposed
28 project the house will be moved away and back 8-10 feet from 85 Girard. The
29 42" tall deck rail is not picketed, so there is no line of sight through that rail. The
30 deck rail, Loquat tree, and the additional vegetation on Mr. Beifuss' property
31 will address his privacy issues.

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33 Commission questions and comments to Mr. McCoy:

- 34 • Does the literature you reference regarding the Loquat tree state how quickly
35 that tree grows? *Mr. McCoy responded it does not give a timeline, just states*
36 *that it grows well in different types of soil.*
- 37 • How much research have you done in terms of inventory for the size of the tree
38 you are proposing? *Mr. McCoy responded they have not shopped for a tree*
39 *yet.*
- 40 • If the Commission conditions a minimum size Loquat tree 12-14 feet high by 6
41 feet in width, what happens if you can't find a tree that size? *Mr. McCoy*
42 *responded they would be open to a minimum size. Prior to the City Council*
43 *hearing they would shop to see if it could in fact be purchased.*
- 44 • It is important that if the Commission recommends that minimum size Loquat
45 tree and the City Council agrees with that privacy solution, that you be able to
46 find a tree that big, and the appellant suggests you might not be able to. *Mr.*
47 *McCoy responded the reason they suggested a Loquat tree has more to do*
48 *with the overall mature size of it.*

136

- 1 • But you are proposing the initial tree you put in is initially 12'x6'. Are you
2 confident you can find a tree that size? *Mr. McCoy responded yes.*
- 3 • Would you have a problem if the Commission conditioned the size tree to be
4 12'x6'? *Mr. McCoy responded by asking if it could be conditioned to say a
5 certain number of inches or feet above the deck rail? They don't know if they
6 will need a full 12-14' tree, because they don't have the full set of plans with
7 them, and that height is set and approved.*
- 8 • Is there another privacy option? *Mr. McCoy responded no, although at the City
9 Council meeting they offered to plant two Loquat trees instead of one.*
- 10 • In the photograph showing where the deck would be the Loquat tree in front
11 doesn't do anything to block the left portion of the deck from a window on the
12 left because it would impinge the view from the new construction. A second
13 Loquat tree on the left would give me a certain amount of comfort. *Mr. McCoy
14 responded the applicant's deck is directly across from the existing tree at 85
15 Girard Avenue, which provides a degree of privacy to that window.*
- 16 • Would a second Loquat tree block the applicant's view? *Mr. McCoy responded
17 it would enclose the deck a little more, but would not be overly detrimental to
18 her view and the applicant is open to that option.*
- 19 • What is directly behind the deck that faces the first Loquat tree? *Mr. McCoy
20 responded a sliding glass door out to the deck from the living room.*
- 21 • From the edge of the deck to the sliding glass door there will be the additional
22 aspect of the patio to block the view of the inside of the house. *Mr. McCoy
23 responded that is correct. There is the deck width to the inside, with the solid
24 42' deck rail, plus being above the windows of 85 Girard Avenue will prevent
25 anyone from seeing inside the house and vice-versa.*

26
27
28 Kim Stoddard, 66 Marion Avenue, indicated the following:

- 29 • She is a realtor in Sausalito and has worked with Mr. Beifuss regarding his
30 property.
- 31 • The applicant has cut down a tree that is in one of the photographs.
- 32 • The street is very narrow and planting a large tree there is not an option with
33 vehicles using it.
- 34 • What if the Loquat tree dies? Who is responsible for trimming and maintaining
35 it?
- 36 • The applicant is being allowed to double her square footage. This is a major
37 renovation in a small neighborhood with narrow streets and lots of little
38 cottages and is completely out of scale.
- 39 • The applicant's residence will tower over Mr. Beifuss' property and give the
40 applicant a direct view into his living space.
- 41 • One of the photographs was taken looking up and isn't the view Mr. Beifuss is
42 opposed to. He objects to the view looking down into his living room windows.
- 43 • There is possibly room for one tree, but not two, and planting a tree does not
44 address Mr. Beifuss' issue.

45
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47 Vanya Akraboff's rebuttal to public comments:

- 48 • I have a gardener who comes monthly to care for my property and who will
49 care for any trees they plant.

- 1 • The photographs presented were taken last July and I have not cut down any
2 trees since then.
3

4 John McCoy's rebuttal to public comment:

- 5 • We are willing to work with Mr. Beifuss to a degree with the placement of the
6 tree around the deck.
7

8 Commission questions and comments to Mr. McCoy:

- 9 • What is the actual width of the property from the street to the building where
10 the tree or trees would be planted? *Mr. McCoy responded the trees would be*
11 *planted beyond the easement, which is 8 feet. He didn't know the exact*
12 *distance from the building to the street, but one of the reasons they suggest a*
13 *Loquat tree is they have small trunks but a large foliage size, so it can be*
14 *pruned and kept back off the street and the deck and not require a large*
15 *footprint to get the desired height and width. They can tuck the tree as close to*
16 *the deck as needed as the deck is elevated above grade, so the roots won't*
17 *spread into the foundation.*
18 • This neighborhood has easements and streets, which don't necessarily line up;
19 so to say that you're a certain distance back from the easement could still be in
20 the middle of the street. We need to know exactly where the street is in relation
21 to that tree. *Mr. McCoy responded there is an existing curb that comes around*
22 *in front of the deck and wraps pretty much up to the applicant's driveway into*
23 *her garage and there is room between the building and the end of the deck and*
24 *that curb to fit a tree in. He doesn't know exactly what that amount of space is,*
25 *but it is at least 8'.*
26

27
28 Staff comment:

- 29 • The dimension from the edge of the property, which is 8 feet, to the deck is 11
30 feet. So the area from the edge of the easement to the deck is 3 feet, and the
31 curb appears to be approximately 2 feet away.
32

33 Robert Beifuss, 85 Girard Avenue, indicated the following:

- 34 • He heard it was 3 feet from the easement to the deck, but doubts it. There
35 definitely is no room for a tree as the proposed tree size starts at 6 feet wide,
36 which means it will go into the deck and hang over the easement. Vehicles will
37 hit it. He disputes idea there is room there for two trees. The only reason there
38 is room for one tree is the deck curves in.
39 • When a person is on the applicant's deck they don't have to be on the edge
40 looking downward to see into his windows and yard. His dispute is with the
41 applicant's sizable 8-foot deck in this small area on a narrow easement.
42 • Even if the Loquat trees grow 2 feet a year it will take a considerable amount
43 of time to get to the point where the applicant is saying they will have any
44 effect.
45

46
47 Commission questions to Mr. Beifuss:

- 48 • Is the property at 85 Girard Avenue a rental unit? *Mr. Beifuss responded yes.*
49 • Do you have plans to move in to this unit yourself in the foreseeable future?
50 *Mr. Beifuss responded possibly, but not in the next year or two.*

- 1 • You have not provided us with an alternative proposal to protect the privacy of
2 the property. *Mr. Beifuss responded he had proposed a fence and arbor. The*
3 *last time Don Olsen was before the Commission on this matter Mr. Olsen said*
4 *he would work out a plan with Mr. Beifuss that next Friday, but Mr. Beifuss did*
5 *not hear from him for a month.*
- 6 • You have had an opportunity tonight to bring us a proposal for a fence and
7 arbor project, but you haven't. *Mr. Beifuss responded he has it with him this*
8 *evening. There was no time to present it at the last meeting, because the*
9 *meeting was continued.*
- 10 • The reality is we live in a city. The applicant is willing to put in whatever mature
11 tree you would like, or two trees, which from a green standpoint is much better
12 than going back and forth negotiating an arbor and wall.
- 13 • The applicant does not have any interest in standing out on her deck and
14 looking down at this building. People on the applicant's deck will be looking at
15 the view.
- 16 • The applicant is not blocking your sunlight. *Mr. Beifuss responded his winter*
17 *sun is being blocked by the applicant's roof. At this time of year he will lose his*
18 *sun around 3:00 o'clock instead of 5:00 o'clock.*
- 19 • The applicant has provided literature supporting his view of the Loquat tree's
20 rate of growth. Did you bring literature to support your position that the tree
21 grows at 1foot per year? *Mr. Beifuss responded no.*

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24 Comments from Mr. Beifuss:

- 25 • I was advised by staff to work it out between ourselves, which is why I have not
26 submitted an alternative proposal to staff. I have the fence and arbor proposal I
27 gave Don Olsen a month ago regarding the fence and arbor. He said he was
28 going to work it out with me by the end of that week, but I did not hear from him
29 for a month and then he gave me a quarter of the cost. *We are making a*
30 *decision based on the record before us and we have seen no alternative*
31 *proposal. The letter you read into the record clearly shows you were trying to*
32 *obtain costs that were not associated with the privacy issue, such as the cost*
33 *of appeal and other costs.*

34
35 The public comment period was closed.

36 Commission questions to staff:

- 37 • Did staff instruct the appellant not to submit his alternative proposal to staff for
38 presentation to the Planning Commission? *Staff responded they told both the*
39 *applicant and the appellant that it would be inappropriate for the City to get*
40 *involved in monetary discussions on their negotiation. To staff's knowledge the*
41 *appellant did not ask if he could submit plans.*
 - 42 • Using trees and bushes is a common device for creating privacy. The issue is
43 to what extent is the party hosting that tree and bush planting required to
44 maintain it, for how long, and does it go with the land? *Staff responded the*
45 *Commission could recommended a condition that the property owner hosting*
46 *the vegetation be required to enter into a landscape maintenance agreement to*
47 *maintain those trees that would be recorded against the property.*
 - 48 • Under the landscape agreement would the host be required to replace the
49 trees if they become diseased and die? *Staff responded yes.*
- 50

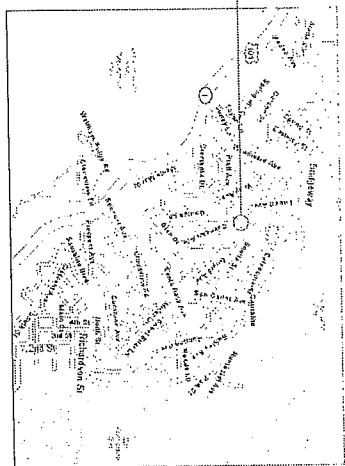
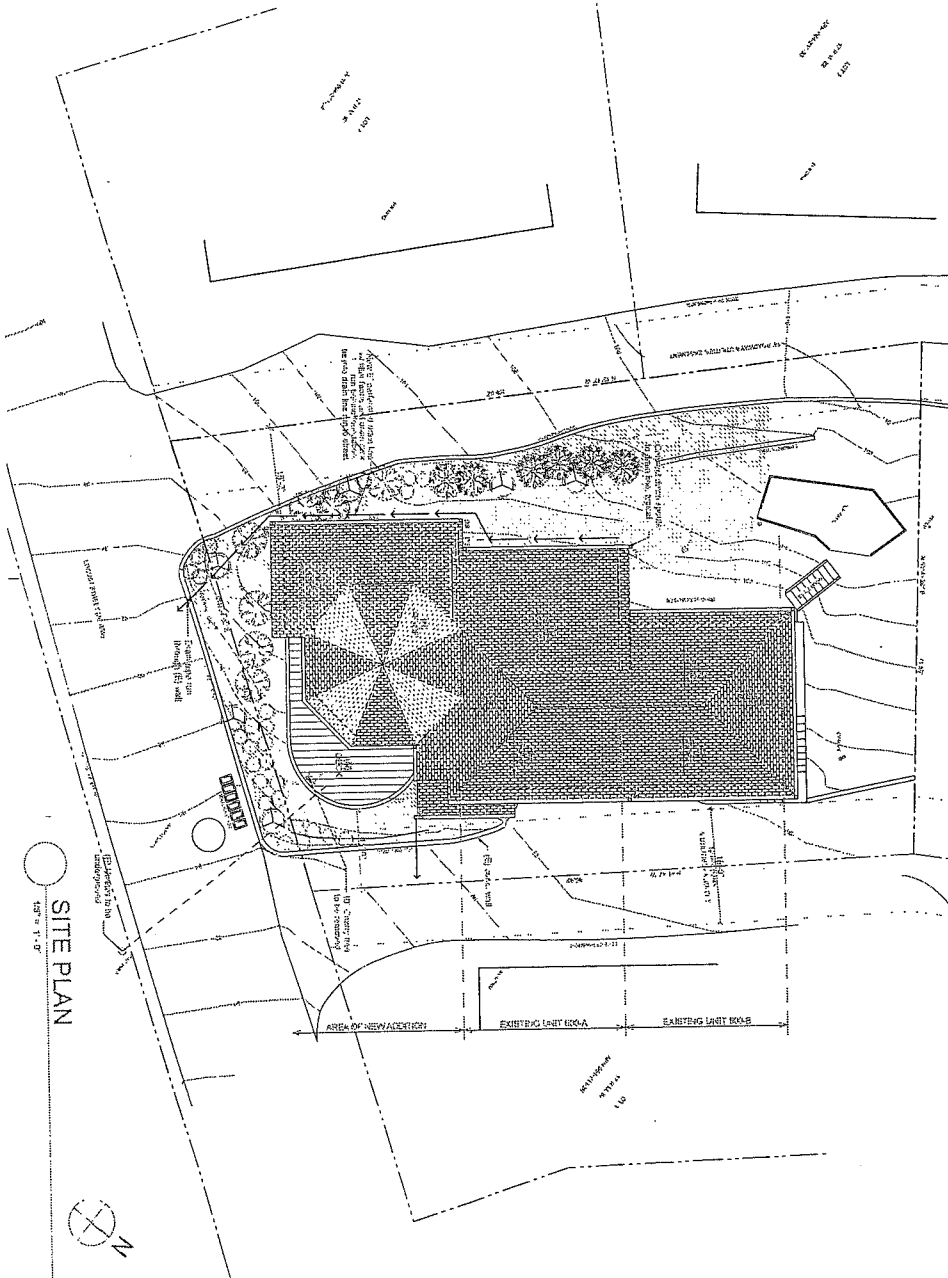
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Commission question to Mr. McCoy:

- Would the applicant have a problem if the Commission required a landscape agreement? *Mr. McCoy responded no.*

Chair Keller moved and Commissioner Keegin seconded a motion to propose as the Commission's recommended privacy solution to the City Council the condition that two 36"-box Loquat trees be planted to provide screening for the down slope property with a landscaping maintenance agreement being recorded against the property. The motion passed 4-0.

APPROVED PLANS (APPROVED JUNE 3, 2004)



SITE

SITE PLAN
1/2" = 1'-0"

- PLANTING LEGEND**
- ANTHURIUM ALLTOPIA (SANTALWOOD) - 5'x8' @ 6' on center
 - MAHONIA AQUIFOLIUM (LONG LEAF HAWKWOOD) - 5'x6' @ 6' on center
 - NYMPHAEA ALATA (PINK LOTUS) - 5'x6' @ 6' on center
 - ACACIA MALESIANA (PAPERBARK) - 5'x6' @ 6' on center
 - TIGER LILY (LILY OF THE VALLEY) - 5'x6' @ 6' on center
 - CALLIOPSIS (WILD LILAC) - 5'x6' @ 6' on center

SHEET INDEX

NO.	DESCRIPTION
001	Site Plan Preparation - Street Light - 1/2" = 1'-0"
002	Site Plan Preparation - Street Light - 1/2" = 1'-0"
003	Site Plan Preparation - Street Light - 1/2" = 1'-0"
004	Site Plan Preparation - Street Light - 1/2" = 1'-0"
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039	Site Plan Preparation - Street Light - 1/2" = 1'-0"
040	Site Plan Preparation - Street Light - 1/2" = 1'-0"

OWNER
Santalwood

CONSULTANTS
ARCHITECTS
SANTALWOOD ARCHITECTS
4848 BROADWAY, SUITE 200, SAN FRANCISCO, CA 94132
TEL: 415.774.1100
FAX: 415.774.1101

ENGINEER
SANTALWOOD ENGINEERS
4848 BROADWAY, SUITE 200, SAN FRANCISCO, CA 94132
TEL: 415.774.1100
FAX: 415.774.1101

PROJECT INFORMATION
DESCRIPTION: REMODEL AND ADDITION OF 10 UNITS TO EXISTING 10 UNIT BUILDING AT 600 A LOCUST STREET, SAN FRANCISCO, CA 94109

A.P.N. 064-211-27

ZONING RM-2

CONSTRUCTION 10 UNITS

PARCEL SIZE 6553 sq. ft. (150' x 43.7')

DWELLING UNITS 10

SETBACKS Front: 15'0", Side: 5'0", Rear: 5'0"

HEIGHT 17.4' @ 1st floor

IMPERVIOUS SURFACE Existing: 1142 sq. ft., Addition: 1137 sq. ft., TOTAL: 2279 sq. ft. @ 91.2% N

LOT COVERAGE Existing: 100% sq. ft., Addition: 2194 sq. ft., TOTAL: 2194 sq. ft. @ 33%

FLOOR AREA Existing: 504 sq. ft., Addition: 504 sq. ft., TOTAL: 1008 sq. ft. @ 15%

A0
APRIL 21, 2004

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

ATTACHMENT 14
(2 PAGES)

5A
14

D O N A L
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 + ME TO
HIS BENEFIT.

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.

① [Signature] 619 LOCUST RD 7/8/09
Name Address Date

Additional comments: ROBIN CLERIC

② [Signature] 79 GILMAN 7/9/09
Name BIANCA KRAMER Address Date

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 filage to make the deck less visible from our home.

Name Address Date
Additional comments:

ATTACHMENT 16
(3 PAGES) 5A
145

JUL 14 2009
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

3) ALAN SHIREK 602 LOCUST ST SAUSALITO 7/9/09
Name Address Date

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

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

7) doz childz 617 locust 7-11-09
Name Address Date

Additional comments:

5) Arcia Leach 613 Locust 7-11-09
Name Address Date

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

6) Jennifer Matheny 1002A Locust St 7.11.09
Name Address Date

Additional comments:

Continued → 146

RECEIVED

S JUL 14 2009 N
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

8

Brian Collins 89 Girard Ave 7/12
Name Address Date

Additional comments:

Looks great!

9

Katherine Doyle 600B Locust St. 7/12
Name Address Date
KATHERINE DOYLE

Additional comments:

10

Elizabeth A. Dufan 107 Girard Avenue aka 7/13/09
Name Address Date
501 Lions Street

Additional comments:

looks good!

11

JOHN BOLDUS AT 610 LOCUST HAS SIGNED AN ATTACHED
Name Address Date
APPROVAL FORM WITH A CONDITION OF MOVING DINING
Additional comments: ROOM WALL. WE HAVE A CONTRACTUAL AGREEMENT.
(SEE ENCLOSED)

12

JACKIE HEDGES AT 608 LOCUST HAS APPROVED
Name Address Date
VERBALLY, WITH THE ABOVE CONTRACT IN PLACE,
Additional comments: AND WILL WRITE YOU A NOTE. 7/13/09

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JUL - 7 2009

VANYA AKRABOFF

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

600 A Locust Road, Sausalito, California 94965

COPY

Dear Robert,

In response to your recent letter:

John McCoy has been communicating with you regarding your appeal to my approved remodel. He has offered, as a compromise, planting a tree on your property; neither the retaining wall nor gate you've requested impact privacy from my proposed addition.

Over the past 2 years, I have invited community outreach in the form of letters and open houses several times to discuss the plans for both the original design and the current design. In addition, I and my architects have held meetings with neighbors on numerous occasions, you included. Also, Lilly Schinsing and John and I held two community meeting opportunities at the site before the recent hearing. The City mailed invitations to all surrounding homeowners, including you. Some neighbors have worked with me in a timely manner on the design, which we then amended to suit them. Others, unfortunately, waited until the original hearing itself to complain, which resulted in a complete redesign, a substantial cost to me, and a year lost. You have never shown up or responded to any of the arranged community outreach, and you did not attend the recent hearing in which I was granted unanimous approval.

Interestingly, the current plans have set the addition much farther back away from your property than the original plans, yet you are appealing this plan.

In the late evening of June 3 you appeared unannounced at my door, and I invited you in to my home to express your complaint, though the hour was late, I had a guest, and you were clearly very agitated and aggressive. I then met with you and John McCoy at the property, and listened to your complaint again. I have received several very long phone messages, a letter in the mail, a letter taped to my door, all with the very same complaint and request that you've already stated several times. I feel I've been harassed and threatened. I want to have good relationships with my neighbors, and feel I have been very patient and accommodating.

I trust that John McCoy, with his professional experience and reasonable demeanor, will handle this properly. I trust the Planning Commission to make their decision based on what they deem best.

Sincerely

Vanya Akraboff

ATTACHMENT 17
(1 PAGE)

5A
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July 13, 2009

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JUL 14 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

City Council of Sausalito and
Lili Shinsing
Sausalito Planning Commission
City Of Sausalito
420 Litho Street
Sausalito, California 94965

Dear Council Members:

Re: 600 A Locust Street, Sausalito, Ca 94965 (proposed addition)
APN: 064-211-27

I, John Boldes, owner of 610-612 Locust, Sausalito, California, am a neighbor of Vanya Akrahoff, owner of 600 Locust, Sausalito. After further discussions with me, on July 12, 2009, Vanya Akrahoff has agreed in writing (see attached declaration) to further amend her architectural plans for an addition approved on June 3, 2009 by the Sausalito planning commission. She has agreed to move the west dining room wall in an additional one foot (to the east) and to move the corresponding roof line in, an additional foot, for a total of two feet, to the east. These changes, in addition to the grading and landscaping approved, should address my concerns about the creation of a blind spot at the intersection of Locust Street and the private drive for 610-612 Locust. Additionally, it would create a smaller footprint of the building.

Sincerely,



John Boldes

610 Locust
Sausalito, California 94965
(415) 322-1652

cc Vanya Akrahoff

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JUL 14 2009

CITY OF CASALITO
COMMUNITY DEVELOPMENT

July 13, 2009

I, Vanya Akraboff at 600 Locust Road,
will amend the plans which were approved
on June 3rd with the following changes:

- ① Move the back (west) wall of the dining
room in (east) 1 foot.
- ② Move the roofline above that wall in
(back, ~~west~~ east) 2 feet from the original
plan.

Vanya Akraboff

RECEIVED

JUL 7 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

TO SHOW THAT THERE IS LESS OF A PRIVACY
ISSUE WITH THE ADDITION:

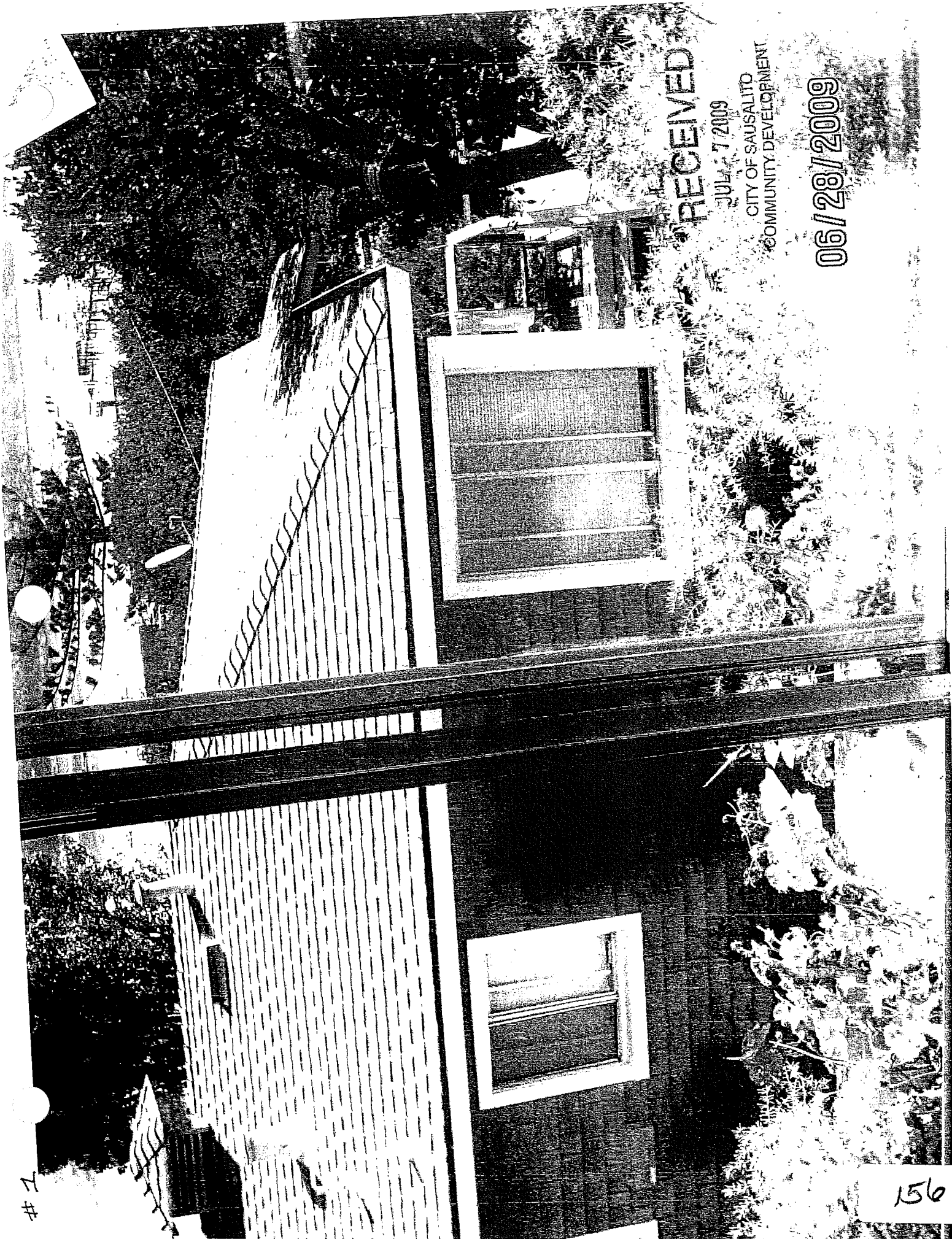
THESE PHOTOS SHOW THE VIEW EAST
FROM :

1 - MY CURRENT LIVING ROOM WINDOW, EAST,
LOOKING DOWN.

2 - MY PROPOSED LIVING ROOM WINDOW, EAST.

THIS WINDOW IS FARTHER AWAY,
BOTH SOUTH AND WEST, FROM THE
CORNER OF THE TENANTS ACROSS
THE DRIVEWAY, THAN MY CURRENT
WINDOW. IT WILL BE MORE PRIVATE
FOR THEM. THIS PHOTO IS SLIGHTLY
ANGLED TOWARD THE BUILDING BELOW,
TO BETTER VIEW THEIR CORNER.

1



RECEIVED

JUL 7 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

06/28/2009

156



06/28/2009

JUL 7 2009

CITY OF SALT LAKE COUNTY
COMMUNITY DEVELOPMENT

5A

ATTACHMENT 21
(1 PAGE) 157



STAFF PHOTOGRAPH
FROM BSEI/RAD
7/6/09

STAFF
PHOTOGRAPH
FROM 85
ENRAPD
7/6/09



600

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STAFF
PHOTOGRAPH
716107
FRAM AREA
OF NEW
ADDITION,
600 LOCUST

ATTACHMENT 23
(2 PAGES)

5A
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1602
TOWN AREA OF NEW
ADDITION
AT 600 LOCUST

1602

