

Lilly Schinsing

From: John McCoy [john@dkoarchitects.com]
Sent: Wednesday, March 10, 2010 4:05 PM
To: Lilly Schinsing
Subject: Continuance

RECEIVED

MAR 10 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Lilly,
We need to request a continuance from the City Council hearing scheduled for March 16th, 2010.
We have not been able to get a contractor on site to reset the story pole, which help us make important design decisions.
Additionally, we feel that with an extra couple of weeks we will have the opportunity to further discuss with the neighbors their concerns and have ample time to appropriately address them.
Sincerely,

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



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 an addition to the duplex unit at 600A Locust Street, subject to revised plans and conditions of approval requiring additional landscaping and a landscaping maintenance agreement.

This staff report supplements the staff report dated February 23, 2010

SUMMARY

On February 23, 2010 the City Council continued the hearing on the 600 Locust Street appeal. After testimony from the applicant, appellant and other parties, the Council voted 4:1 (Pfeifer: No) to continue the public hearing to the March 16, 2010 City Council meeting to allow the applicant and appellant to reach a compromise.

COMPROMISE DISCUSSION

The applicant's representatives met with the appellant, Mr. Beifuss (85 Girard Avenue) and communicated with the uphill neighbor, Mr. Welborn (606 Locust Street) in order to arrive upon a compromise. Staff invited the applicant, Ms. Akraboff, her representatives, Mr. Olson and Mr. McCoy, the appellant, Mr. Beifuss, and concerned neighbors Mr. Welborn and Ms. Shultz-Grace to a meeting on March 8, 2010 to discuss a compromise solution. In addition, staff encouraged the applicant and neighbors to have an open dialogue and if they were not able to attend the March 8, 2010 meeting, submit correspondence directly to the Community Development Department prior to the meeting. The March 8, 2010 meeting was attended by Mr. Olson, Mr. McCoy, Mr. Beifuss, Mr. Welborn and staff. Staff noted at the March 8, 2010 that some parties did not feel like a compromise had been met.

The applicant has submitted revised plans and materials which revise the approved plans in the following aspects (see **Attachment 61** for the revised plans):

- Lower the plate line of the living room walls from 13'-0" to 11'-3";
- Redesigned the roof from a pitched roof to a flat roof, which lowered the roof by 4'-5";
- Reduce the size of the deck from 236 square feet to 196 square feet;
- Reorient the deck toward the south and shifted it an additional 6'-2" further away from the appellant's property (the closest point to the appellant's residence will be approximately 40 feet);
- Relocate the sliding glass door away from the appellant's property;
- Reduce floor area of the addition from 904 square feet to 858 square feet;
- Reduce building coverage of the addition from 1,100 square feet to 1,023 square feet);
- Plant a single loquat tree on the east side of the applicant's residence (at the request of the appellant).

The applicant has also submitted correspondence describing the revisions to the plans (see **Attachment 63**) and a spreadsheet documenting the reductions in square footage of floor area, building coverage, and impervious surface that have been made since the Planning

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

Commission approval of the project in June 2009 (see **Attachment 64**). Mr. Welborn has submitted correspondence and proposed plans for the Council's consideration (see **Attachments 65-69** for correspondence).

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 RECOMMENDATION

Staff recommends the City Council review and approve the attached draft resolution (see **Attachment 61**) which denies the appeal and affirms the Planning Commission's approval of an addition to the duplex unit at 600A Locust Street, subject to the revised plans in **Attachment 61** and conditions of approval requiring additional landscaping and a landscaping maintenance agreement.

Alternatively, the City Council may:

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

ATTACHMENTS


The listing of attachments follows the numbering in the February 23, 2010 staff report

61. Revised Resolution
62. Revised plans, date stamped March 9, 2010
63. Letter from Mr. McCoy describing design changes, date stamped March 9, 2010
64. Spreadsheet from Mr. McCoy documenting the reductions in square footage, date stamped March 9, 2010
65. Email from Mr. Welborn, date stamped March 9, 2010
66. Email from Ms. Leaskou, date stamped March 8, 2010
67. Email from Mr. McCoy, date stamped March 8, 2010
68. Email from Mr. Welborn, date stamped March 8, 2010
69. Email from Mr. Welborn, date stamped March 8, 2010

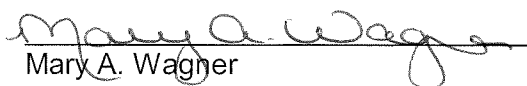
PREPARED BY:


Lilly Schinsing
Associate Planner

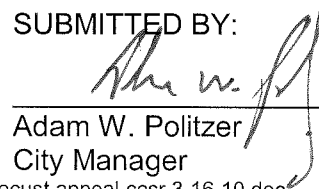
REVIEWED BY:


Jeremy Graves, AICP
Community Development Director

REVIEWED BY:


Mary A. Wagner
City Attorney

SUBMITTED BY:


Adam W. Politzer
City Manager

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Item 5A
Meeting Date 3-16-10
Page 24

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); 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 privacy issues; 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 and March 16, 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

ATTACHMENT 61
5A
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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 and approves the revised plans titled "Remodel and Addition 600A Locust" and date stamped March 9, 2010 as the approved plans, with the following added as additional general conditions:

Condition X. One 36-inch-box Loquat tree 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 of the residence at 600 Locust.

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 1: Planning Commission Resolution No. 2009-26
Attachment 2: "Remodel and Addition 600A Locust" date stamped received March 9, 2010

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**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 Akraboff 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

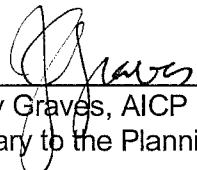
WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports dated July 23, 2008 and June 3, 2009.

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 3rd 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 Settgest, 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.

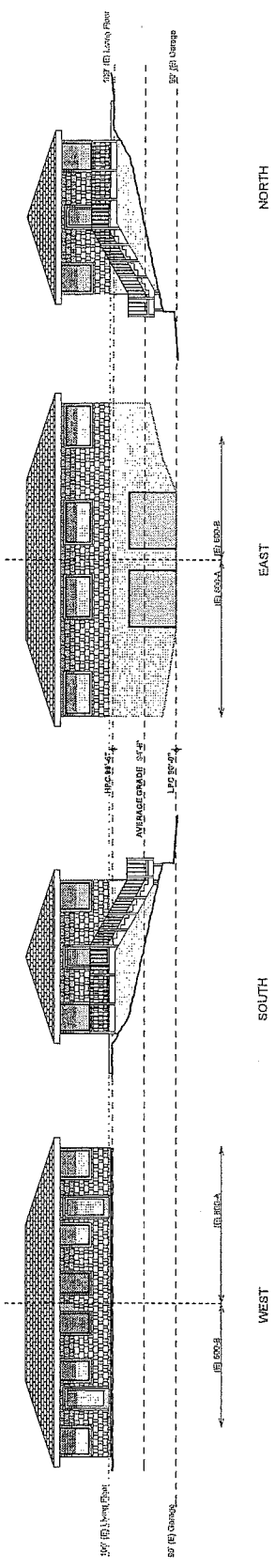
5. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
6. Grading/drainage permit(s) shall be 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.

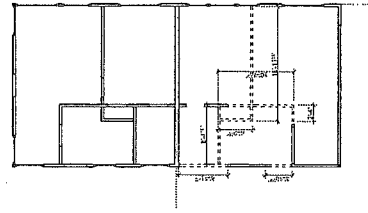
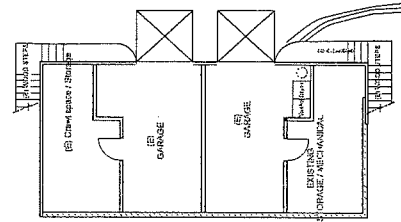
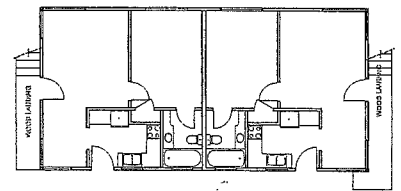
Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays between 9:00 a.m. and 7:00 p.m.
11. Permits required by other agencies having jurisdiction within construction area shall be obtained in accordance with their respective agency's regulations.

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

ATTACHMENT 3: PROJECT PLANS



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



Usual Price of Existing Work = 200.00
 Usual Price of Existing Walls Removed = 25.00
 Total Percentage of Work removed = 20%

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APR 27 2009

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

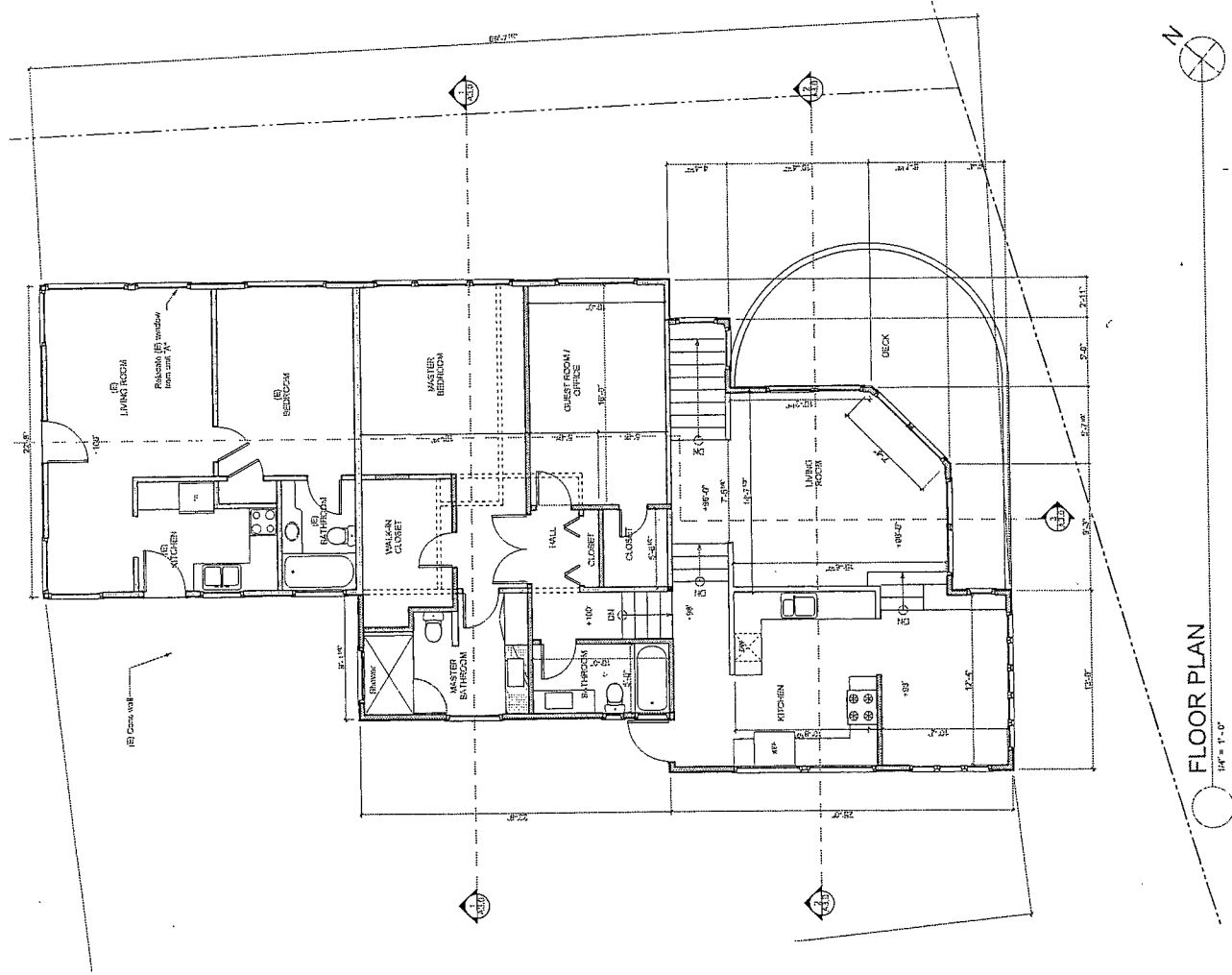
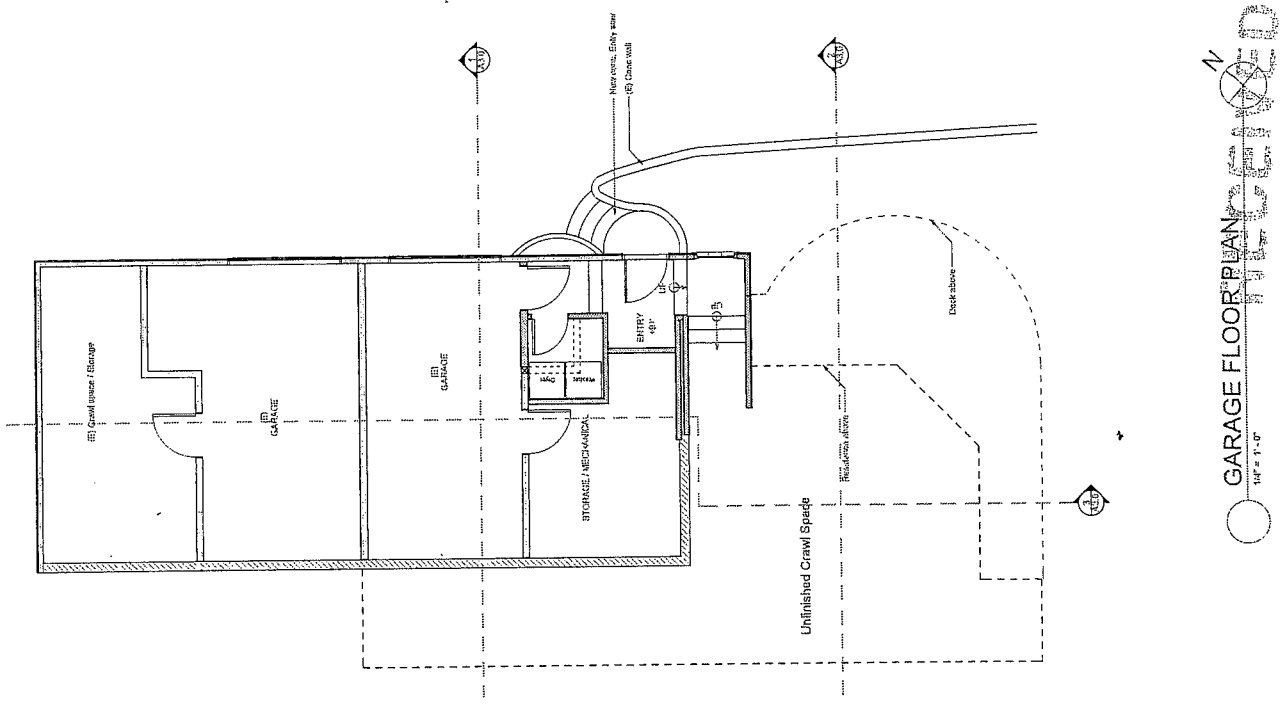
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APR 11, 2009

NO.	REVISIONS

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

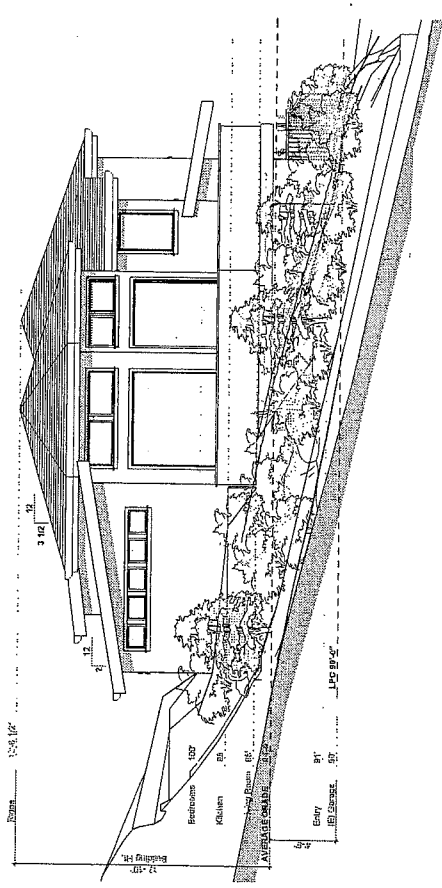
DONALD OLSEN ASSOCIATES ARCHITECTS
688 Bridgeway, Sausalito, CA 94965 TEL: 415-232-0287 FAX: 415-232-0287 EMAIL: don@donolsen.com



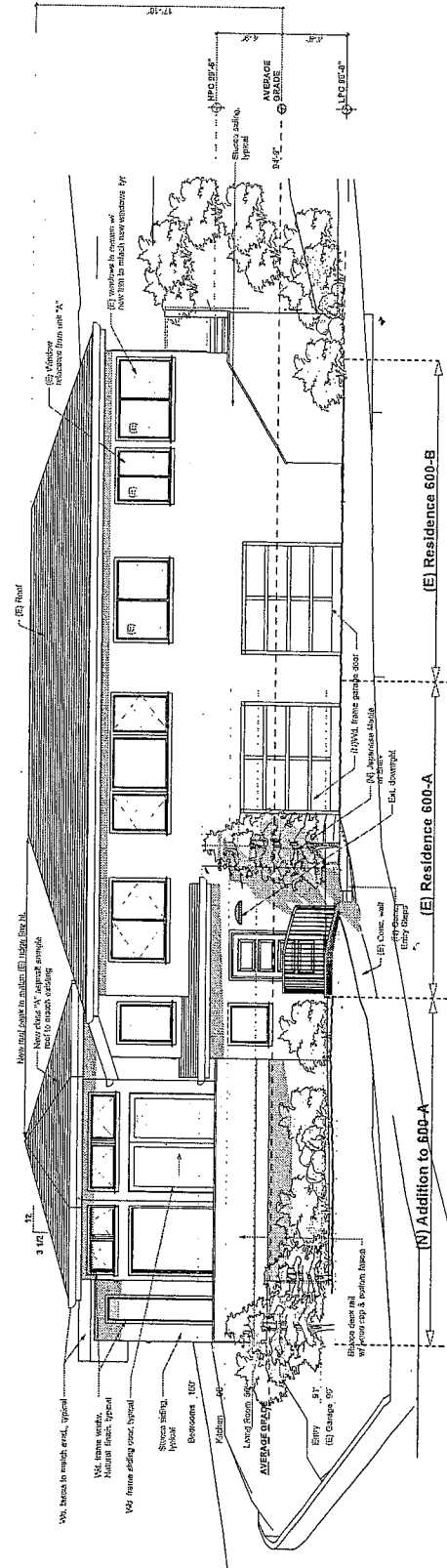
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APR 27 2009

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



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

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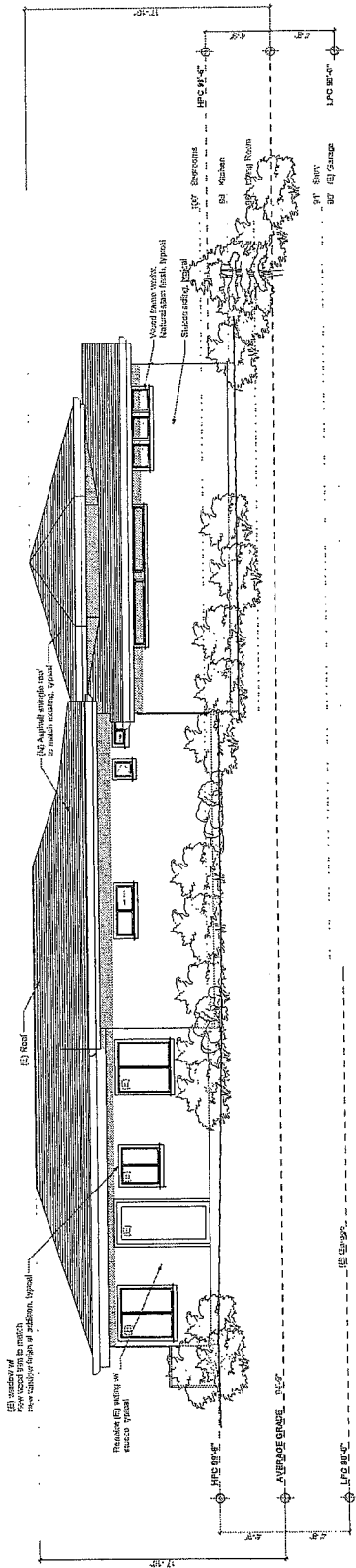
APR 27 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT.

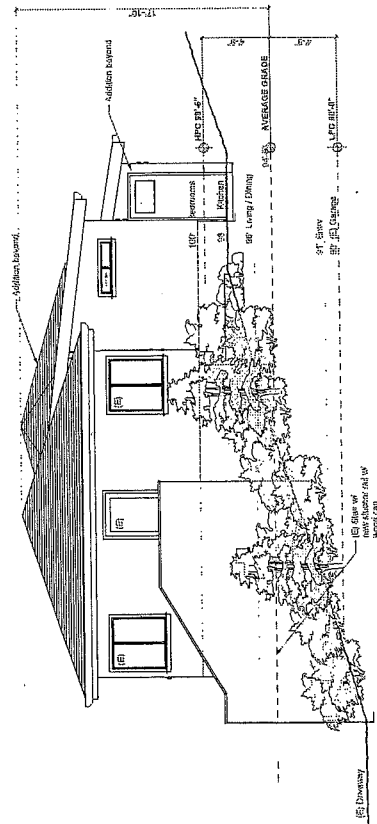
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NO.	
REVISED	

A2.1
 April 21, 2009



WEST ELEVATION
 SCALE 3/4\"/>



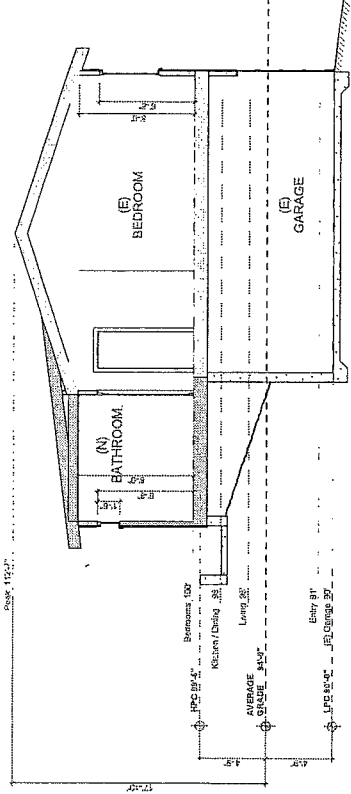
NORTH ELEVATION
 SCALE 3/4\"/>

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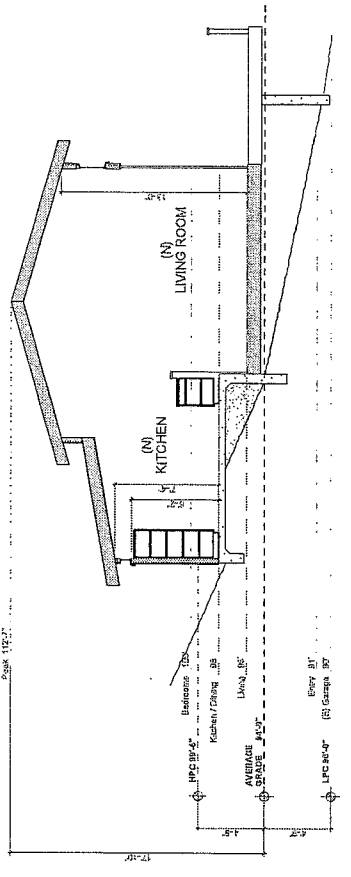
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CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

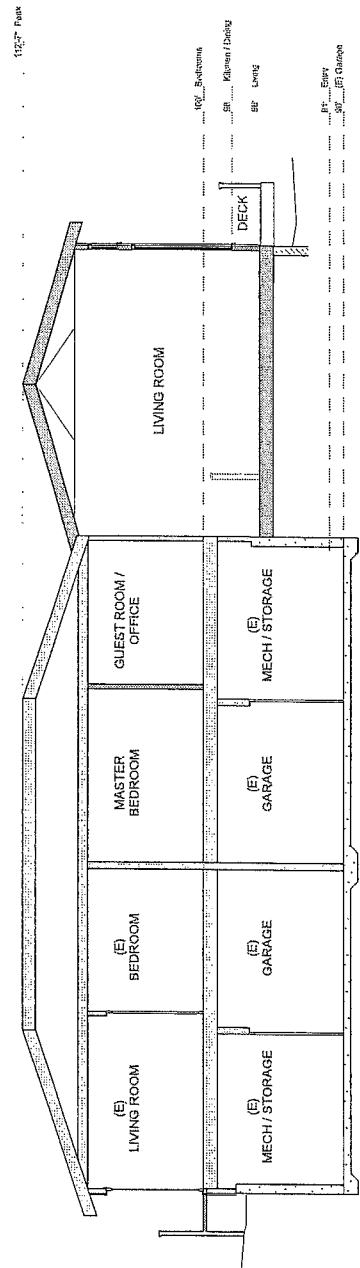
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 2D



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



Section 2
 SCALE 1/4" = 1'-0"



Section 3
 SCALE 1/4" = 1'-0"

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APR 27 2009

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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March 09, 2010

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

REVISIONS

DONALDSON ARCHITECTS
665 Broadway, Sausalito, CA 94965 Tel: 415-332-0287 Fax: 415-332-9898 Email: don@donaldsonarchitects.com

OWNER
Sausalito CA 94965

CONSULTANTS
DONALDSON ARCHITECTS
665 Broadway, Sausalito, CA 94965
Tel: 415-332-0287 Fax: 415-332-9898
Email: don@donaldsonarchitects.com

SPONSOR
Sausalito CA 94965

PROJECT INFORMATION
600 A LOCUST, Sausalito, CA 94965

A.P.N. 064-211-27

ZONING R-20425

CONSTRUCTION TYPE Single-Family Residential

PARCEL SIZE 5555 Sq. Ft. (20.78 Acres)

DWELLING UNITS 1

SETBACKS Front: 15'-0" Side: 15'-0" Rear: 15'-0"

HEIGHT 17'-9 1/2"

PERMITTED SURFACE 1140 sq. ft. Existing 1140 sq. ft. Proposed 1237 sq. ft.

LOT COVERAGE Existing: 13.0% sq. ft. Addition: 1.02% sq. ft. TOTAL: 14.02% sq. ft.

FLOOR AREA Existing: 2874 sq. ft. Proposed: 487 sq. ft. TOTAL: 3361 sq. ft.

SHEET INDEX

1 Slurry

A0.0 Site Plan, Project Information, Sheet Index, Utility Map

A0.1 Slurry Plot

A0.2 Existing Sitework

A0.3 Grading Plan

A1.0 Floor Plans

A2.0 Elevations

A3.1 Sections

A3.2 Details

PLANTING LEGEND

AMELANCHIER ALABASTRA (SABOTARD) - 50% 5 gallon

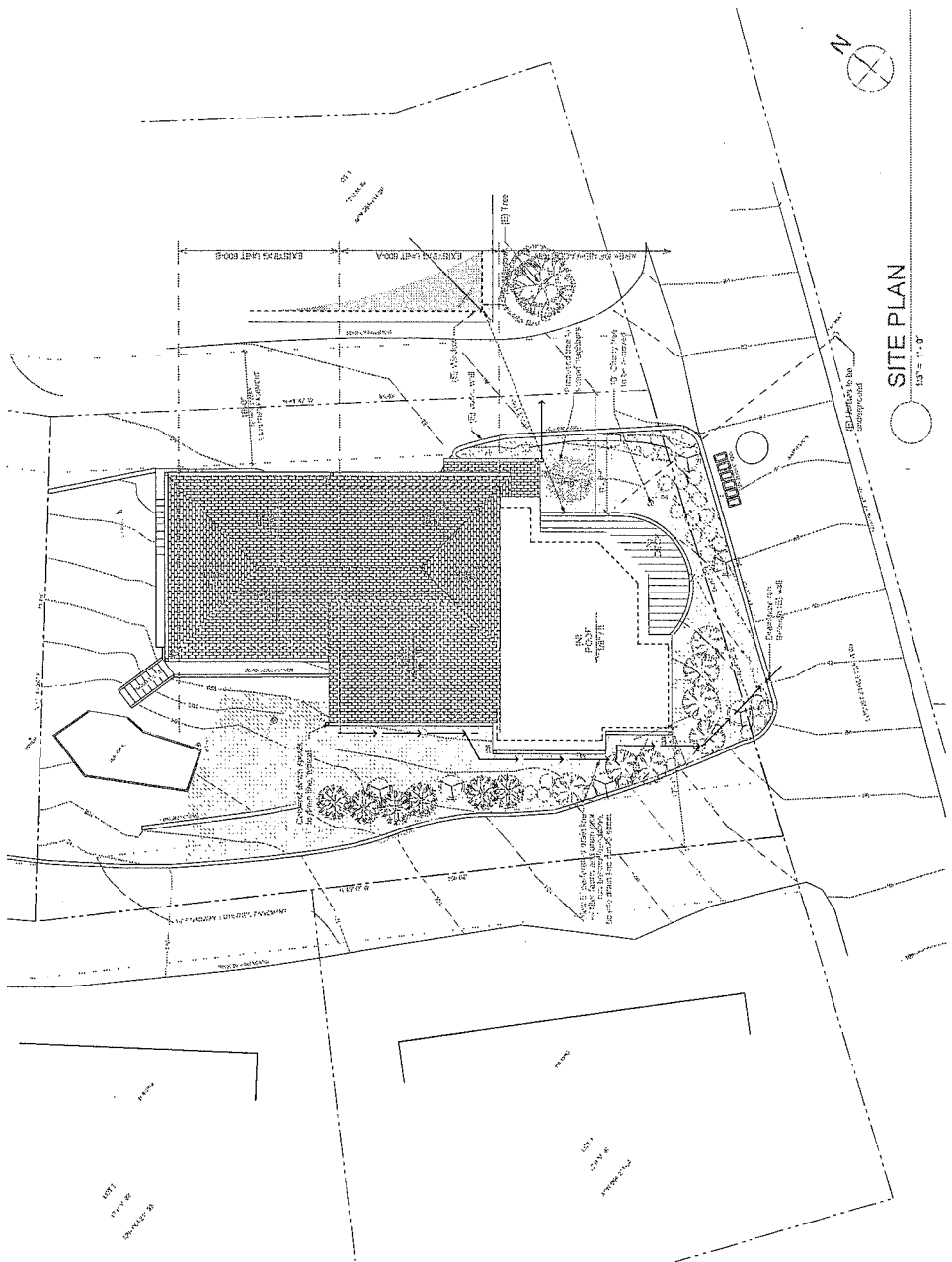
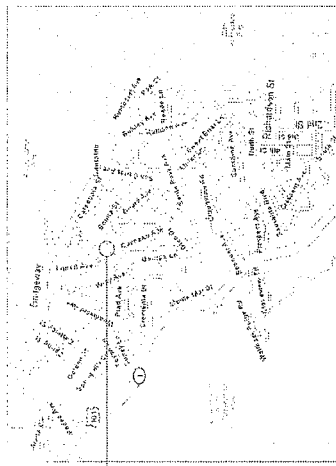
MAGNOLIA ACUTICORNIS (LONG LEAF MAGNOLIA) - 50% 5 gallon

HOSTA PLANTAGINEA (FRAGRANT PLANTAIN LILY) - 10% 5 gallon

ACACIA BAILEYANA (FURBERIA) - 50% 15 gallon

TIBER DILLY (LIZARD COLUMBARIUM) - 10% gallon

CELANOTHUS (WILD LILAC) - Ground cover, 10% 12" OCEAN



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

MAR 9 2011



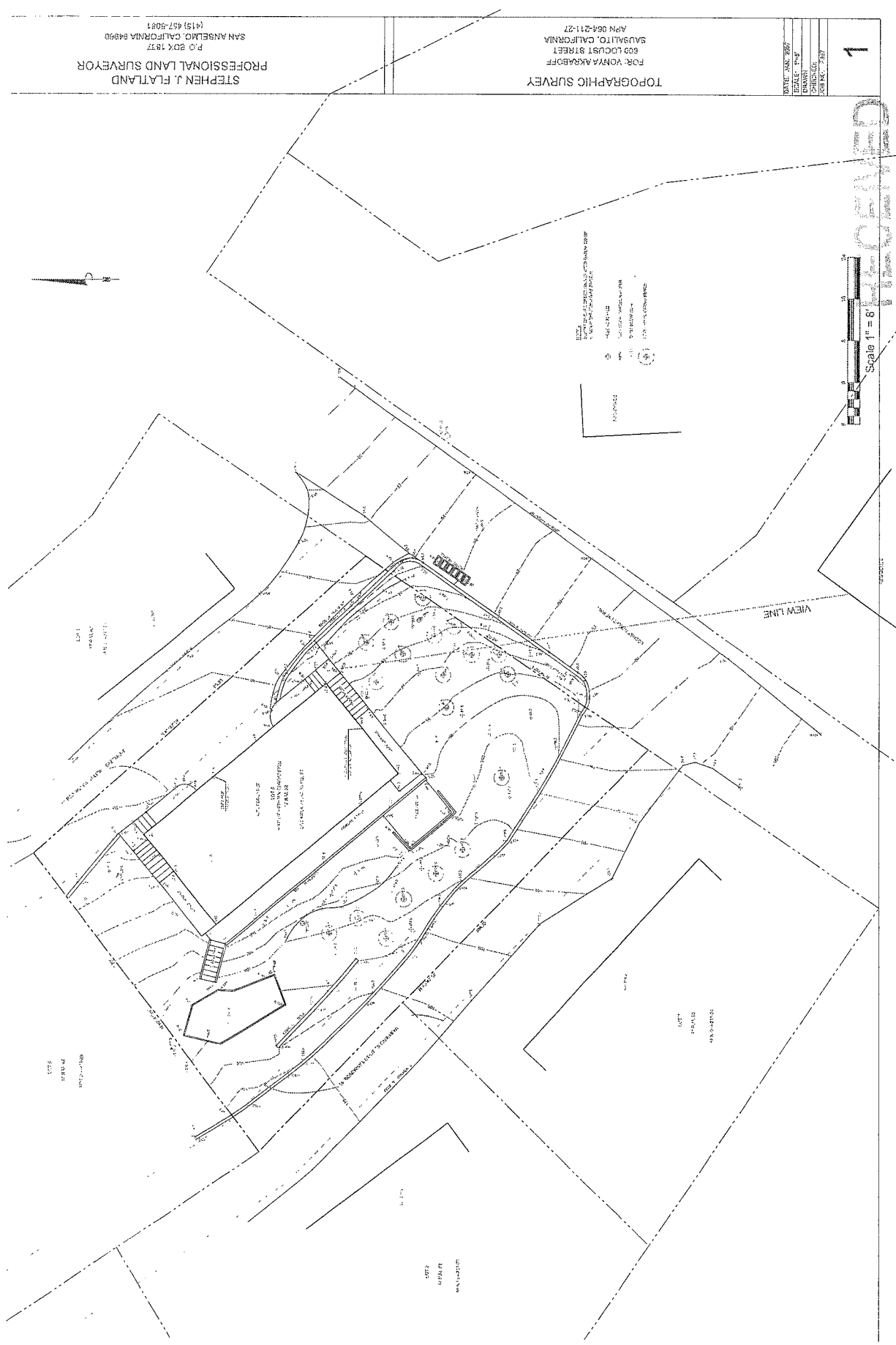
RECEIVED

DATE: JAN. 2008
SCALE: 1"=8'
PROJECT: 11-11-0000
SHEET NO.: 200

1

TOPOGRAPHIC SURVEY
FOR VONYAKARABOFF
609 LOCUST STREET
SAUSALITO, CALIFORNIA
APN 064-211-27

STEPHEN J. FLATLAND
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1837
SAN ANSELMO, CALIFORNIA 94960
(415) 457-5081



5A
23

5A
24

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

MAR 9 2010

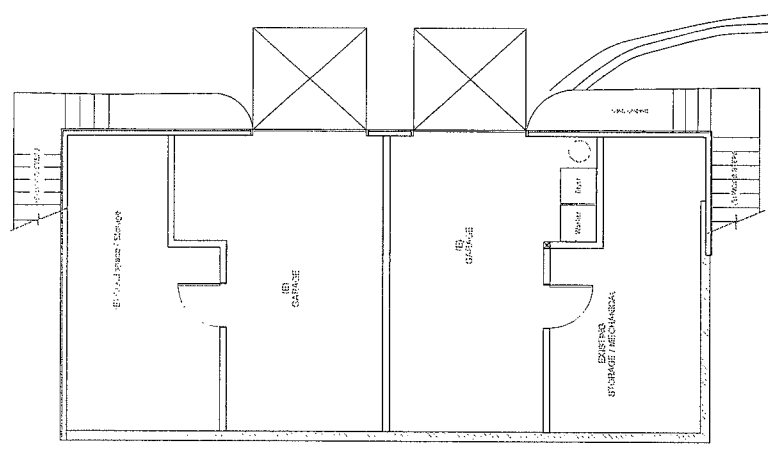
RECEIVED

A0.1
March 04, 2010

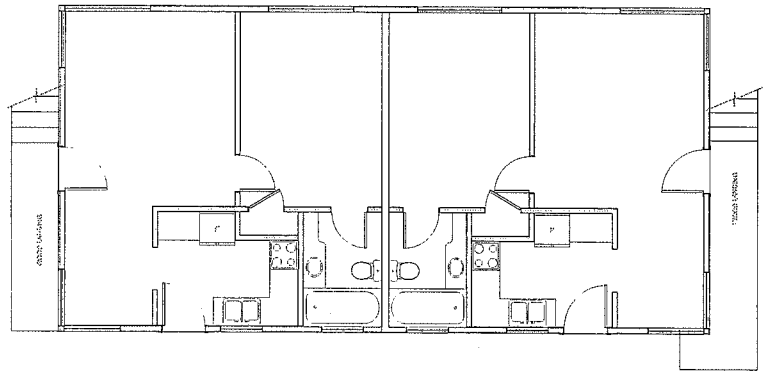
REVISIONS
NO.

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

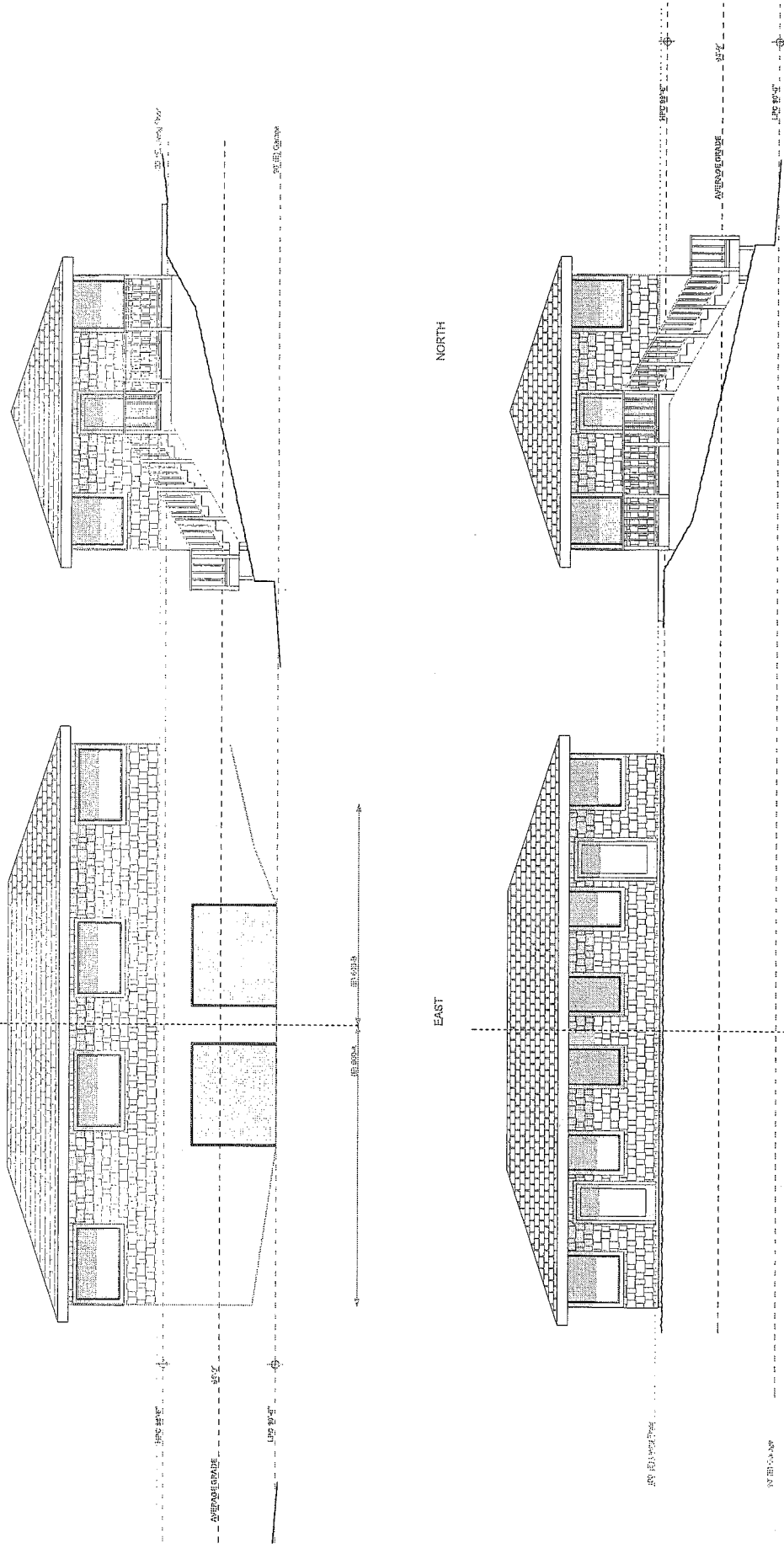
DONALD OLSEN
ASSOCIATES ARCHITECTS
589 Bridgeway, Sausalito CA 94965 Tel: 415/332-0257 Fax: 415/332-0257



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



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



RECEIVED

MAR 9 2010

SOUTH

WEST

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

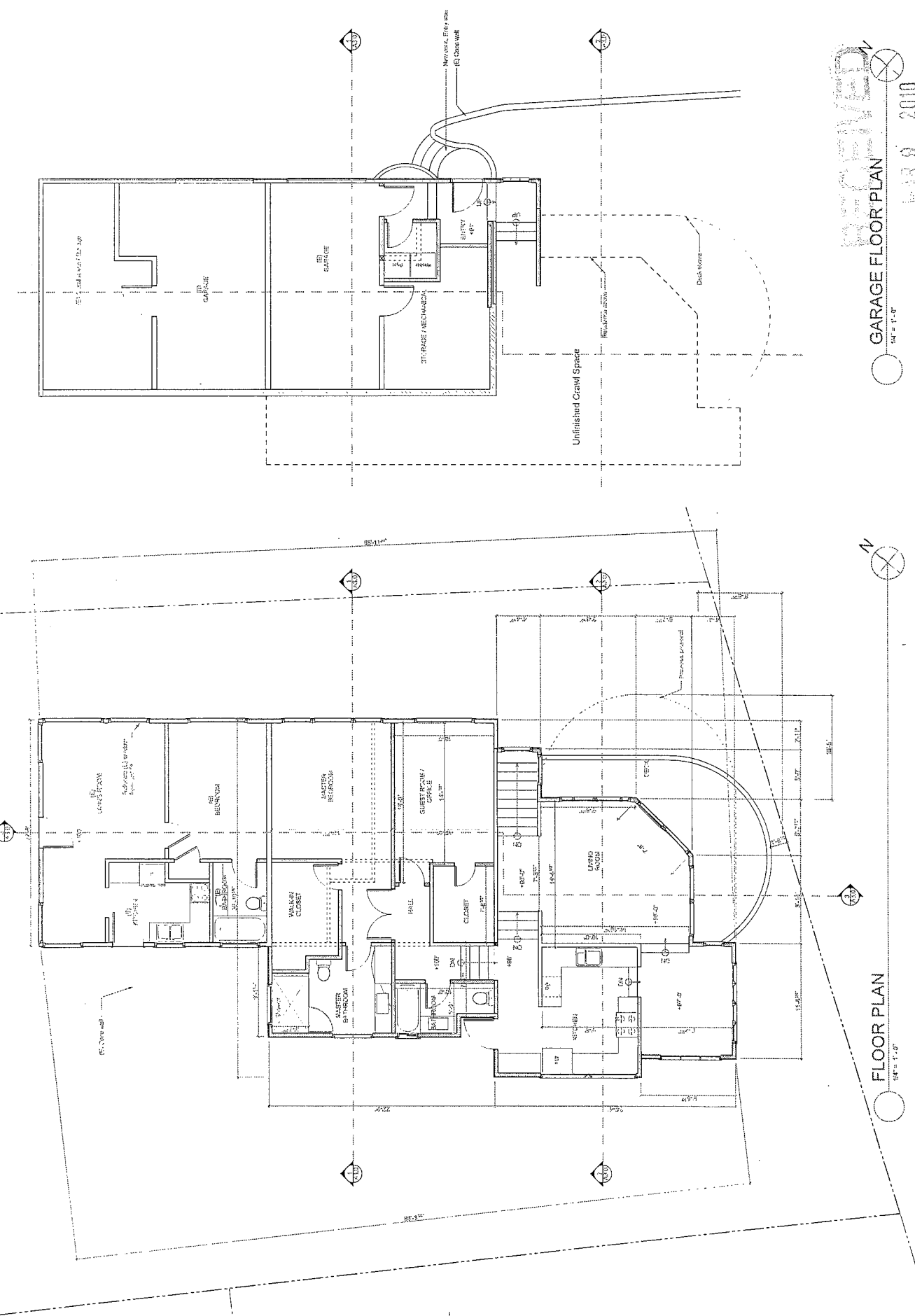
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

5A
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RECEIVED

GARAGE FLOOR PLAN
 1/4" = 1'-0"
 MAR 9 2010

CITY OF SAUSALITO
 GOVERNMENT DEPARTMENT



SA 27

OWNER
Sausalito Community Development
501.99.1A.9905

CONSULTANTS
ARCHITECT
DONALDSON ASSOCIATES
665 Ridgeview, Sausalito, CA 94965
Tel: 415/332-0287 Fax: 415/332-9898
www.donaldson.com

SPONSOR
Sausalito Community Development
501.99.1A.9905
Tel: 510/451-1070

PROJECT INFORMATION
DESCRIPTION: Remodel and Addition, 600 A Locust St., Sausalito, CA 94965

A.P.N. 064-211-27

ZONING R-24.5

CONSTRUCTION TYPE B1

PARCEL SIZE 2,207 sq. ft. (80% lot coverage)

DWELLING UNITS 2

SETBACKS
FRONT 10'-0"
SIDE 15'-0"
REAR 15'-0"

HEIGHT 17'-4 1/2"

INTERIUS SURFACE
Siding 1,162 sq. ft.
Stucco 1,190 sq. ft.
TOTAL 2,352 sq. ft. (104%)

LOT COVERAGE
Existing 13.0%
Proposed 13.0%
TOTAL 2,352 sq. ft. (104%)

FLOOR AREA
Existing 795 sq. ft. (34% lot coverage)
Addition 855 sq. ft.
TOTAL 1,650 sq. ft. (75%)

SHEET INDEX

A0.0 Site Plan, Project Information, Schedule, Utility Map

1. Sundry

AA.1 Elevation Plans

AA.2 Building Elevations

AA.3 Grading Plans

AA.4 Floor Plans

AA.5 Sections

AA.6 Structural

AA.7 Details

PLANTING LEGEND

APLEACHIRE ALBERTINA (SARASTODI) - 1000.0 gallon

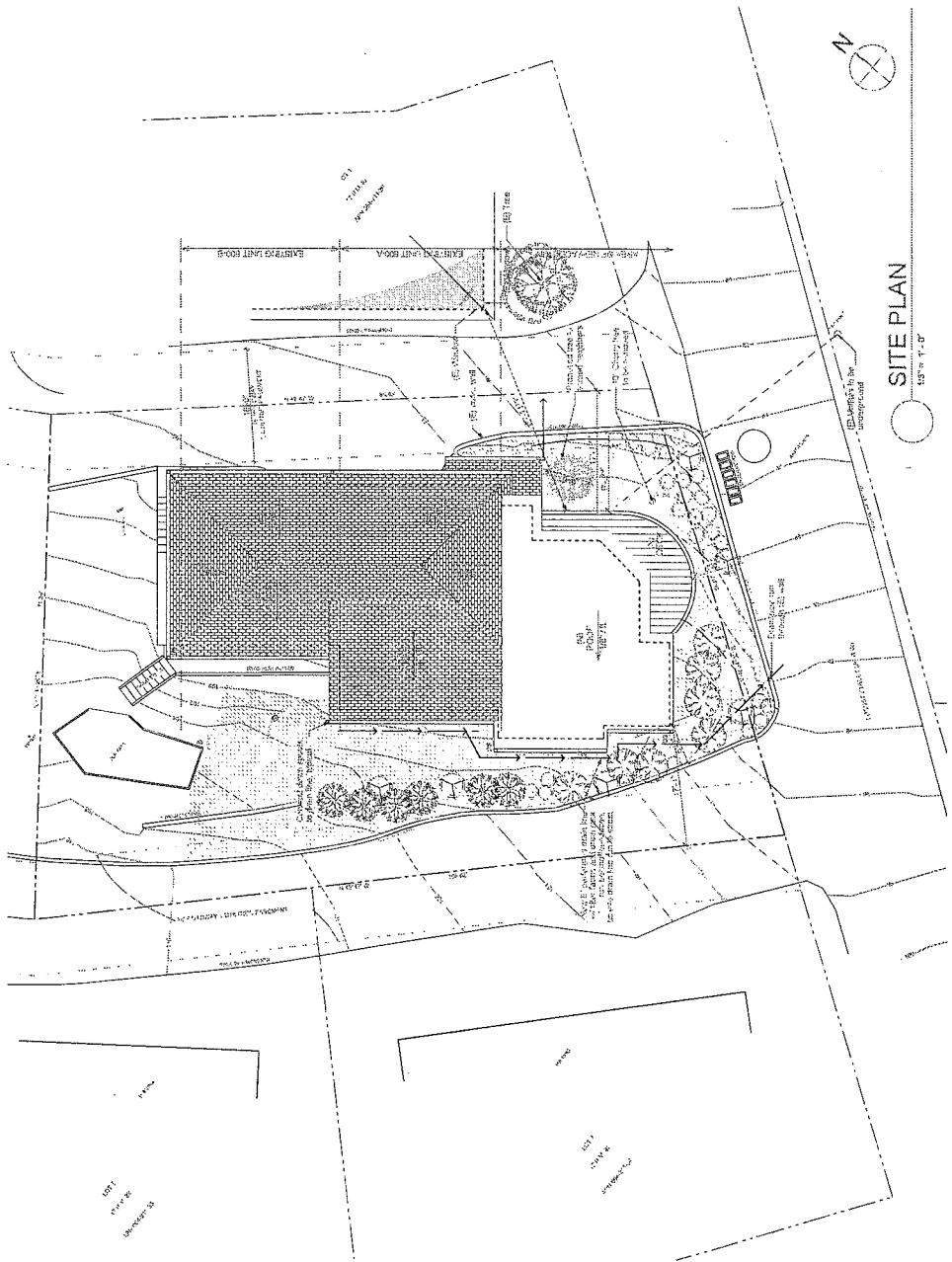
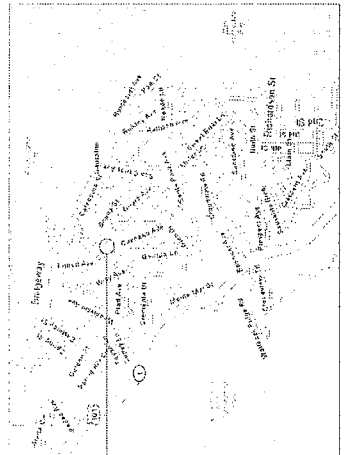
MADONIA ADUFOLLIN (LONG LEAF MADONIA) - 500.0 gallon

HUSTIA PLANTAGINIA (FRAGRANT PLANTAIN LILY) - Twelve 5 gallon

ACACIA BALESTANA (FURFUREA) - 500.0 gallon

TIGER LILY (LILIH COLLEMANIUM) - Ten gallon

CELANOPUS (WILD LILIAO) - Ground cover, 100 sq. ft. (100%)

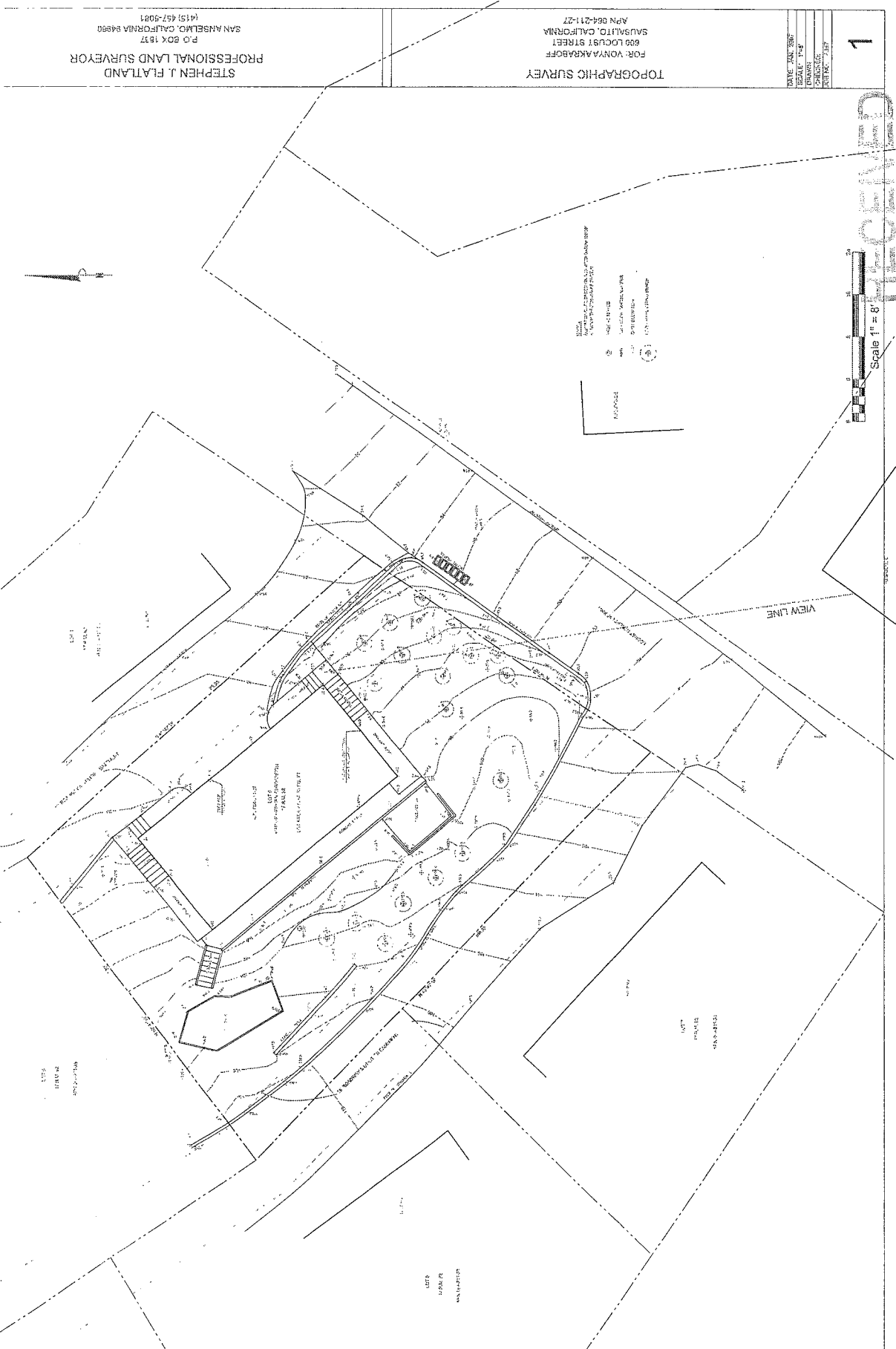


RECEIVED

MAR 9 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

ATTACHMENT 62
5A
29



STEPHEN J. FLATLAND
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1837
 SAN ANSELMO, CALIFORNIA 94960
 (415) 457-9081

TOPOGRAPHIC SURVEY
 FOR: VONYA AKRABOFF
 689 LOCUST STREET
 SAUSALITO, CALIFORNIA
 APN 064-211-27

DATE	JAN 2001
DRAWN BY	T.P.F.
CHECKED BY	
SCALE	
PROJECT	
SHEET NO.	1

1



MAR 6 2001

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

MAR 9 2010

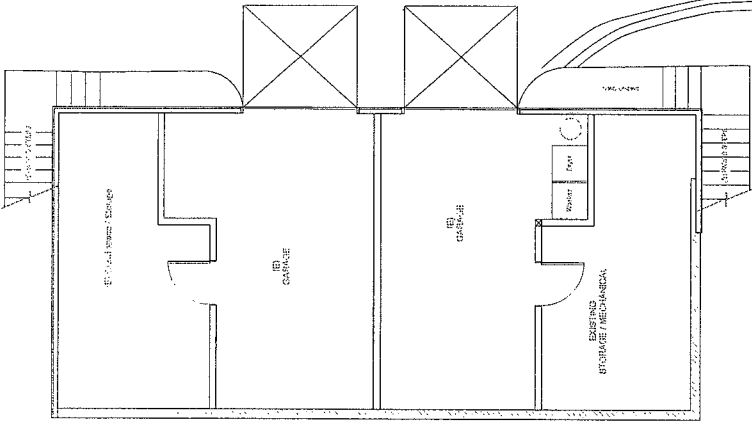
RECEIVED

A0.1

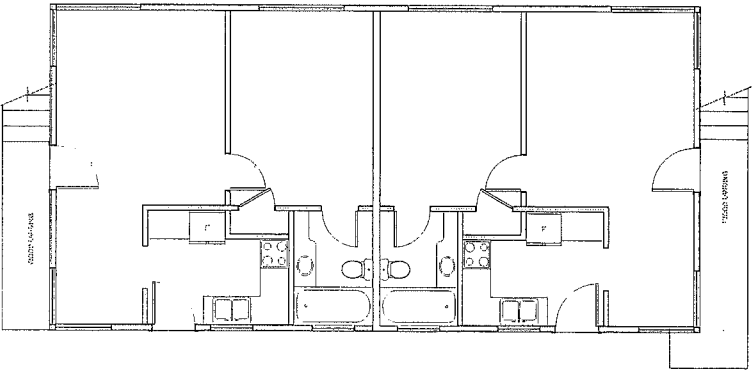
MARCH 08, 2010

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

DONALD OLSEN ASSOCIATES ARCHITECTS
985 Bridgeway, Sausalito, CA 94965 TEL 415/332-0287 FAX 415/332-0287 EMAIL don@donaldolsen.com



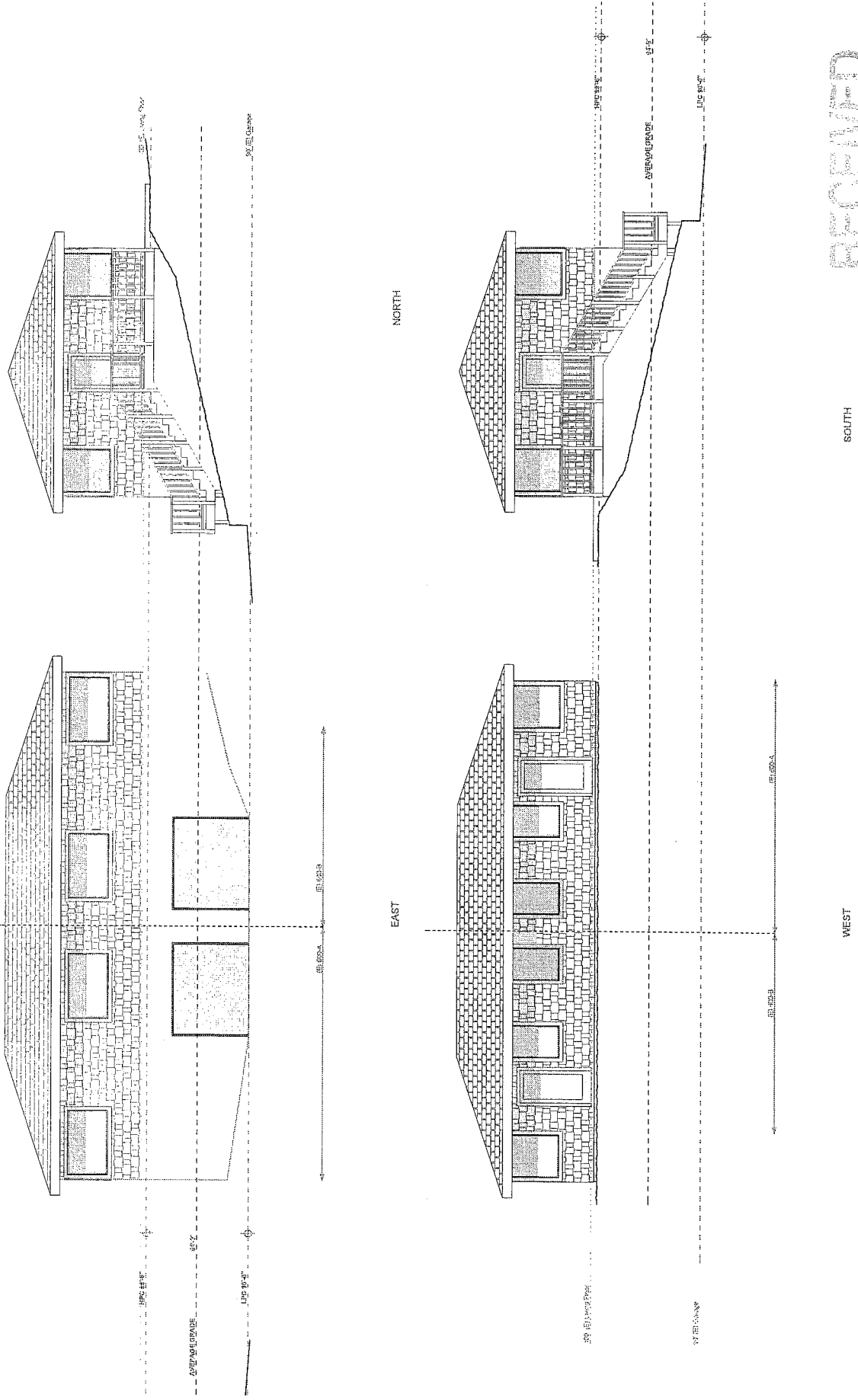
EXISTING GARAGE PLAN
1/8" = 1'-0"



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

NO.	REVISIONS

A0.2
 March 08, 2010



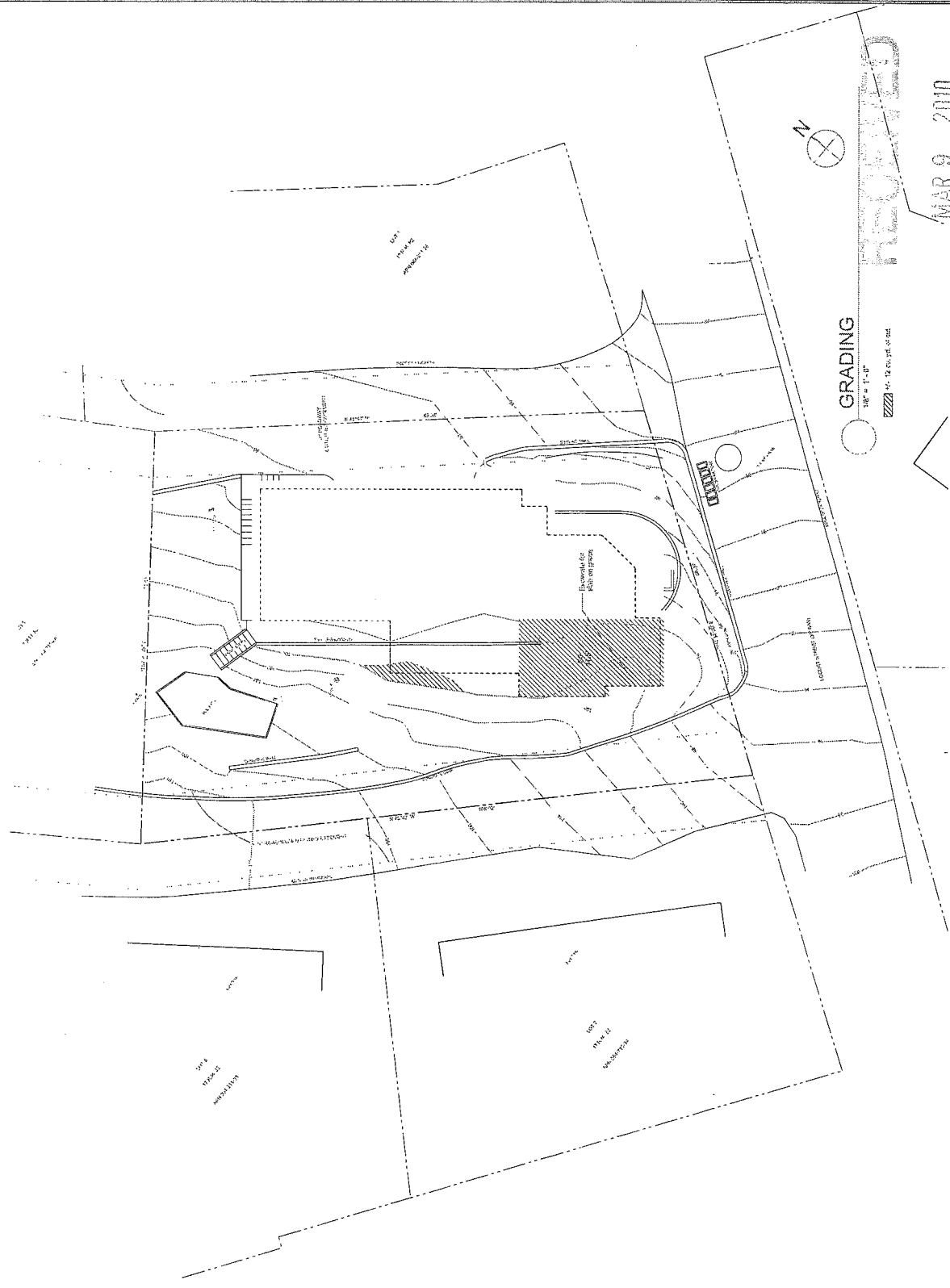
RECEIVED

MAR 9 2010

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

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

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32



RECORDED

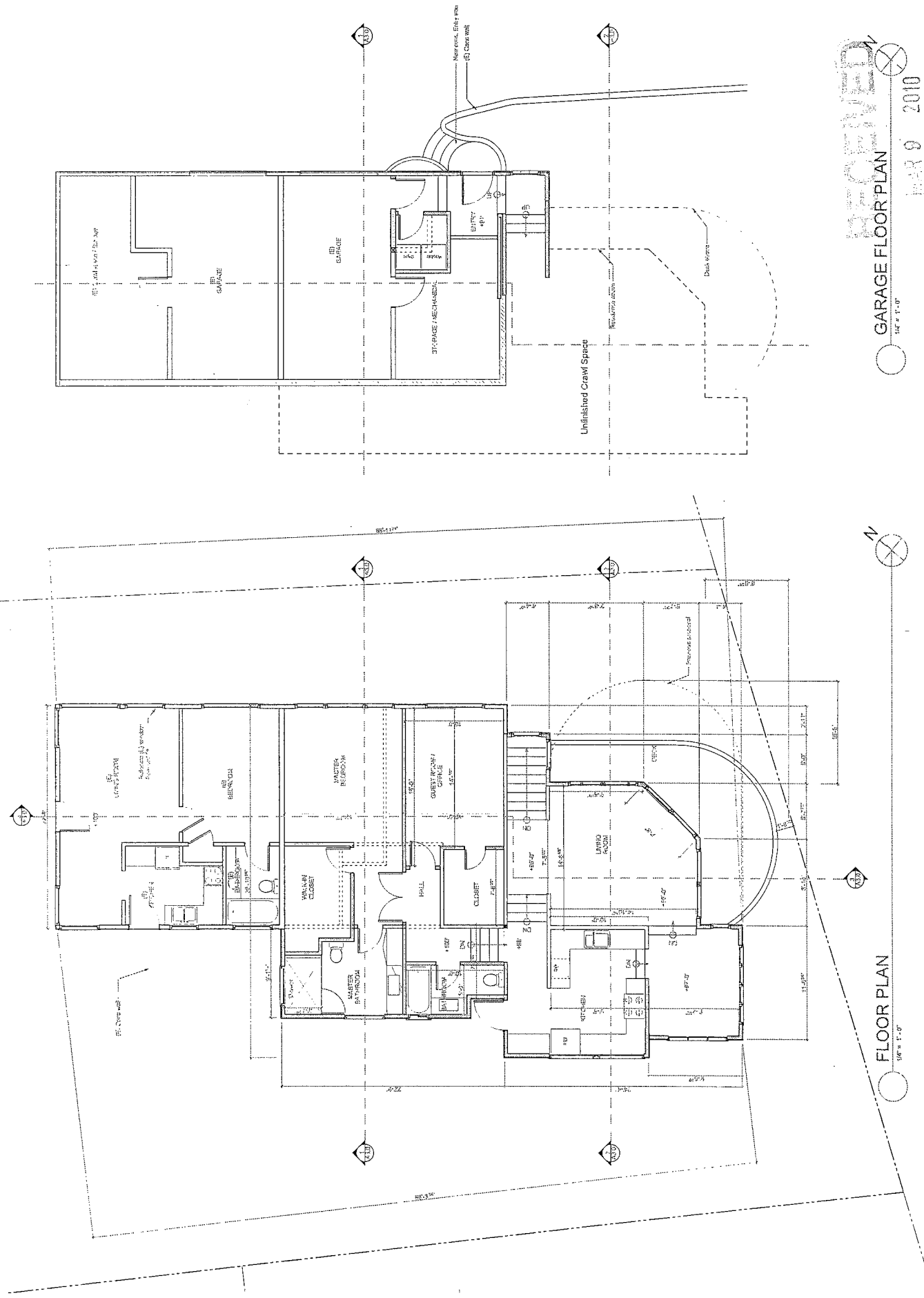
MAR 9 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

5A
33

REVISED
GARAGE FLOOR PLAN
 1/4" = 1'-0"
 MAR 9 2010

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



SA
 34



March 9, 2010

MAR 09 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Lilly,

After meeting with Robert Beifuss and having extensive correspondence with Chris Wellborn, below are listed the further compromise revisions to the project we are proposing to make.

The changes include;

- Lower the plate line of the Living Room walls from 13'-0" to 11'-3"
- Redesigning the roof to be a flat roof
- The roof will be lowered by a total of 4'-5" from the previous proposal.
- Floor area square footage of the addition is reduced from 904 down to 858 sq. ft. (total = 1824)
- Building coverage of the addition is reduced from 1100 down to 1023 sq. ft. (total = 2033)
- We have re-oriented the deck more to the South & redesigned it so that it will be moved an additional 6'-2" further away from Robert Beifuss' house. Making the closest point +/- 40'.
- The size of the deck has been reduced from 236 down to 196 sq. ft.
- Relocate the sliding glass door away from Beifuss' house
- We are proposing only a single tree on the east side of the house now.

Previous compromises included;

- Move the southwest wall to leave 5'-6" from the curb to the wall. (increased from 3'-10")
- Reduce the roof overhang at the Southwest corner to 6" + gutter (reduced from 1'6")
- Changing the exterior finish material from stucco to wood shingle at the 2nd floor level.
- Add two Loquat tree to the easterly side of the property to address neighbor's privacy concerns.

Thanks for your help with this project.

Sincerely,

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

ATTACHMENT 63

5A
35

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Gross parcel area = 6589

Net parcel area = 5035

Floor Area:

PC Approve	1,870 sq. ft. = .371 FAR (1870 ÷ 5035)	Addition = 904 sq. ft.
City Council, Feb. 23	1,852 sq. ft. = .367 FAR (1852 ÷ 5035)	Addition = 886 sq. ft.
Currently Proposed	1,824 sq. ft. = .362 FAR (1824 ÷ 5035)	Addition = 858 sq. ft.

Building Coverage:

PC Approve	2,110 sq. ft. = 32%	(2110 ÷ 6589)	Addition = 1,100 sq. ft.
City Council, Feb. 23	2,092 sq. ft. = 32%	(2092 ÷ 6589)	Addition = 1,082 sq. ft.
Currently Proposed	2,033 sq. ft. = 31%	(2015 ÷ 6589)	Addition = 1,023 sq. ft.

Impervious Surface:

PC Approve	2,331 sq. ft. = 35%	(2331 ÷ 6589)	Addition = 1,189 sq. ft.
City Council, Feb. 23	2,331 sq. ft. = 35%	(2331 ÷ 6589)	Addition = 1,189 sq. ft.
Currently Proposed	2,261 sq. ft. = 34%	(2261 ÷ 6589)	Addition = 1,119 sq. ft.

Existing

Floor Area	966 sq. ft.	.19 FAR
Coverage	1,010 sq. ft.	15%
Impervious	1,142 sq. ft.	17%

ATTACHMENT 64
5A
37

Lilly Schinsing

From: Chris Welborn [chris_welborn@yahoo.com]
Sent: Tuesday, March 09, 2010 9:07 AM
To: John McCoy
Cc: Donald Olsen; Lilly Schinsing; Robert Byfus; chris_welborn@yahoo.com
Subject: 600 Locust deck relocation proposal
Attachments: Neighbor Approvals and Comments 7-07-09.pdf

RECEIVED

MAR 9 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear John,

Thank you for sending the further revised plans. We appreciate the effort. Unfortunately, the proposed change to relocate the bulk of the deck from the east side of the property to the south side is headed in the wrong direction and does not adequately address our concerns. Furthermore, the impact to Mr. Beifuss' property is simply shifted to the other neighbors on Locust Street.

The deck relocation opens up a whole new can of worms. In addition to the six neighbors who have repeatedly taken the time to write Vanya regarding our concerns about the overall size, scale, style/design, privacy, neighborhood compatibility and view impacts it should be noted that there are four other neighbors who made comments that could apply to the proposed deck relocation (see attached "Neighbor Approvals and Comments" letter dated July 7, 2009):

- "Our agreement was that she would cover the façade of her deck that faces our home with enough foliage to make the deck less visible from our home." Neighbor at 79 Girard
- "We welcome the remodel of Vanya's home as long as it stays true to the storyboards." Neighbor at 613 Locust
- "I am very concerned about seeing and hearing more folks on more outside decks. While I so support live and let live – this plan is way out there." Neighbor at 619 Locust
- "Stucco and wrap around deck not in character of area, too large!" Other neighbor at 619 Locust

Additionally, it appears that the deck now touches the southern property line - isn't there a five foot setback for all permanent structures on that property line?

We hope you will reconsider the Floorplan Solution compromise we proposed - or some derivation of it - that should satisfy all of the neighbors concerns and still gives Vanya a 640 square foot expansion with all her desired living spaces except for interior entry and finished laundry room. As stated before, we are willing to compromise and accept some small amount of view impact but we continue to believe that any compromise needs to include a reduction in the footprint of the expansion.

Best regards,

Chris & Kim Welborn

From: John McCoy <john@dcoarchitects.com>
To: Robert Byfus <byfus@hotmail.com>
Cc: Chris Welborn <chris_welborn@yahoo.com>; Lilly Schinsing <lschinsing@ci.sausalito.ca.us>
Sent: Mon, March 8, 2010 4:22:43 PM
Subject:

Attached are PDF copies of the revised plans I submitted to the Planning Dept today. They include the most recent, additional compromises we have included in our proposal. We have decided to go ahead re-orient the deck to be more south facing (toward Locust) Not my favorite idea but if it helps alleviate privacy concerns we are willing to include this concession. Beside that, we have relocated the sliding glass door, lowered the living room plate line almost two feet (from 13' down to 11'-3"). We've replaced the hip roof design with a flat roof which ultimately lowers the roof more than four feet (4'-5") These are just the compromises we've made since the last meeting. If you have any questions, please contact me at anytime.

John McCoy, AIA

ATTACHMENT 65
5A
39

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

#3

D O N A L D O L RECEIVED
A R C H I T E C T & A S S O C I A T E S
JUL 14 2009
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

3) AIAL SHIREK 602 Locust St Sausalito 7/9/09
Name Address Date

Additional comments:

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

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

Additional comments:

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

Additional comments:

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

) 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.

2) Conifer Mithun 1002A Locust St 7.11.09
Name Address Date

Additional comments:

Continued →

5 16

5A
42

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Lilly Schinsing

MAR 8 2010

From: Betty [bleaskou@yahoo.com]
Sent: Monday, March 08, 2010 11:54 AM
To: Lilly Schinsing
Cc: Chris Welborn; Robert Beifus; Allison Russo; Karin Schultz Grace; John Stiggelbout; Betty
Subject: 600 Locust

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

I have seen the emails and proposed plans drawn by Chris Welborn for the addition to 600 Locust. While it is understandable that this is his plan and not the Architects rendering and probably will have to be reworked to the owners likening - I am in agreement with the smaller scale, size and scope of work for the neighborhood. In addition, getting the wall of the deck and large proposed trees away from the actual road is aesthetically much better for the area.

After reading some of the emails I find it interesting that in the eyes of the Architect the view of 600 Locust is of utmost importance while the views of others is insignificant. Does this not set a precedent for all of the buildings on a hill. "My view is more important than yours" This strikes me as being very self serving and certainly not in the interest of the greater community.

Betty Hontalas Leaskou

ATTACHMENT 66
5A
43

Lilly Schinsing

From: John McCoy [john@dkoarchitects.com]
Sent: Friday, March 05, 2010 6:16 PM
To: 'Chris Welborn'; 'Donald Olsen'
Cc: Lilly Schinsing; 'Robert Byfus'
Subject: RE: 600 Locust Compromise Solution

RECEIVED

MAR 8 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Chris,
We have been able to redesign the roof structure so that its high point will be lowed by 4'-5" compared to the previously approved proposal. This will greatly reduce the massing on the site and address your view issues.

We feel that this is a compromise.

Redesigning the entire project from scratch to re-locate it on the site is beyond compromise, especially if the end result is an inferior project.

We appreciate the effort that you've gone through in your attempt to provide a solution however, the layout you created does not work for many reasons.

I know that it was a slap together solution prepared in a hasty manner and that you have not really had time to think through most of the design issues and that there are many more requirements for this project than you are aware of, which also, have not been met.

I don't really want to critique everything you've prepared but I'll list a few of the major reasons your proposal will not work so you might understand that I am not just dismissing this out of hand.

First, this design does not meet any of the program goals you listed below;

-Views

- With your design we lose 100% of our great views from our Kitchen.
- With your design the decks stare directly at residence at 79

Girard or at the existing utility pole & we lose most of the great view from the deck.

- With your design we lose any view from the Dining Room that we have.
- You even reduced the available views from the Living Room.

-Room Count and Functionality

-Basic room size

- Room size impacts functionality so I'm grouping these two.
- With your design we have the same rooms but the functionality is gone.
- You removed the Entry space & Laundry room as well.
- You show the Kitchen 4' below the Hall. The Kitchen will be closed off from the rest of the house

and will feel claustrophobic.

- Your Dining Room will not adequately accommodate the table & the proportions of the room are off.

- The 2nd Bathroom has no window. Natural light & fresh air a very important in a bathroom.
- The Master Bathroom may or may not work, I can't tell how functional the space is without doing some fixture layout.

-Design flow

- There is no clear circulation path.
- Your Entry appears to be outside? We have been able to provide not only an enclosed entry & in house laundry, but also access to & from the garage without going outside the residence. All of which your design has removed.

- With your layout you there is only one access to the Kitchen, creating a dead end. And you need to pass through the Dining Room to get there.

There are other issues I find but I think you get it already.

ATTACHMENT 67
SA
45

If we address just the issues I've raised here, using your layout, we will be adding back at least the 104 sq. ft. you were hoping to remove.

I can show you Monday morning how we have addressed these program goals and how & why we cannot use your design proposal.

I look forward to seeing you there.

Sincerely,

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

-----Original Message-----

From: Chris Welborn [mailto:chris_welborn@yahoo.com]
Sent: Friday, March 05, 2010 1:29 PM
To: Donald Olsen; John McCoy
Cc: Lilly Schinsing; Robert Byfus; chris_welborn@yahoo.com
Subject: 600 Locust Compromise Solution

Dear Don and John,

As promised, attached is a proposed compromise "Floorplan Solution" to Vanya's desire to expand and mitigation to our Primary View impact and myriad of other concerns. Combined with the lower roof line (of at least 4 feet) that you proposed, we believe this Floorplan Solution addresses many of ours and the other neighbor's concerns. It is important to note that this is only our opinion and we cannot speak for others. Given the tight deadline, we are sending this to you now and have solicited input from Mr. Beifuss. We want to share this with the other neighbors.

The Floorplan Solution we propose incorporates many features that address the ongoing neighbor issues, while maintaining all of the program goals for Vanya including:

- Views
- Room Count and Functionality
- Basic room size
- Design flow

In short, the Floorplan Solution takes advantage of buildable area on the northwest side of the existing building. The Floorplan Solution is more efficient in terms of layout by significantly reducing interior hallways and keeping the entry stairs on the exterior of the building (in character with the neighborhood). The dining room and living room are pulled away from the private drive and the west wall is gradually stepped back to match the contour of the private drive. The deck is moved to the south side to capture better views while minimizing encroachment on Mr. Beifuss' privacy.

We believe the Floorplan Solution:

- Addresses Mr. Boldes' safety concern by pulling the building away from the south side.
- Mitigates our view impact by approximately 40%.
- Provides more privacy for Mr. Beifuss by shifting the patio to the south side and pulling the building from the east side.
- Hopefully addresses Ms. Scholz Grace's view concerns.

- Is a less visual building impact on the neighborhood from Locust St. and the shared private drive with Mr. Beifuss.

The Floorplan Solution accomplishes this with only 10% less usable square footage. The largest loss of space is in the oversized Guest Closet (7'8" X 6' in Vanya's Plan) but that can be mitigated by the large storage areas in the garage.

	Vanya's Plan	Compromise
Difference % Diff.		
Dining Room (3) -3%	105	102
Living Room (27) -12%	225	198
Kitchen (8) -6%	140	132
Guest Bath (2) -5%	44	42
Guest Closet (32) -70%	46	14
Guest Bedroom (26) -18%	143	117
Master Bath (3) -3%	104	101
Master Closet - 0%	59	59
Master Bedroom (3) -2%	172	169
Total (104) -10%	1,038	934

** Please note that the numbers are based on dimensions provided. We needed to extrapolate some the dimensions from Vanya's plans and there are limitations to the software we are using. We provided the chart to give a basic overview and cannot guarantee complete accuracy, although we believe the numbers are close.

Our main concern is not the interior of the building spaces -- it is the exterior footprint. We created the Floorplan Solution to show that nearly everything can be accomplished in a creative manner. Of course, the interior can be modified to fit Vanya's needs. For example, the kitchen could be interchanged with the dining room. The master suite could be reconfigured to give more room to the guest room/closet. The kitchen could be excavated to be on the same level with the dining area, however we provided a "pass-through" counter from the kitchen to the dining room. Space in the garage could be utilized for storage/closet area. There is even a large amount of buildable area behind the existing north "B" side of the duplex.

The "B" side could be reconfigured along with the "A" side, while still maintain a duplex, to provide access to all of that buildable area.

The important part to us is that:

The footprint of the Floorplan Solution is not changed.

The windows on the west side facing our home are kept with privacy in mind.

The landscape will be planted to recreate a west "fence" similar to the existing landscape (high for privacy but not taller than the structure to keep views to the Bay).

The deck is kept to a 10'x8' size.

The roofline is lowered by at least 4', as proposed.

We feel that we are compromising greatly in order to make this project work. Ideally we would like to see a significantly greater reduction in square footage, but we are presenting something that really meets Vanya's basic "needs". We feel that we are conceding a great deal, while Vanya's usable living area is reduced by only 10%. Taking our Primary View Impacts for example, while we would like to have zero impact, we think that we are being more than generous in having 60% blocked. Because of the deadline we are all under, the exterior footprint under the Floorplan Solution is our best offer.

We tried very hard to create an efficient layout with many windows to take advantage of the southern exposure and we think this plan will likely be more cost effective than Vanya's current plan. We hope you and Vanya will give serious consideration to this Floorplan Solution as we hope many, if not all neighbors can support this expansion. Please feel free to call or email us with any questions or comments you may have.

Best regards,

Chris & Kim Welborn

Lilly Schinsing

From: Chris Welborn [chris_welborn@yahoo.com]
Sent: Friday, March 05, 2010 1:29 PM
To: Donald Olsen; John McCoy
Cc: Lilly Schinsing; Robert Byfus; chris_welborn@yahoo.com
Subject: 600 Locust Compromise Solution
Attachments: 600 Floorplan v6.pdf

RECEIVED

MAR 8 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Don and John,

As promised, attached is a proposed compromise "Floorplan Solution" to Vanya's desire to expand and mitigation to our Primary View impact and myriad of other concerns. Combined with the lower roof line (of at least 4 feet) that you proposed, we believe this Floorplan Solution addresses many of ours and the other neighbor's concerns. It is important to note that this is only our opinion and we cannot speak for others. Given the tight deadline, we are sending this to you now and have solicited input from Mr. Beifuss. We want to share this with the other neighbors.

The Floorplan Solution we propose incorporates many features that address the ongoing neighbor issues, while maintaining all of the program goals for Vanya including:

- Views
- Room Count and Functionality
- Basic room size
- Design flow

In short, the Floorplan Solution takes advantage of buildable area on the northwest side of the existing building. The Floorplan Solution is more efficient in terms of layout by significantly reducing interior hallways and keeping the entry stairs on the exterior of the building (in character with the neighborhood). The dining room and living room are pulled away from the private drive and the west wall is gradually stepped back to match the contour of the private drive. The deck is moved to the south side to capture better views while minimizing encroachment on Mr. Beifuss' privacy.

We believe the Floorplan Solution:

- Addresses Mr. Boldes' safety concern by pulling the building away from the south side.
- Mitigates our view impact by approximately 40%.
- Provides more privacy for Mr. Beifuss by shifting the patio to the south side and pulling the building from the east side.
- Hopefully addresses Ms. Scholz Grace's view concerns.
- Is a less visual building impact on the neighborhood from Locust St. and the shared private drive with Mr. Beifuss.

The Floorplan Solution accomplishes this with only 10% less usable square footage. The largest loss of space is in the oversized Guest Closet (7'8" X 6' in Vanya's Plan) but that can be mitigated by the large storage areas in the garage.

	Vanya's Plan	Compromise	Difference	% Diff.		
Dining Room	198	105	(93) -47%		Living Room	225
Bath	44	42	(2) -5%		Guest	14
Guest Bedroom	104	101	(3) -3%		Master Bath	59
Master Bedroom	172	169	(3) -2%		Total	59
	1,038	934	(104) -10%			

ATTACHMENT 68
5/29

** Please note that the numbers are based on dimensions provided. We needed to extrapolate some the dimensions from Vanya's plans and there are limitations to the software we are using. We provided the chart to give a basic overview and cannot guarantee complete accuracy, although we believe the numbers are close.

Our main concern is not the interior of the building spaces -- it is the exterior footprint. We created the Floorplan Solution to show that nearly everything can be accomplished in a creative manner. Of course, the interior can be modified to fit Vanya's needs. For example, the kitchen could be interchanged with the dining room. The master suite could be reconfigured to give more room to the guest room/closet. The kitchen could be excavated to be on the same level with the dining area, however we provided a "pass-through" counter from the kitchen to the dining room. Space in the garage could be utilized for storage/closet area. There is even a large amount of buildable area behind the existing north "B" side of the duplex. The "B" side could be reconfigured along with the "A" side, while still maintain a duplex, to provide access to all of that buildable area.

The important part to us is that:

The footprint of the Floorplan Solution is not changed.

The windows on the west side facing our home are kept with privacy in mind.

The landscape will be planted to recreate a west "fence" similar to the existing landscape (high for privacy but not taller than the structure to keep views to the Bay).

The deck is kept to a 10'x8' size.

The roofline is lowered by at least 4', as proposed.

We feel that we are compromising greatly in order to make this project work. Ideally we would like to see a significantly greater reduction in square footage, but we are presenting something that really meets Vanya's basic "needs". We feel that we are conceding a great deal, while Vanya's usable living area is reduced by only 10%. Taking our Primary View Impacts for example, while we would like to have zero impact, we think that we are being more than generous in having 60% blocked. Because of the deadline we are all under, the exterior footprint under the Floorplan Solution is our best offer.

We tried very hard to create an efficient layout with many windows to take advantage of the southern exposure and we think this plan will likely be more cost effective than Vanya's current plan. We hope you and Vanya will give serious consideration to this Floorplan Solution as we hope many, if not all neighbors can support this expansion. Please feel free to call or email us with any questions or comments you may have.

Best regards,

Chris & Kim Welborn

Lilly Schinsing

From: Chris Welborn [chris_welborn@yahoo.com]
Sent: Saturday, March 06, 2010 12:24 AM
To: John McCoy; Donald Olsen
Cc: Lilly Schinsing; Robert Byfus; chris_welborn@yahoo.com
Subject: Fw: 600 Locust Compromise Solution

RECEIVED

MAR 8 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Hi John,

Thank you for your comments. We find it ironic that you are complaining about our compromise taking away Vanya's potential views when any expansion eliminates and compromises our views. We don't subscribe to the premise that one property owner can expand at another property owner's expense. As we stated at the City Council meeting, it is our understanding from a legal standpoint that we have vested rights in regard to the impact your proposal has on our Primary Views. With our Floorplan Solution, there are great views with a "wall of glass" on the 26-foot south wall and "wall of glass" on the 12-foot east wall.

As a reminder, there are many neighbors who have many different issues with your current plan (size, scale, safety, privacy and views) and your compromise of only lowering the roofline and reducing the deck by 2-feet does not address our concerns or other concerns we have heard from neighbors.

You mention that you are not willing to redesign the project. We are sorry to hear this as that was not our understanding of the spirit of compromise. We had hoped you would realize there are significant design problems given the neighborhood opposition for two+ years. We are disappointed that you are digging in your heels and not willing to redesign. We also disagree that a redesign will result in an "inferior product" -- we trust that your expertise and experience can make it work within this generously sized and neighborhood appropriate footprint.

Contrary to your statements, we put in an extraordinary amount of time, thought and work into the Floorplan Solution. We demonstrated with the Floorplan Solution that there are creative ways to accomplish the goals of all involved. Of course, the interior was not intended to be set-in-stone -- it is flexible and that's where you can work with your client to tweak the interior to best suit her needs. There are endless possibilities and even as we take another look at it, windows can be added on the south wall of the guest room, an exterior door can be added to the kitchen, etc. It just takes willingness and an open mind.

On that note, all the "major" issues you raise have solutions and can be resolved. To address your specific comments:

Kitchen:

The Floorplan Solution kitchen is on grade with the existing structure, not in a hole. The stairs go "up" as indicated on the plan. We kept it on grade as per your plans so you would not have excavation costs.

Kitchen views:

In the Floorplan Solution, the "pass-through" provides views -- think of it as a window opening with or without glass. It is not a doorway. It can be widened to your liking or completely rearranged. If that does not suit your needs, simply swap/relocate the kitchen with the dining room. Alternatively, move the guest room to the back and the kitchen to the front -- it's up to you to design the interior to your client's liking. If it doesn't suit your client to have different elevations, then excavate. We were simply following the elevations as in your plans.

Dining Room:

ATTACHMENT 69
5A
5B

The dining room is part of a "great room" concept with the living room so you have plenty of width/depth for the dining table. There is no dividing wall between the two rooms. The dotted line is to help indicate room dimensions -- it is not a wall. The design of the dining room is very similar to the original so there should be no significant loss of views. As a "great room" the dining room can now see the east views from the living room and is much more open and spacious. Add more windows on the south wall if you want. We put the windows in for demonstration. Again, it's up to you to design the interior details with your client.

Secondary Bath:

Many bathrooms do not have windows. Wonderful natural light can be achieved with solartubes or skylights. Bathroom fans for ventilation.

Master Bath:

We're confident that in an oversized 8'-4" x 12'-2" bath you can design a layout that works for a toilet, shower, sink and cabinets. If not, take a bit of space here and there from the oversized master closet or double-door master bedroom suite entry way. Or redesign it completely within the footprint to make it work.

Deck:

If you overlay the Floorplan Solution on your floor plan, you will notice that the Floorplan Solution deck is in the exact location of your "living room with great views" so we do not see how there are loss of views from the deck. Your argument of the deck "staring straight into 79 Girard" and the utility pole, is contradictory since that is your location for the living room with "views". If it makes you feel less inclined to look toward 79 Girard, then add some landscaping hedge for privacy.

Living Room:

The Floorplan Solution offers substantial and expansive views to the southeast as previously mentioned with the "walls of glass". Additionally you have already agreed to block your view due east with the loquat trees. Feel free to cut the southeast corner at an angle as per the original plan.

Entry:

The Floorplan Solution entry is from the outside in character with all or nearly all other houses in the neighborhood.

Laundry:

The laundry remains in the garage and is consistent with the other houses in the neighborhood.

While our design only eliminates 104 usable square feet, it reduces the overall footprint by over 200 square feet due to a more efficient layout. More importantly though, it significantly reduces the overall mass and impact to the neighborhood while still preserving all of the living spaces in the program. We continue to feel like this is a substantial compromise on our part especially compared to your proposal to only lower the roof line and reduce the deck less than 2 feet.

I will be attending Monday's meeting by conference call since I will be out of town on business. What exactly do you plan to show us on Monday besides the lower roof line and reduced deck? If you have something additional, please email or phone as soon as possible so we can take a look at it.

Best regards,

Chris

----- Forwarded Message -----

From: John McCoy <john@dkoarchitects.com>

To: cDonald Olsen <don@dkoarchitects.com>

Cc: Lilly Schinsing <lschinsing@ci.sausalito.ca.us>; Robert Byfus <byfus@hotmail.com>

Sent: Fri, March 5, 2010 6:16:25 PM

Subject: RE: 600 Locust Compromise Solution

Chris,

We have been able to redesign the roof structure so that its high point will be lowed by 4'-5" compared to the previously approved proposal. This will greatly reduce the massing on the site and address your view issues.

We feel that this is a compromise.

Redesigning the entire project from scratch to re-locate it on the site is beyond compromise, especially if the end result is an inferior project.

We appreciate the effort that you've gone through in your attempt to provide a solution however, the layout you created does not work for many reasons.

I know that it was a slap together solution prepared in a hasty manner and that you have not really had time to think through most of the design issues and that there are many more requirements for this project than you are aware of, which also, have not been met.

I don't really want to critique everything you've prepared but I'll list a few of the major reasons your proposal will not work so you might understand that I am not just dismissing this out of hand.

First, this design does not meet any of the program goals you listed below;

-Views

- With your design we lose 100% of our great views from our Kitchen.
- With your design the decks stare directly at residence at 79 Girard or at the existing utility pole & we lose most of the great view from the deck.
- With your design we lose any view from the Dining Room that we have.
- You even reduced the available views from the Living Room.

-Room Count and Functionality

-Basic room size

- Room size impacts functionality so I'm grouping these two.
- With your design we have the same rooms but the functionality is gone.
- You removed the Entry space & Laundry room as well.
- You show the Kitchen 4' below the Hall. The Kitchen will be closed off from the rest of the house and will feel claustrophobic.
- Your Dining Room will not adequately accommodate the table & the proportions of the room are off.
- The 2nd Bathroom has no window. Natural light & fresh air a very important in a bathroom.
- The Master Bathroom may or may not work, I can't tell how functional the space is without doing some fixture layout.

-Design flow

- There is no clear circulation path.
- Your Entry appears to be outside? We have been able to provide not only an enclosed entry & in house laundry, but also access to & from the garage without going outside the residence. All of which your design has removed.
- With your layout you there is only one access to the Kitchen, creating a dead end. And you need to pass through the Dining Room to get there.

There are other issues I find but I think you get it already.

If we address just the issues I've raised here, using your layout, we will be adding back at least the 104 sq. ft. you were hoping to remove.

I can show you Monday morning how we have addressed these program goals and how & why we cannot use your design proposal.

I look forward to seeing you there.
Sincerely,

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

-----Original Message-----

From: Chris Welborn [mailto:chris_welborn@yahoo.com]
Sent: Friday, March 05, 2010 1:29 PM
To: Donald Olsen; John McCoy
Cc: Lilly Schinsing; Robert Byfus; chris_welborn@yahoo.com
Subject: 600 Locust Compromise Solution

Dear Don and John,

As promised, attached is a proposed compromise "Floorplan Solution" to Vanya's desire to expand and mitigation to our Primary View impact and myriad of other concerns. Combined with the lower roof line (of at least 4 feet) that you proposed, we believe this Floorplan Solution addresses many of ours and the other neighbor's concerns. It is important to note that this is only our opinion and we cannot speak for others. Given the tight deadline, we are sending this to you now and have solicited input from Mr. Beifuss. We want to share this with the other neighbors.

The Floorplan Solution we propose incorporates many features that address the ongoing neighbor issues, while maintaining all of the program goals for Vanya including:

- Views
- Room Count and Functionality
- Basic room size
- Design flow

In short, the Floorplan Solution takes advantage of buildable area on the northwest side of the existing building. The Floorplan Solution is more efficient in terms of layout by significantly reducing interior hallways and keeping the entry stairs on the exterior of the building (in character with the neighborhood). The dining room and living room are pulled away from the private drive and the west wall is gradually stepped back to match the contour of the private drive. The deck is moved to the south side to capture better views while minimizing encroachment on Mr. Beifuss' privacy.

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Difference % Diff.		
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(3) -3%		
Living Room	225	198
(27) -12%		
Kitchen	140	132
(8) -6%		
Guest Bath	44	42
(2) -5%		
Guest Closet	46	14
(32) -70%		
Guest Bedroom	143	117
(26) -18%		
Master Bath	104	101
(3) -3%		
Master Closet	59	59
- 0%		
Master Bedroom	172	169
(3) -2%		
Total	1,038	934
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Best regards,

Chris & Kim Welborn