



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 March 16, 2010

SUMMARY

On March 16, 2010 City Council continued the hearing on the 600 Locust Street appeal at the applicant's request to provide the applicant an opportunity to more thoroughly work with the neighborhood to achieve a compromise.

COMPROMISE DISCUSSION

The applicant has submitted revised plans and materials which revise the approved plans in the following aspects (see **Attachment 71** for the revised plans):

- Lowered the top plate line (i.e., ceiling height) of the living room walls from 13'-0" to 10'-3";
- Redesigned the roof from a pitched roof to a flat roof, which lowered the roof by 5'3";
- Reduced the size of the deck from 236 square feet to 205 square feet;
- Reoriented the deck toward the south and shifted it an additional 7'-0" further away from the appellant's property (the closest point to the appellant's residence will be approximately 30 feet);
- Relocated the sliding glass door away from the appellant's property;
- Reduced floor area of the addition from 904 square feet to 750 square feet;
- Reduced building coverage of the addition from 1,100 square feet to 962 square feet);
- Planted a single loquat tree on the east side of the applicant's residence (at the request of the appellant);
- Shifted the southwest wall 3'-6" to the northeast, so that it is located 7'-6" from the southwest curb;
- Reduced the footprint of the addition so that the southern dining room wall is shifted 4' to the north and living room wall is shifted 5' to the north;
- Reduced the roof eave at the southwest corner of the addition from a 1'-6" eave to a 6" eave;
- Finished the entire addition with wood shingles instead of stucco.

The applicant has also submitted correspondence describing the revisions to the plans (see **Attachment 72**). The following project summary table indicates the reductions in square footage of floor area, building coverage, and impervious surface that have been made since the Planning Commission approval of the project in June 2009. The applicant has also provided a spreadsheet documenting these revisions (see **Attachment 73**).

Project Summary Table

	Existing	Ordinance	P/C Approval (2009)	Request (2010)	Compliance
Parcel Area (square feet)	Total:6,589 Net ¹ : 5,035	5,000	No Change		Yes
Land Use:	Two-Family (Duplex)	Two-Family (Duplex)	No Change		Yes
Dwelling Units:	2 dwelling units	1 dwelling unit/ 2,500 sq ft of lot area (2 max)	No Change		Yes
Setbacks (feet):					
Right Side/Northeast:	11'	5'	8'6"	9'	Yes
Left Side/Southwest:	20'	5'	15'-2"	17'	Yes
Rear/Northwest:	16'	15'	16'	16'	Yes
Front/Southeast	24'	0'	3'	3'7"	Yes
Height (feet):	17'-91/2"	32'	No Change		Yes
Building Coverage (square feet):	1,010 (15%)	3,295 (50% max)	2,110 (32%)	1,972 (30%)	Yes
Floor Area (square feet):	966 (0.19 FAR)	3,273 max (0.65 FAR max)	1,870 (0.37 FAR)	1,716 (0.34 FAR)	Yes
Impervious Surface (square feet):	1,142 (17%)	4,942max (75%)	2,579 (39%)	2,183 (33%)	Yes
Parking:	2 Spaces	4 spaces	No Change		No, legal non-conforming ²

CORRESPONDENCE

Correspondence received prior to the writing of this staff report is 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 70**) 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 71** and conditions of approval requiring additional landscaping and a landscaping maintenance agreement.

¹ Net parcel area does not include area for driveway easements per Zoning Ordinance Section 10.88.040.

² Pursuant to Zoning Ordinance Section 10.404.11.A6.c and Table 10.62-1, additional off-street parking does not need to be provided for remodels of legal non-conforming structure that are not considered substantial per the definition provided in Zoning Ordinance Section 10.88.040. The applicant provided wall demolition calculations to ensure that the demolition is not a substantial demolition.

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

Alternatively, the City Council may:

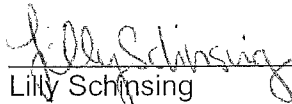
- Uphold the appeal and direct staff to return with a resolution with appropriate findings to deny the project; or
- Continue the public hearing for additional information and/or project revisions.

ATTACHMENTS

The listing of attachments follows the numbering in the March 16, 2010 staff report

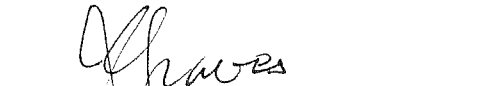
70. Draft Resolution
71. Revised Plans, date stamped April 9, 2010
72. Letter from Mr. McCoy describing design changes, date stamped April 9, 2010
73. Spreadsheet from Mr. McCoy documenting the reductions in square footage, date stamped April 9, 2010
74. Letter from Mr. Bursch regarding story poles, date stamped April 12, 2010
75. Email from Ms. Scholz Grace, date stamped March 24, 2010

PREPARED BY:

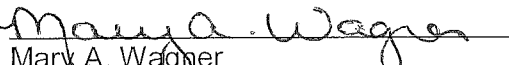

Lilly Schinsing

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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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, March 16, 2010 and April 20, 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

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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 denies the appeal and upholds the decision of the Planning Commission.

SECTION 2. The City Council 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 April 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 tree 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 April 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 Akrahoff requesting Planning Commission approval of a Design Review Permit to construct a 904 square foot addition to the duplex at 600A Locust Street (APN 064-211-27); and

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

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

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

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

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

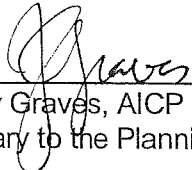
WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports dated July 23, 2008 and June 3, 2009.

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

The Design Review Permit for the construction of a 904 square foot addition to the duplex at 600A Locust Street is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 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.

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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.

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

Prior to Issuance of a Building Permit

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

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

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

5. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
6. Grading/drainage permit(s) shall be obtained from the Public Works Department for any earthwork in excess of 50 cubic yards.
7. Grading on hillside land with of geologic formation known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
8. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

9. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
10. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:

Weekdays – Between 8:00 a.m. and 7:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
Holidays recognized by the City – Between 9:00 a.m. and 7:00 p.m.

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

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

ATTACHMENT 3: PROJECT PLANS

OWNER
 Sausalito
 Sausalito, CA 94965

CONSULTANTS
 Donald Olsen Associates
 605 Bishopsgate, Sausalito, CA 94965
 Tel: 415.331.8880
 Fax: 415.331.8880

SURVEYOR
 William Stone Inc.
 11145 1st St.
 Sausalito, CA 94965

PROJECT INFORMATION
 DESCRIPTION: Remodel and addition to the 50' wide lot 600 Locust.

A.P.N.	064-211-27
ZONING	RZ-2.5
CONSTRUCTION TYPE	SA
PARCEL SIZE	50' x 114' 6" (plus driveway)
DWELLING UNITS	single
SETBACKS	rear 10'-2" left 11'-6" right 15'-2"
HEIGHT	17'-8 1/2"
IMPERVIOUS SURFACE	Existing 1,472 sq. ft. Addition 1,100 sq. ft. TOTAL 2,572 sq. ft. = 67.23 %
LOT COVERAGE	Existing 1,000 sq. ft. Addition 1,100 sq. ft. TOTAL 2,100 sq. ft. = 45 %
FLOOR AREA	Existing 895 sq. ft. Addition 1,100 sq. ft. TOTAL 1,995 sq. ft. = 37 %

SHEET INDEX

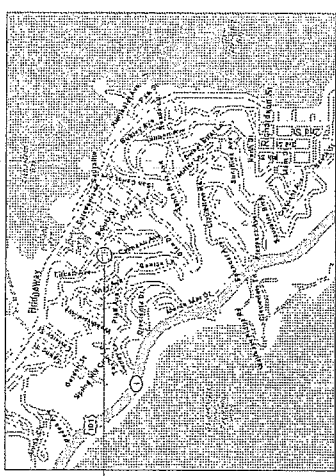
40.0	Site Plan (Revised)
1	Survey
AD.1	Existing Plans & Existing Elevations
A0.1	Existing Plans
A1.0	Plan Plans
A2.0	Elevations
A3.1	Sections
A4.0	Sections

- PLANTING LEGEND**
- AMELANCHIER ALBIFLORA (SARAKTOON) - 5 gal. 5 gallon
 - MANONIA AQUATILIS (LONG LEAF MANONIA) - 5 gal. 5 gallon
 - RUSTY PLANTAIN (FRAGRANT PLANTAIN LILY) - Twelve 5 gallon
 - ACICIA BAILEYANA (PURPUREA) - 5 gal. 12 gallon
 - TIGER LILLY (LILIUM COLUMBIANUM) - Ten gallon
 - CEANOTHUS (WILD LILAC) - Ground cover, (MAX 12" DOCK)

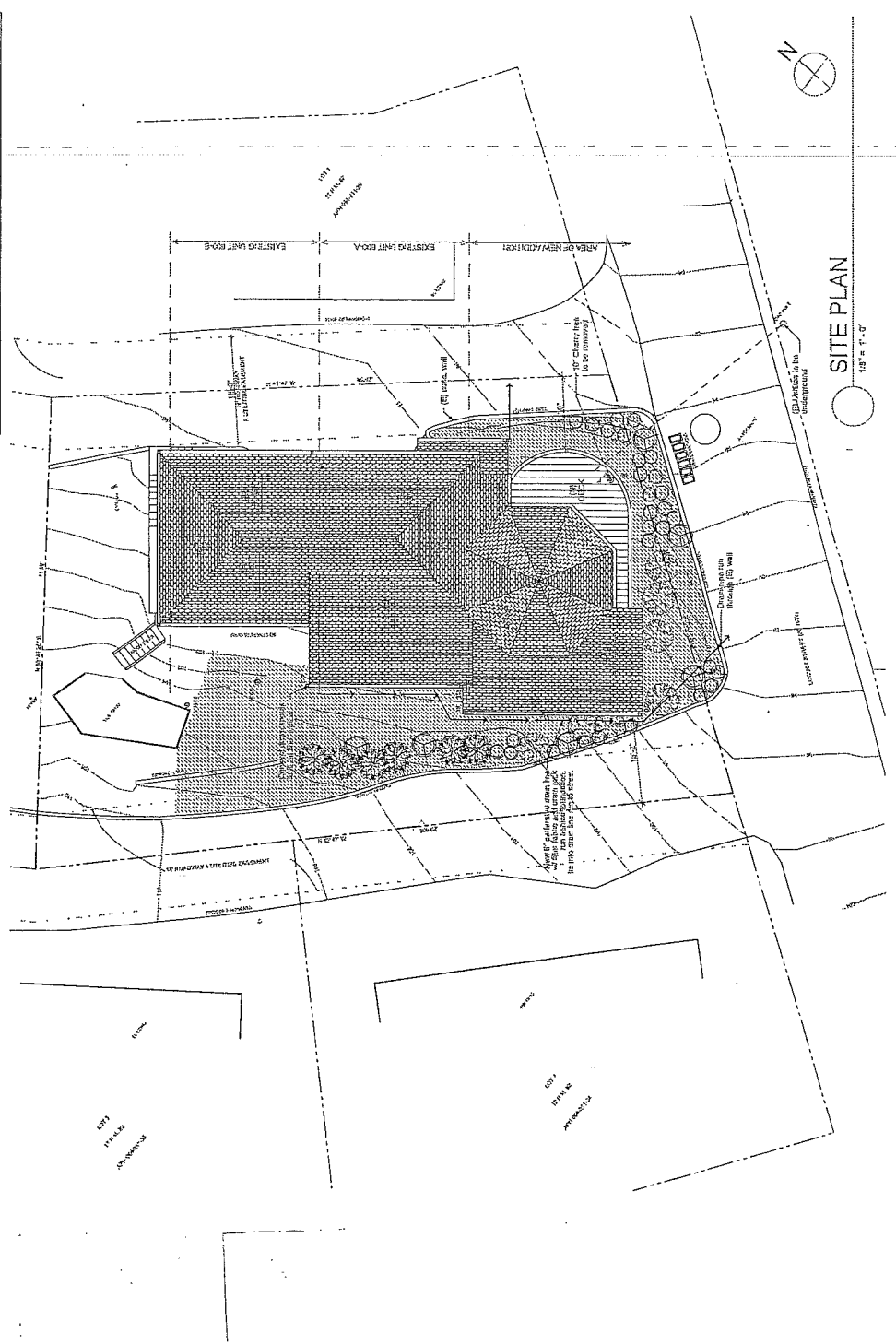
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APP. 27 2009

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT.

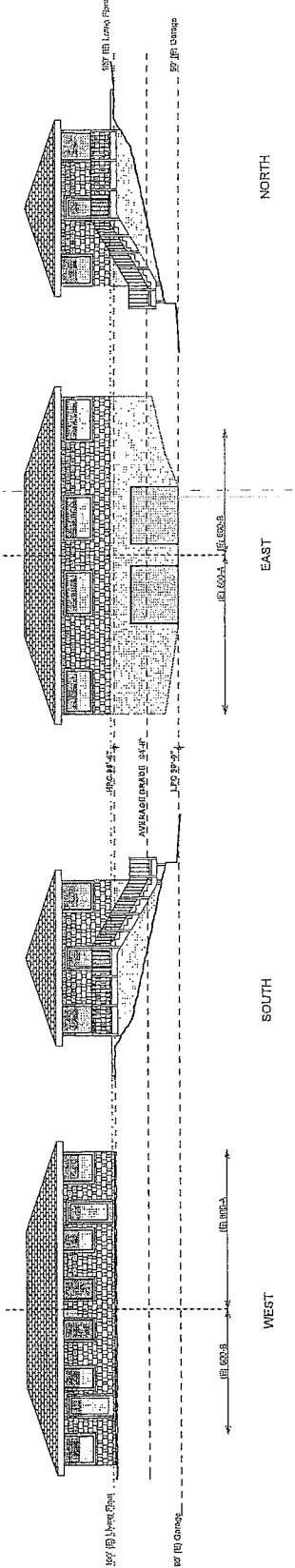


SITE

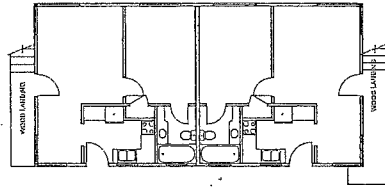


SITE PLAN
 1/8" = 1'-0"

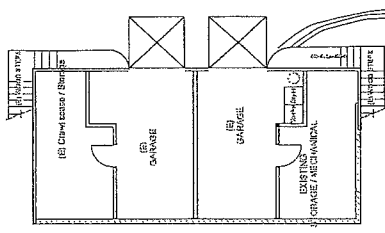
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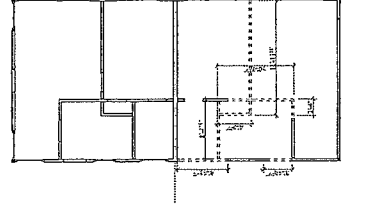
EXISTING ELEVATIONS
 1/8" = 1'-0"



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



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



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

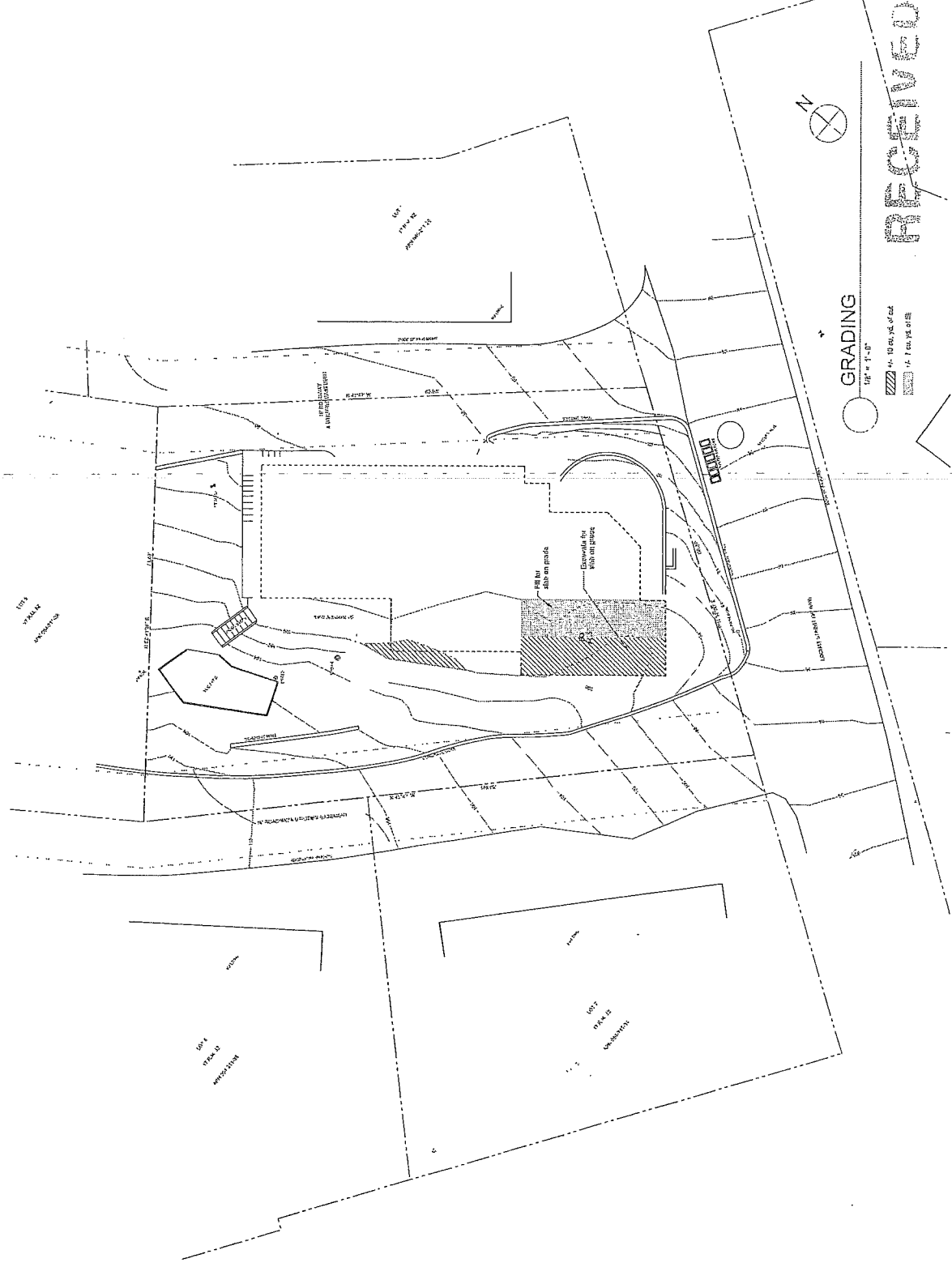
Level First of Existing Work = 208'-0"
 Level First of Existing Work Released = 204'-0"
 Total Drop of each room = 20'

RECEIVED

APR 27 2009

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

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RECEIVED
APR 27 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPARTMENT

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

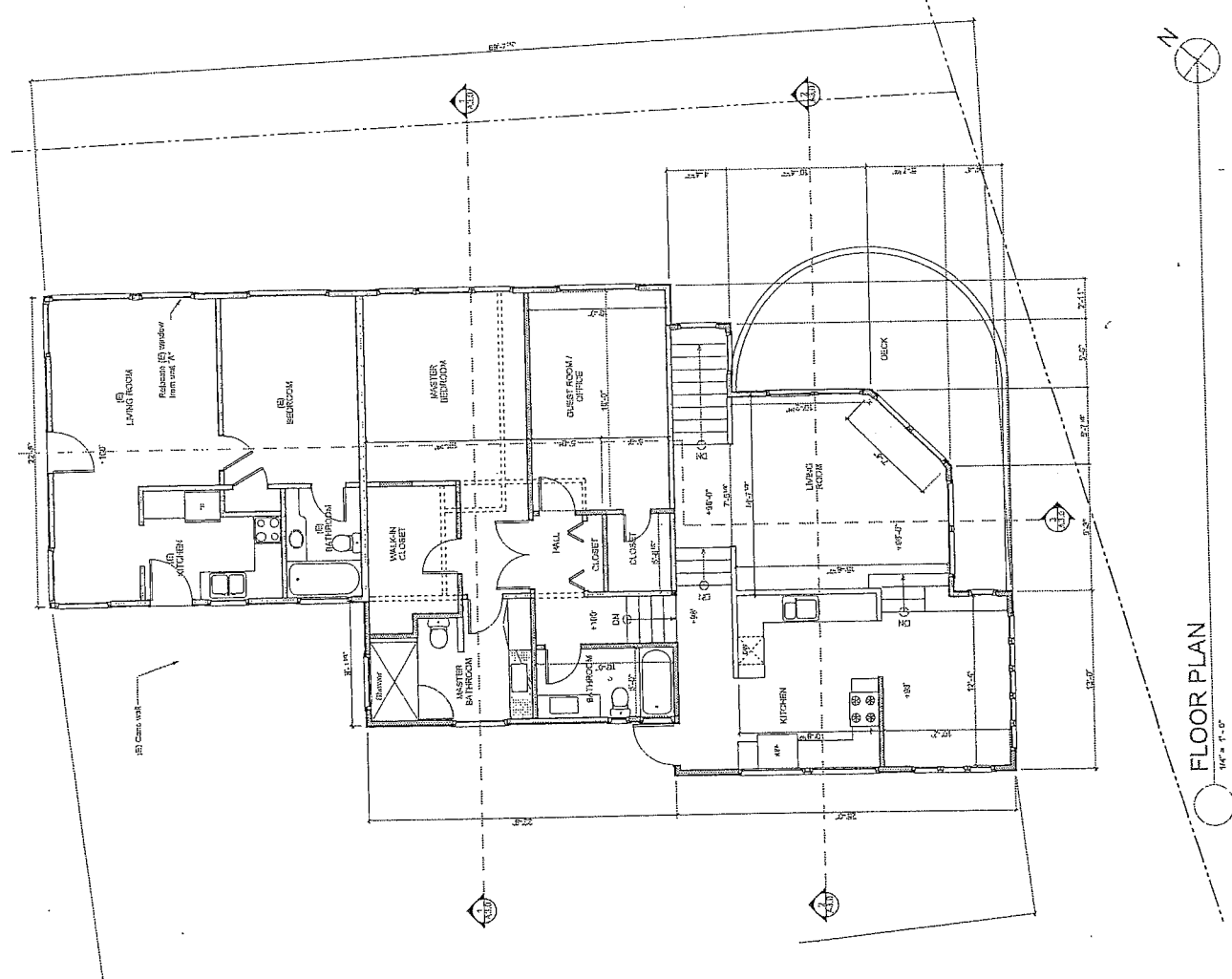
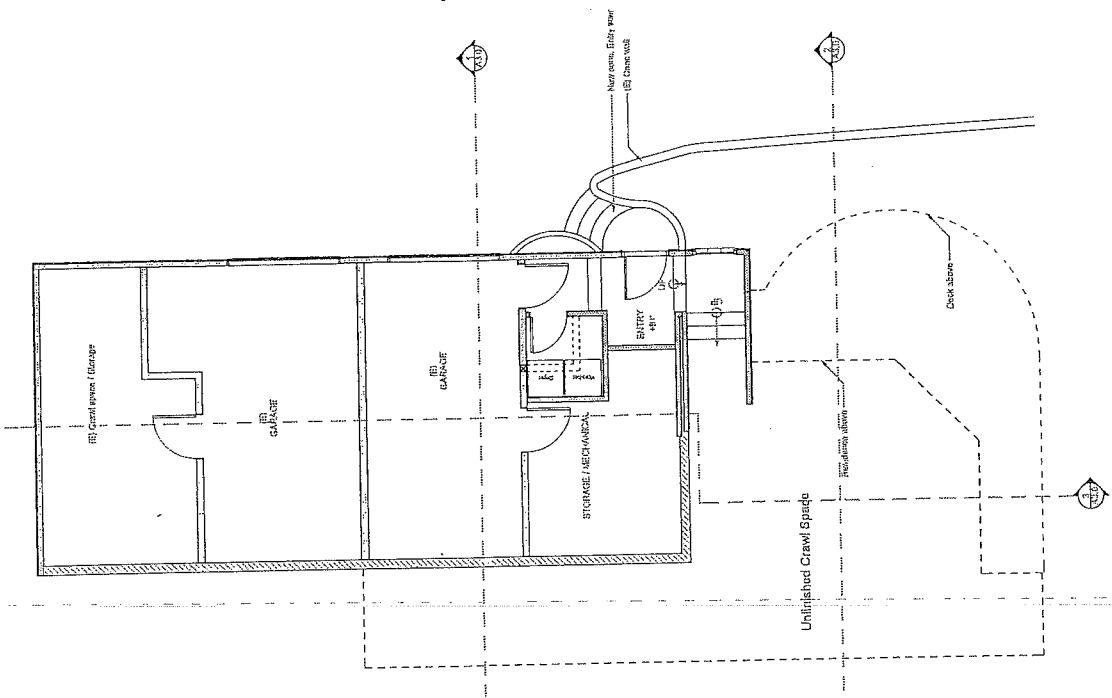
DONALD OLSEN ASSOCIATES ARCHITECTS
 555 Broadway, Suite 200, Sausalito, CA 94965
 Tel: 415-223-2257 Fax: 415-223-2257
 www.donaldolsen.com

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 APR 11, 2010

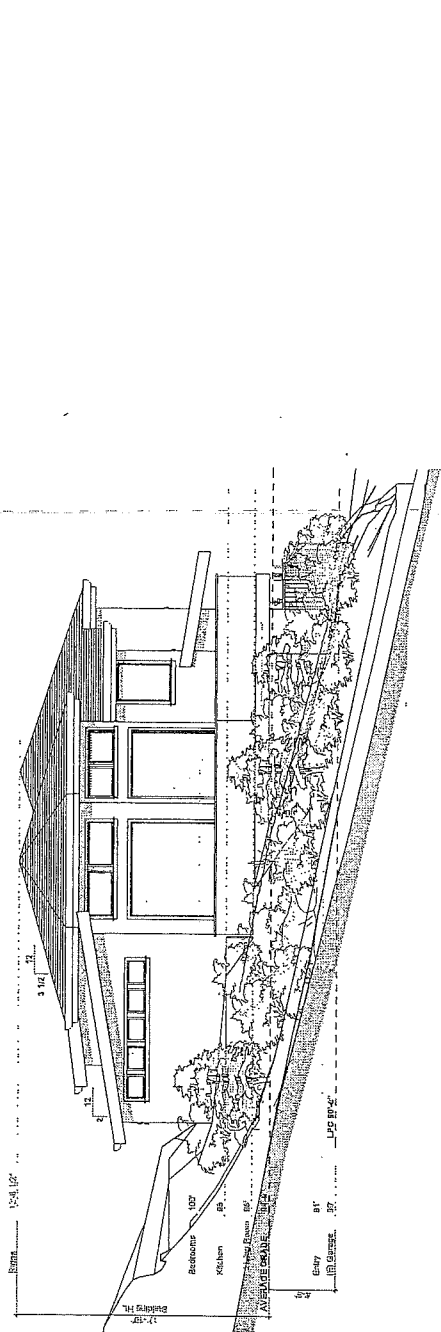
REVISIONS
 NO.

GARAGE FLOOR PLAN
 1/4" = 1'-0"
 APPROVED
 APR 27 2010

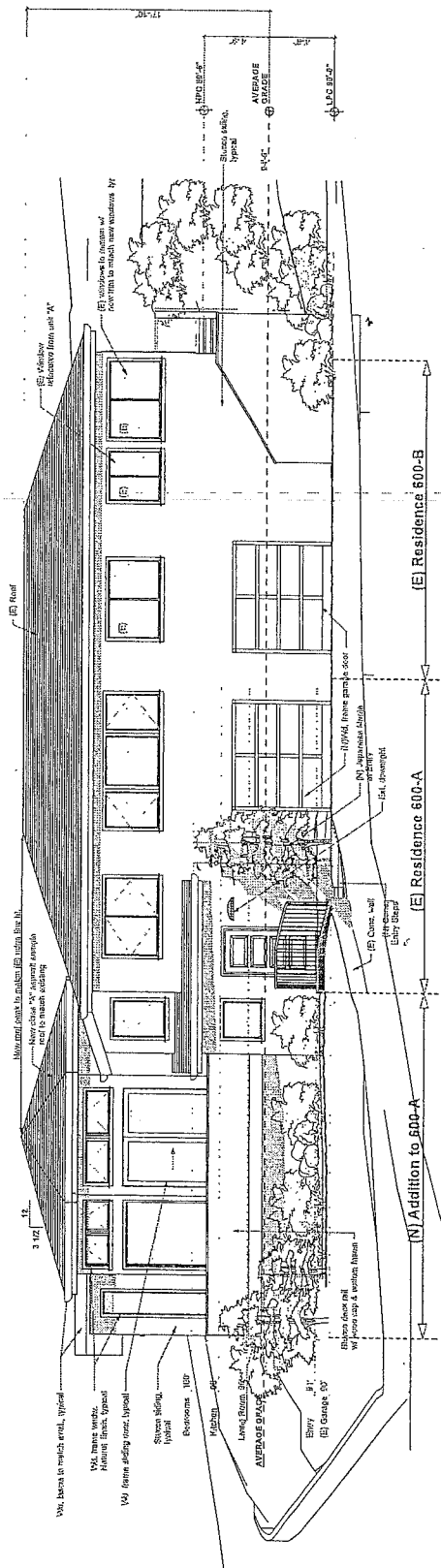
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



5A
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

RECEIVED

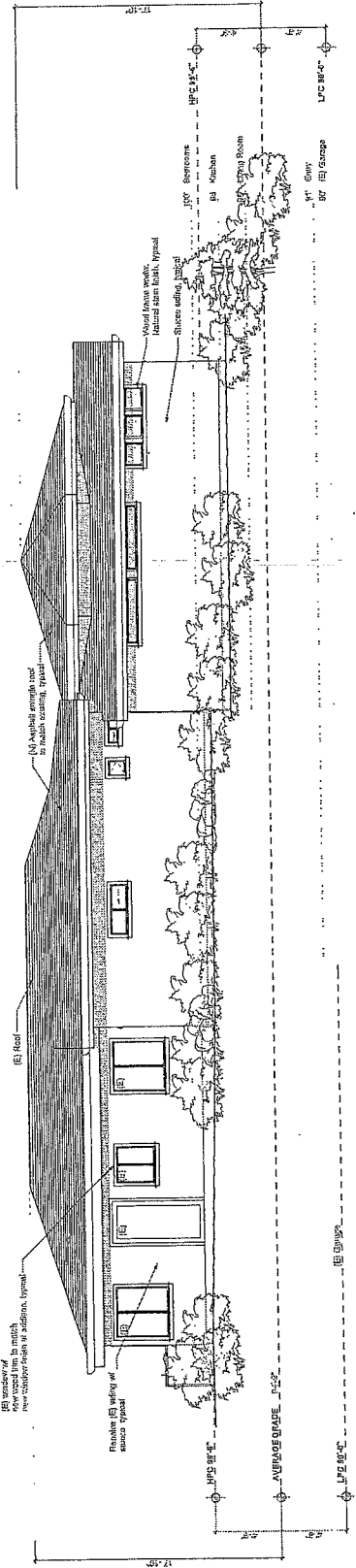
APR 27 2003

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

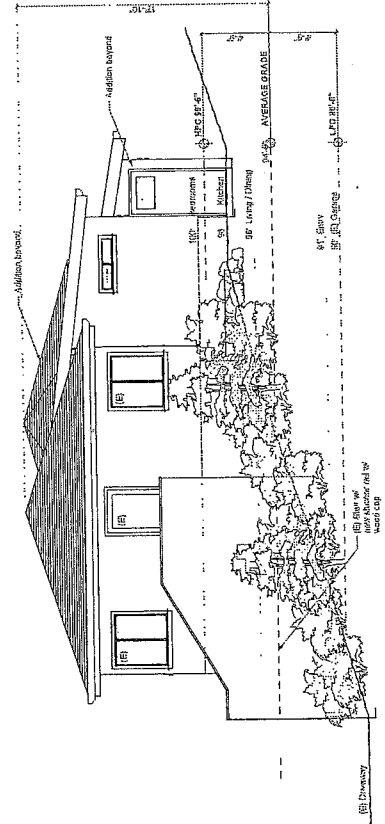
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REVISION	NO.

A2.1
April 11, 2009



WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

RECEIVED

APR 27 2009

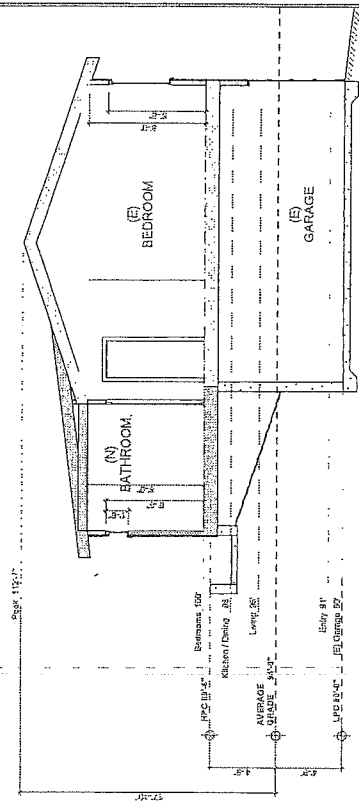
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

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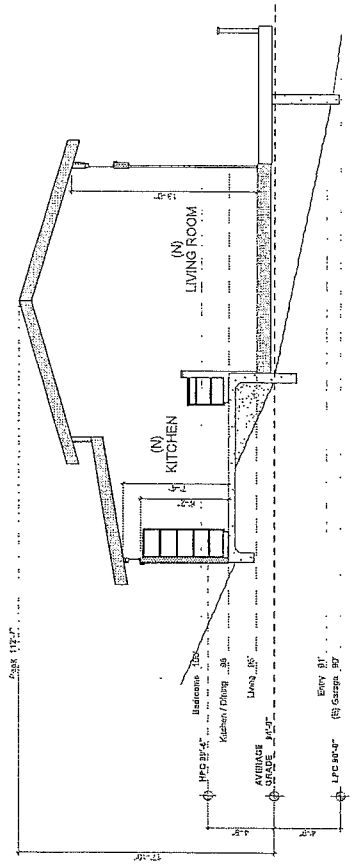
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APR 27 2019

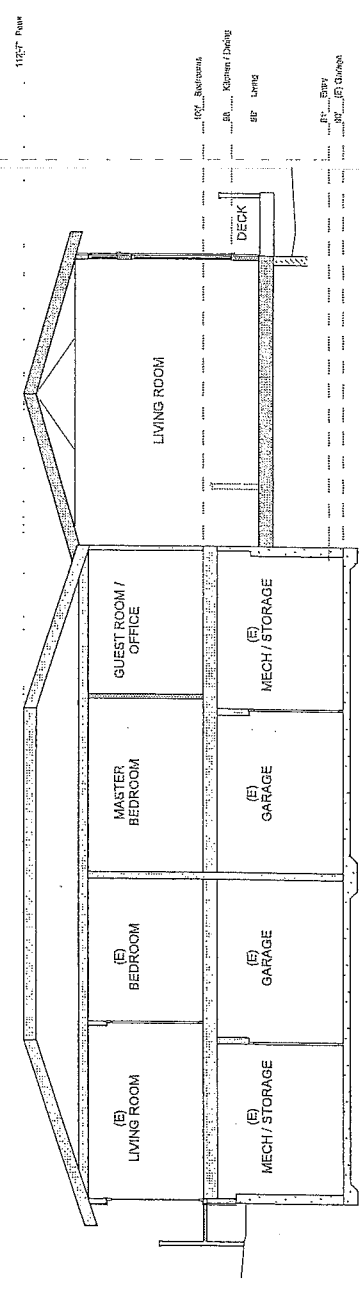
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



1 Section 1
 Elevation of House



2 Section 2
 Elevation of House



3 Section 3
 Elevation of House

SA
 21

REMODEL & ADDITON

600 ALOCUST
SAUSALITO, 94965

A.P.N. 064-211-27

ASSOCIATES ARCHITECTS
DONALD OLSEN
698 SHAWHAY SQUARE, CA 94965 TEL 415-223-2297 FAX 415-223-4888 EMAIL DON@DONOLSENARCHITECTS.COM

A0
APR 26, 2010

OWNER
600 ALOCUST
SAUSALITO, CA 94965
TEL 415-223-2297
FAX 415-223-4888
EMAIL DON@DONOLSENARCHITECTS.COM

CONSULTANTS

PROJECT
600 ALOCUST
SAUSALITO, CA 94965
TEL 415-223-2297
FAX 415-223-4888
EMAIL DON@DONOLSENARCHITECTS.COM

PROJECT INFORMATION

A.P.N. 064-211-27
ZONING R-2.5
CONSTRUCTION SP
CONTRACT NO. 064-211-27
PARCEL SIZE 125' X 125'
DWELLING UNITS 1

SETBACKS

FRONT 10'
REAR 10'
SIDE 10'
HEIGHT 11'-0"

IMPERVIOUS SURFACE

Building 1140 sq. ft.
Address 1238 sq. ft.
TOTAL 2378 sq. ft. @ 41%

LOT COVERAGE

Building 1047 sq. ft.
Address 793 sq. ft.
TOTAL 1840 sq. ft. @ 36%

FLOOR AREA

Building 778 sq. ft.
Address 726 sq. ft.
TOTAL 1504 sq. ft. @ 30%

SHEET INDEX

1 600 - Site Plan
1 601 - Site Plan
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1 603 - Site Plan
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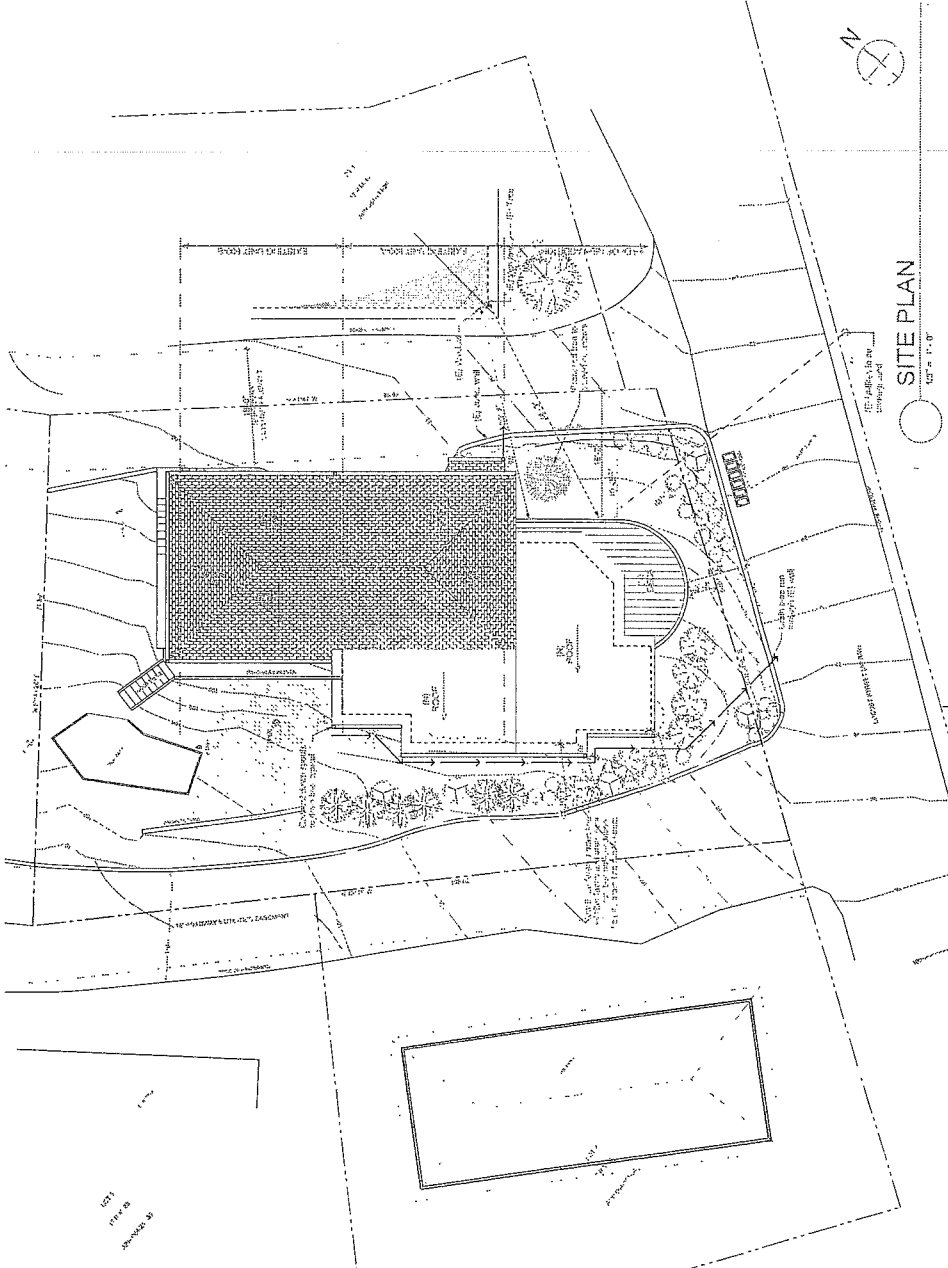
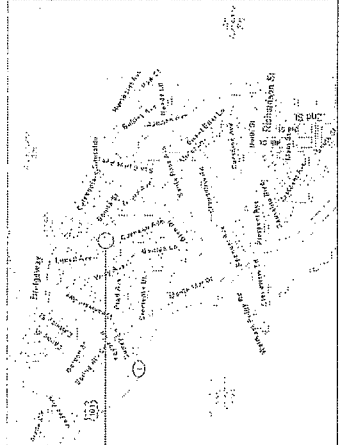
PLANTING LEGEND

- ANEMONE ANEMONE (SARATOGA) - 18" x 6" gallon
- MAHONIA ACUTIFOLIA (LUNA CREEK MAHONIA) - 18" x 6" gallon
- HUSTIA PLANTAGINIFOLIA (FRAGRANT PLANTAIN LILY) - Twelve 5" gallon
- ACACIA BAILEYANA (PAPERBEE) - 5" x 15" gallon
- TIGER LILY (LILIBULI COLUMBIANA) - Ten gallon
- CEANOPIUS (WILD LILAC) - Ground cover, 18" x 12" CROWN

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



SA 22

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23

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APR 09 2010

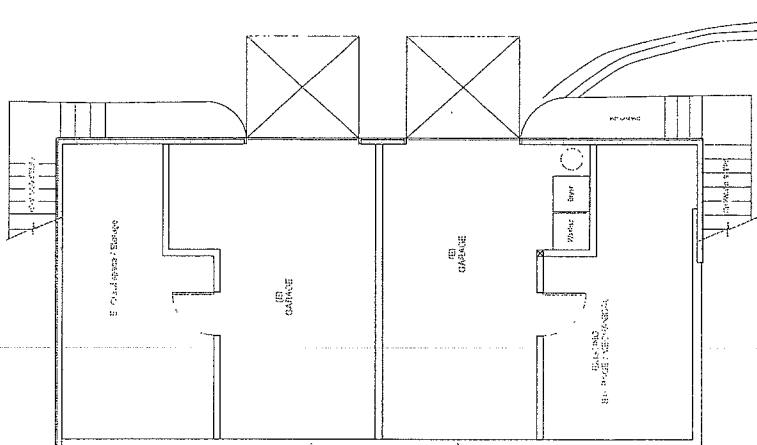
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APRIL 2010

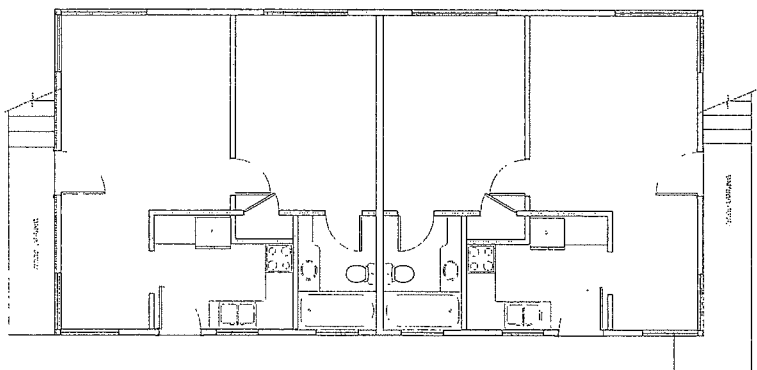
NO. _____
REVISIONS _____

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

DONALD OLSEN
ASSOCIATES ARCHITECTS
500 BROADWAY, SUITE 500, SAN FRANCISCO, CA 94102
TEL: 415-774-0207 FAX: 415-773-9808 EMAIL: DON@DONOLSENARCHITECTS.COM



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



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

5A
24

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

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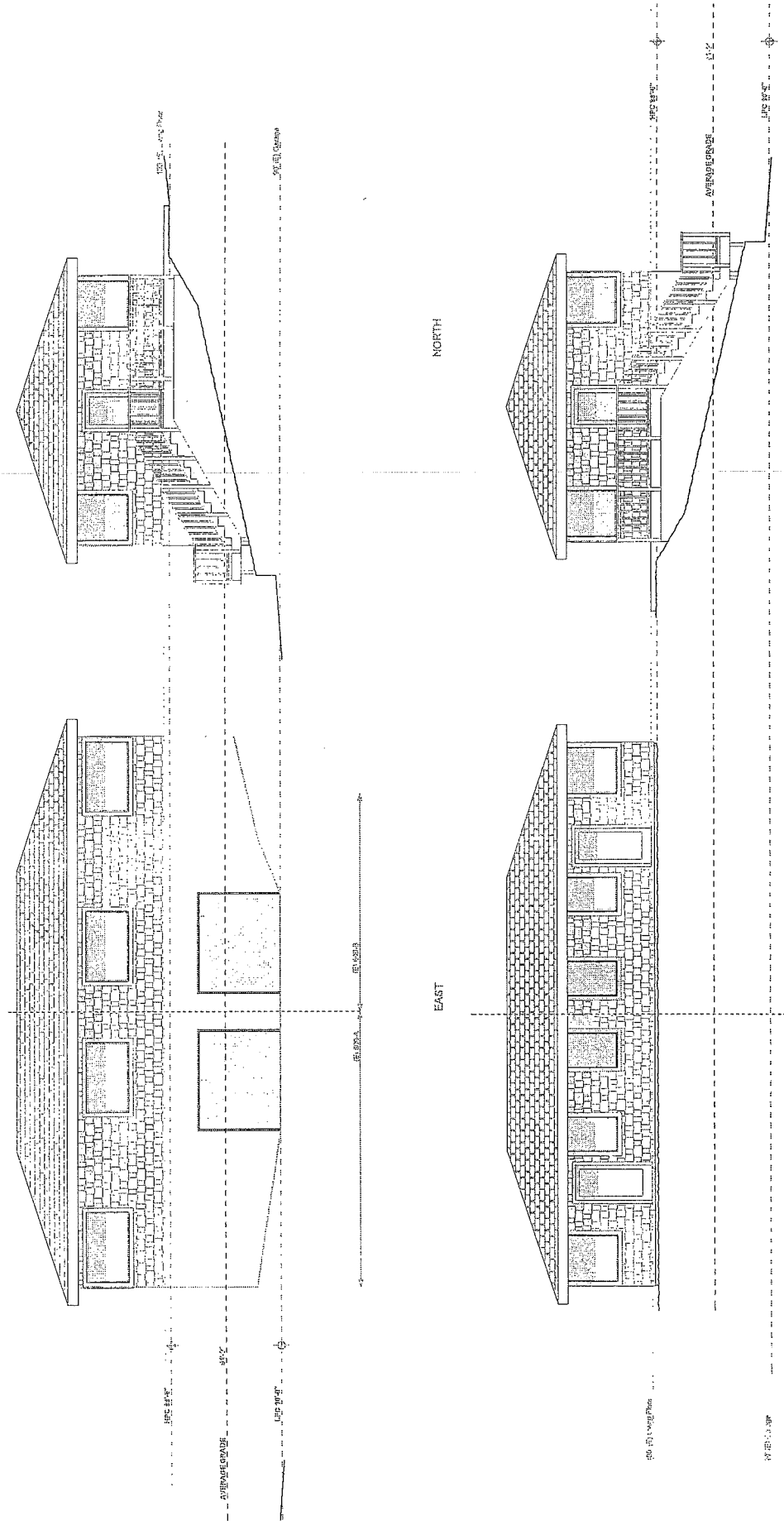
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

SOUTH

WEST

NORTH

EAST



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

DONALD OLSEN
ASSOCIATES ARCHITECTS
999 Broadway, Berkeley, CA 94609
Tel: 415-333-2927 Fax: 415-333-1888 email: don@donaldolsen.com

A0.2
APR 08, 2010

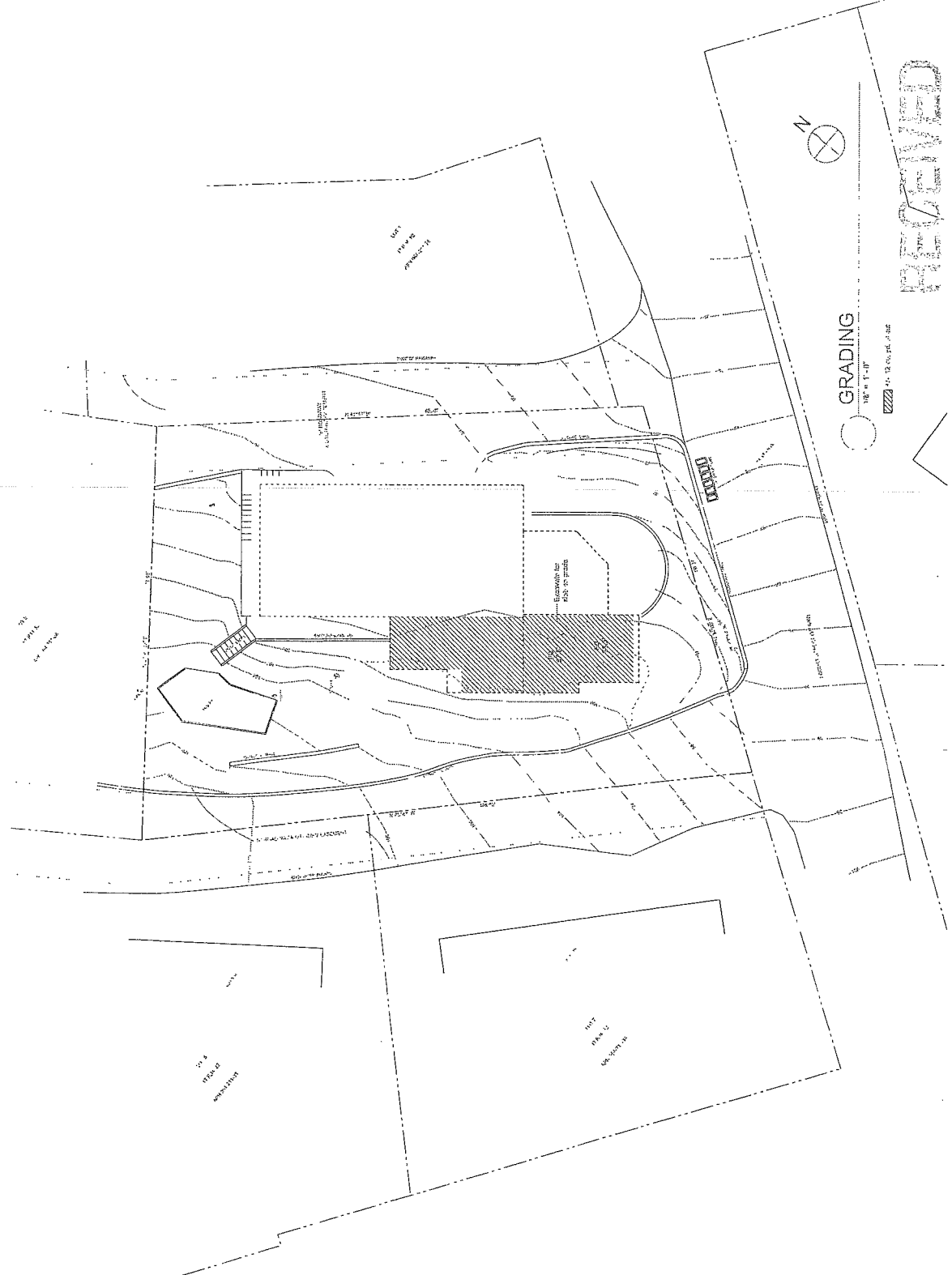
REVISIONS
NO.

DONALD OLSEN
 ASSOCIATES ARCHITECTS
 999 Broadway, Sausalito, CA 94965
 TEL: 415/332-0257 FAX: 415/332-0559
 WWW.DONALDOLSEN.COM

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

NO.	REVISIONS

A0.3
 APRIL 20, 2010



GRADING
 1/8" = 1'-0"
 10, 15, 20, 25, 30, 35, 40

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F.V.U. 2310

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

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 25

A1.0
APR 09, 2010

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

555 Broadway, Suite 505, CA 94939 Tel: (415) 772-2297 Fax: (415) 772-3893 email: dan@donaldolsen.com
D O N A L D O L S E N
A S S O C I A T E S A R C H I T E C T S

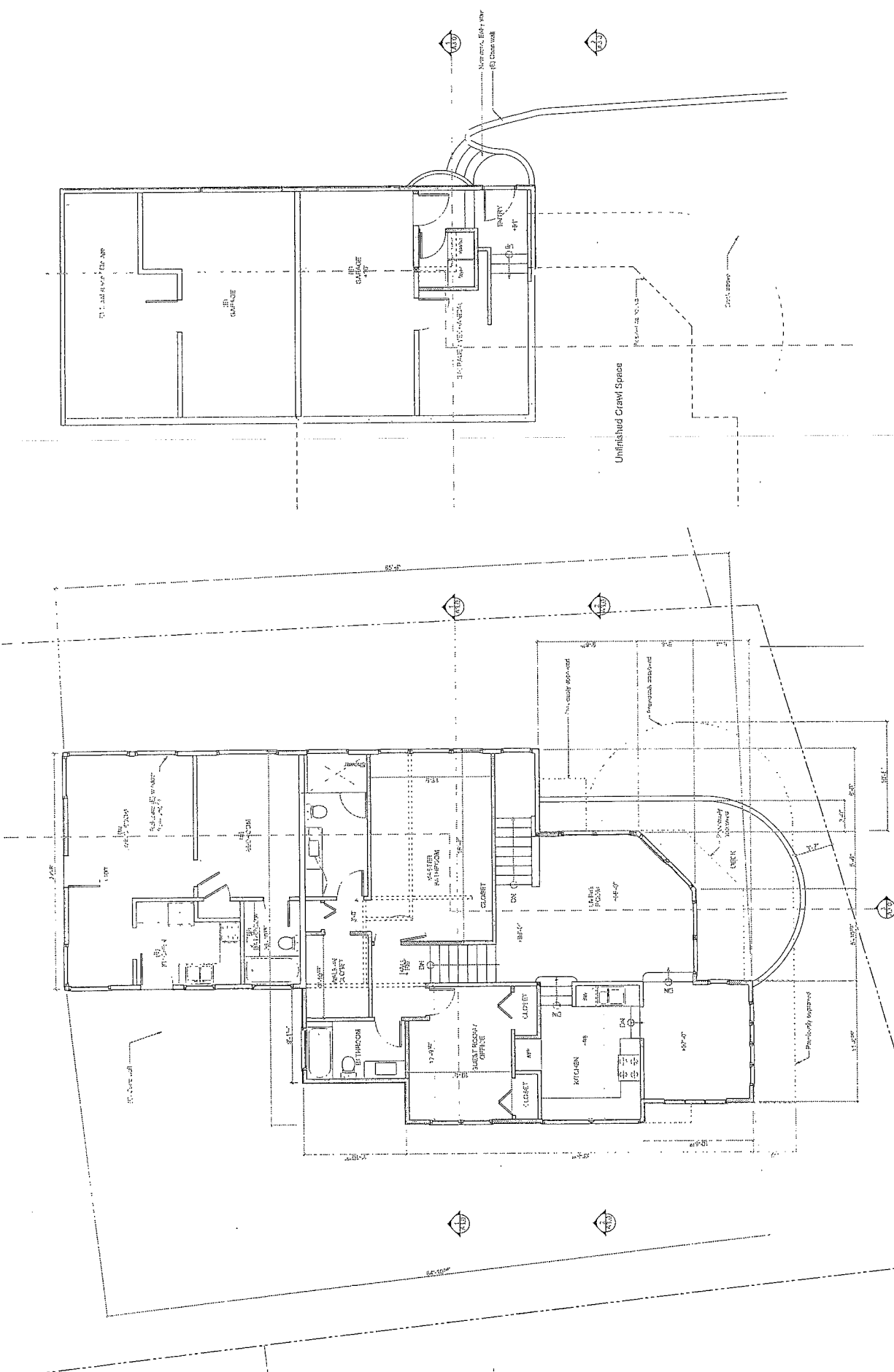
GARAGE FLOOR PLAN
1/8" = 1'-0"
REVISED

APR 09 2010

CITY OF SAUSALITO

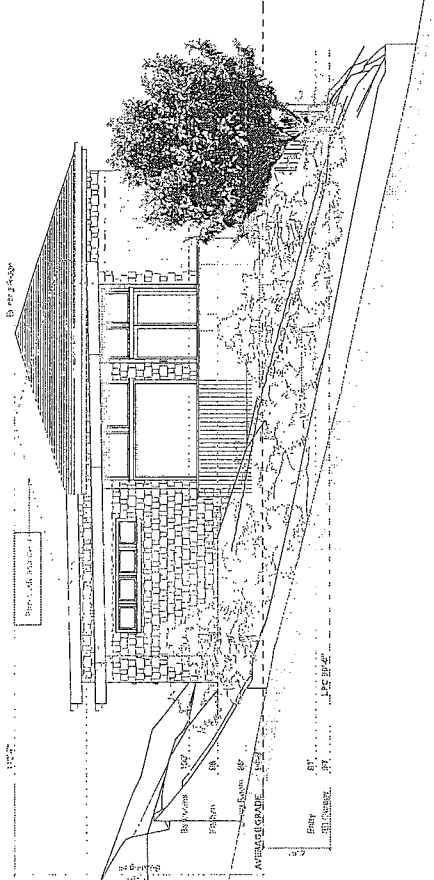
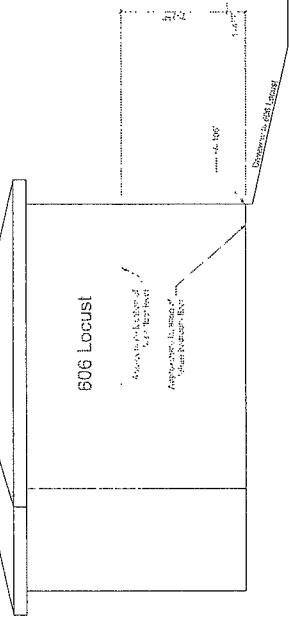
FLOOR PLAN
3/8" = 1'-0"

5A
26

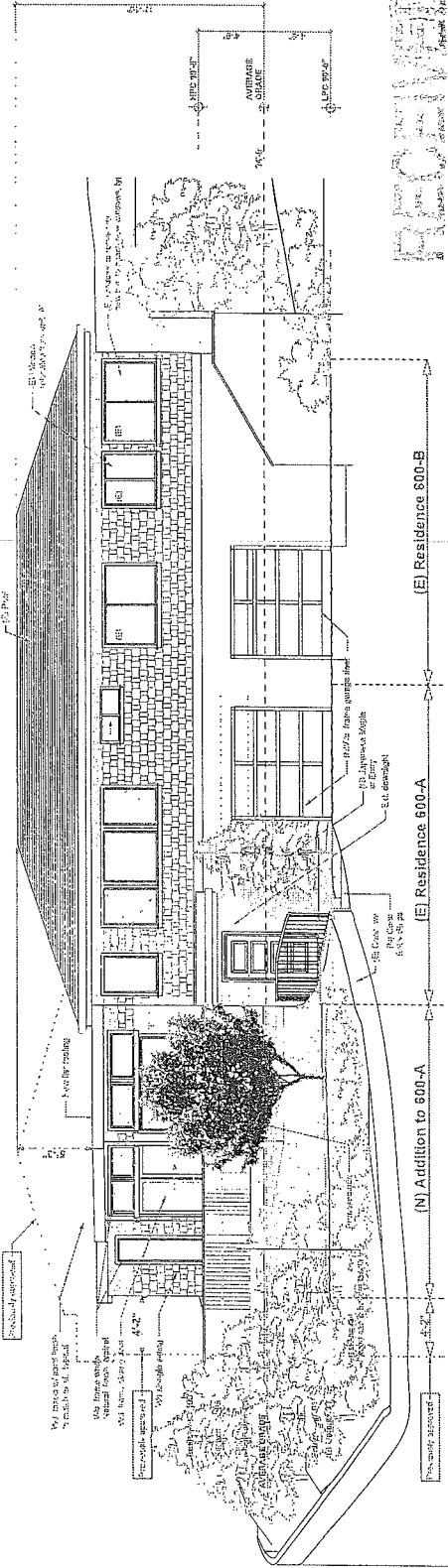


606 Locust

Approved for Addition of 4,177 SF to Existing Structure
 Approved for Addition of 5,400 SF to Existing Structure



SOUTH ELEVATION A/E 1



EAST ELEVATION A/E 1

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CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

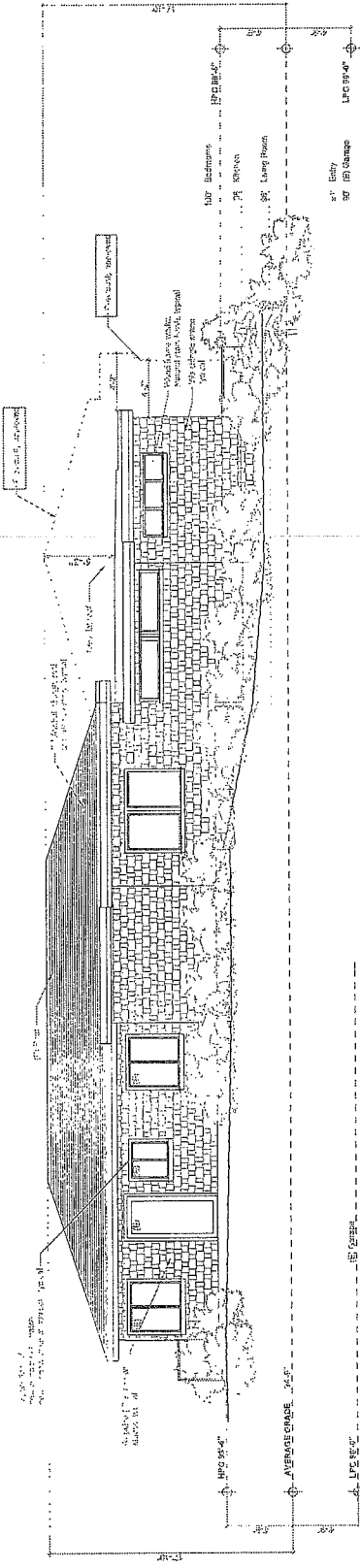
REMODEL & ADDITION
 600 A LOCUST
 SAUSALITO, 94965
 A.P.N. 064-211-27

REVISIONS: NO.

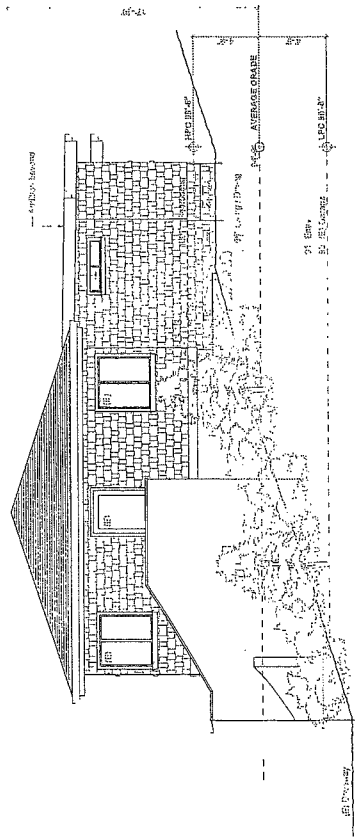
A2.0
 April 21, 2010

DO NOT SCALE DRAWING
 DONALD OLSEN
 ASSOCIATES ARCHITECTS
 808 Broadway, Sausalito, CA 94965 Tel: 415-723-8855 Fax: 415-723-2827
 www.donaldolsen.com

5A
 12



1 WEST ELEVATION All 1
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION All 1
SCALE: 1/8" = 1'-0"

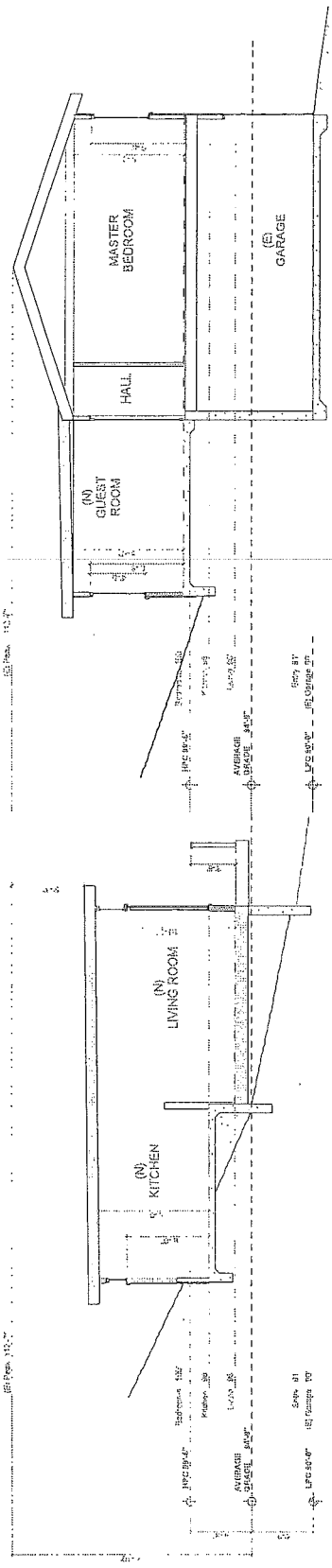
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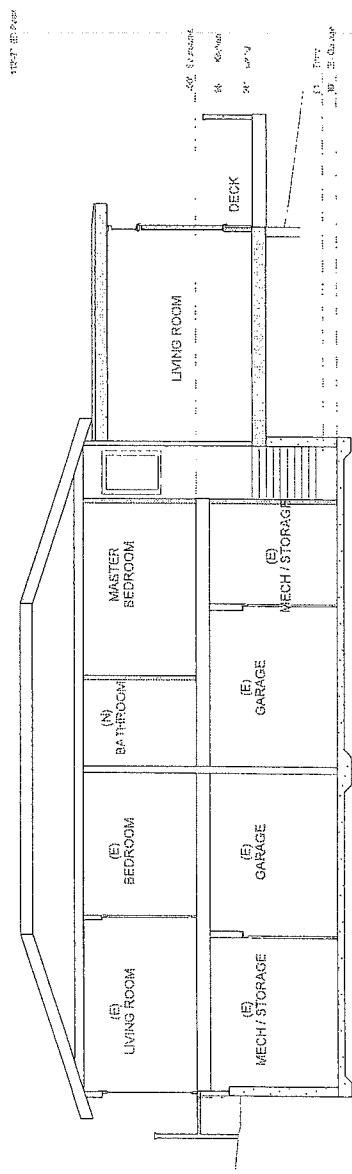
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

SA
28

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 APR 09 2010
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



Section 1
 1'-0" = 1'-0"



Section 2
 1'-0" = 1'-0"

Section 3
 1'-0" = 1'-0"

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 29



APR 09 2010

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

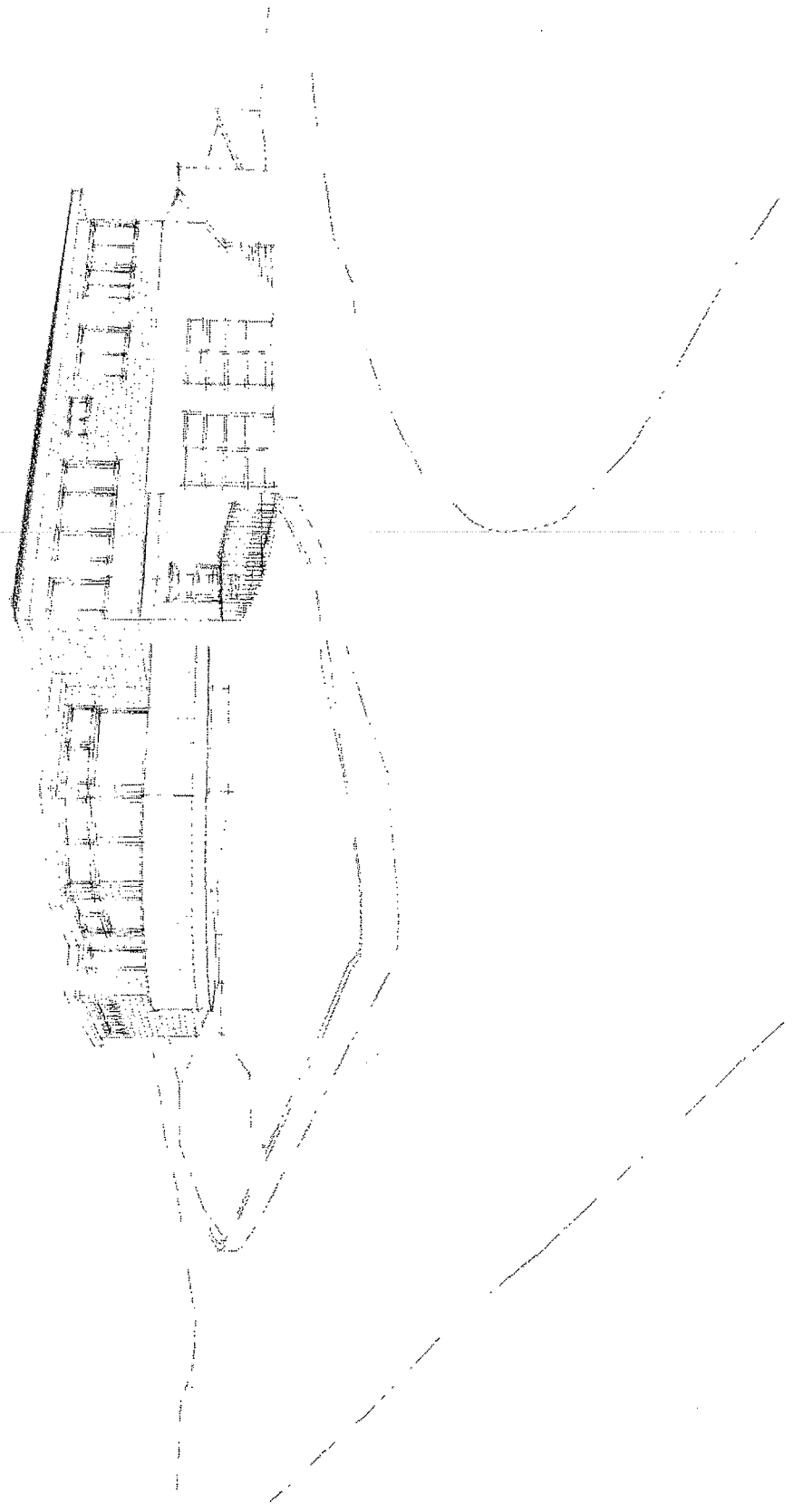
NORTHWEST PERSPECTIVE

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

NO.	REVISIONS

385 Ridge Way, Sausalito, CA 94965 IN 415332-0287 FAX 415332-8882 EMAIL gdm@donaldolsen.com

DONALD OLSSEN ASSOCIATES ARCHITECTS



TSR

SK2
AMBA, INC.

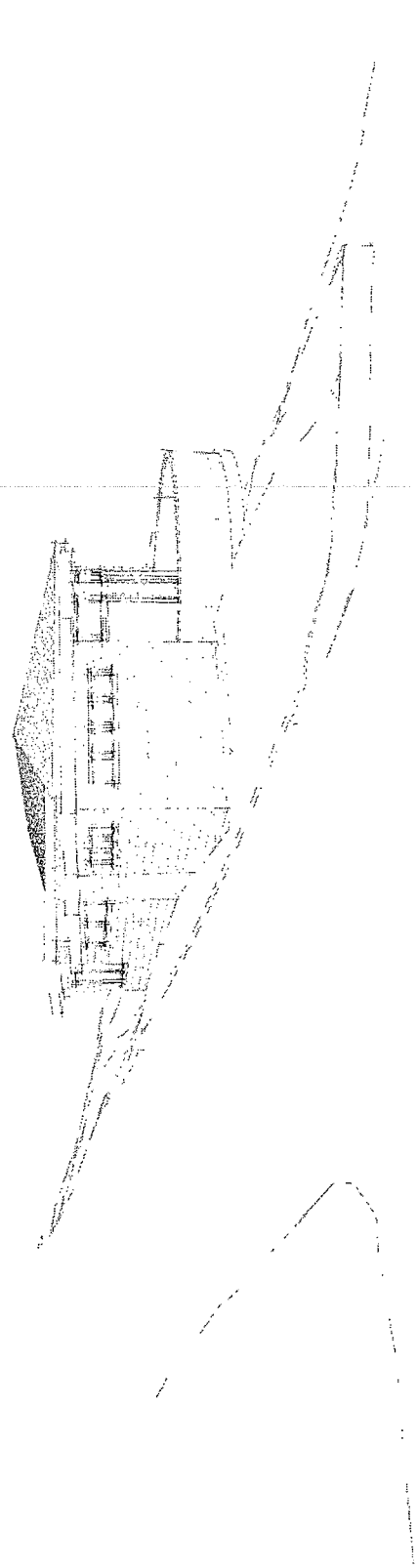
REMODEL & ADDITION
600 A LOCUST
SAUSALITO, 94965
A.P.N. 064-211-27

995 Progress, Sausalito, CA 94965 Tel: 415-332-0287 Fax: 415-332-0287 Email: donald@donaldolsen.com
DONALD OLSEN
ASSOCIATES ARCHITECTS

REVISIONS

1. (10/1/00)

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



NORTHEAST PERSPECTIVE

31
5A

April 09, 2010

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APR - 9 2010

Lilly,

After meeting with Robert Beifuss and having extensive correspondence with Chris Wellborn, as well as communication with Karen Scholz Grace we have revised our proposed project at 600 Locust. Below are listed the further compromise revisions to the project we are proposing to make.

The changes include;

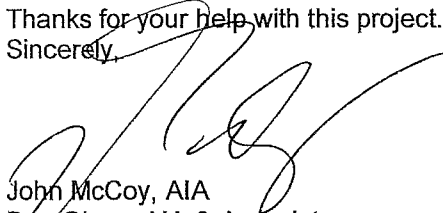
- Moving the proposed Dining addition more than four feet to north and the proposed Living Room addition more than five feet to the north, leaving a more open site.
- Lower the plate line of the Living Room walls from 13'-0" to 10'-3"
- Redesigning the roof to be a flat roof
- The roof will be **lowered** by a total of 5'-3" from the previous proposal.
- Floor area square footage of the addition is reduced from 904 sq. ft. down to 750 sq. ft. (Bldg. total = 1,716sq. ft. down from the approved 1,870 sq. ft.)
- Building coverage of the addition is reduced from 1,100 sq. ft. down to 962 sq. ft. (Bldg. total = 1,972 sq. ft. down from the approved 2,110 sq. ft.)
- We have re-oriented the deck more to the South & redesigned it so that it will be moved an additional 7'-0" further away from Robert Beifuss' house. Making the closest point over 30' from his residence.
- The size of the deck has been reduce from 236 down to 205 sq. ft.
- Relocate the sliding glass door away from Beifuss' house.
- Changes in the building location will make the southwest wall 7'-6" from the curb. John Boldes ask (and we had complied) that that wall be 5'-6" from the curb. We have gained an additional 2'.
- 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

April 09, 2010

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APR 09 2010

Gross parcel area = 6589

Net parcel area = 5035

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Floor Area:

PC Approve	1,870 sq. ft. = .37 FAR	(1870 ÷ 5035)	Addition = 904 sq. ft.
City Council, Feb. 23	1,852 sq. ft. = .37 FAR	(1852 ÷ 5035)	Addition = 886 sq. ft.
Currently Proposed	1,716 sq. ft. = .34 FAR	(1824 ÷ 5035)	Addition = 750 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	1,972 sq. ft. = 30%	(2015 ÷ 6589)	Addition = 962 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	2,183 sq. ft. = 33%	(2211 ÷ 6589)	Addition = 1,041 sq. ft.

Existing

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

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APR 12 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

April 9, 2010

Lilly Schinsing
City of Sausalito Planning Department
420 Litho Street
Sausalito, CA 94965

RE: Story poles @ 600 Locust

We completed the erection of the story poles at 600 Locust, Sausalito on the afternoon of April 9, 2010.

Alan Bursch
Bursch Tech Building
223 Tiburon Blvd.
San Rafael, CA 94901
(415) 454-9966 office
(415) 454-9710 fax

Alan Bursch

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Lilly Schinsing

From: Karin Scholz Grace [karin@wolfback.com]
Date: Wednesday, March 24, 2010 3:58 PM
Subject: Lilly Schinsing
600 Locust (for the council packet)

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MAR 24 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Don, John, and Vanya,

My husband John and I appreciate your compromise in lowering the roofline of your proposed addition.

However, that change does not reduce the amount of water view area that is obscured from our vantage point, since we do not look over but rather "around" 600 Locust. It would require moving the southernmost line of the footprint back to the north, to actually make a change that would reduce the negative impact on our water view.

We understand that we will need to live with some view reduction to allow Vanya to expand her footprint; but we ask that that view impact be reduced by moving the new volume farther back from Locust Street.

Our home at 615 Locust enjoys a quite modest water view, and it is our realtor's opinion that our property value is compromised in proportion to the amount of view taken away. We appreciate your desire to improve your property, but ask that its negative impact on our views and property values be minimized.

Thank you again for your efforts in taking our needs into consideration in your re-design.

Karin Scholz Grace
615 Locust

