

# STAFF REPORT

## ZONING ADMINISTRATOR

**PROJECT:** Burton Residence/130 Central Avenue  
Variance  
VA 11-224

**MEETING DATE:** October 27, 2011

**STAFF:** Alison Thornberry-Assef, Assistant Planner



### REQUEST

Approval of a **Variance** to reconstruct and enlarge an existing nonconforming garage located in the side setback at 103 Central Avenue (APN 065-201-27).

### PROJECT INFORMATION

**Applicant** Jacques Ullman

**Property Owners** Robert and Adrienne Burton

**Location/Size** 103 Central Avenue  
4,032 sq. ft. parcel (see **Exhibit A** for vicinity map)

**General Plan** Medium Low Density Residential Land Use Designation

**Zoning** Single Family Residential (R-1-6) Zoning District

**Authority** Reconstructing and enlarging an existing nonconforming structure located in a setback requires a Variance per Section 10.68.020 of the Zoning Ordinance.

The Zoning Administrator is authorized by Section 10.80.040.B.2.a to act upon Variances to setbacks if the project is not subject with any discretionary permits requiring Planning Commission approval.

**Environmental Review** The subject application is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.

### BACKGROUND

The existing residence located at 103 Central Avenue was constructed in 1913 as a single-family residential structure. The original garage constructed on site is sub standard in size and has been deteriorating over the years.

On July 12, 2011 the applicant, Jacques Ullman, on behalf of the property owners, Robert and Adrienne Burton, submitted an application for a Variance to reconstruct and enlarge the existing nonconforming garage located in the side setback.

## **PROJECT DESCRIPTION**

### **SITE LOCATION**

The neighborhood consists of medium low-density single-family homes as permitted by the Zoning Ordinance. The property is situated on a steep upsloping lot from Central Avenue and measures approximately 48 feet in width by 90 feet in depth. The existing garage entrance and pedestrian entrance to the site is located along the front property at Central Avenue. The property contains one single-family dwelling and a detached single car garage that is primarily located under the original natural grade of the site.

The existing garage wall is located directly along the southern property line, where it abuts an existing garage belonging to the adjacent residence, 101 Central Avenue. There is an existing staircase on grade located at the front property line and extends into the public right-of-way.

### **STRUCTURES, DESIGN AND MATERIALS**

The proposed project site consists of a two story, 2,322 square foot residence that was constructed in 1913. The existing garage is approximately 183 square feet and extends from the front property line back into the existing hillside, and is primarily located underground with a wood patio located above. The front of the garage is completely covered with vines, and a guardrail along the roof edge. There are existing brick stairs on grade that allow access from Central Avenue to the residence.

The applicant is proposing to replace the existing sub standard single car garage with a new garage, in the same location, with adequate width to accommodate opening car doors on both sides, and lengthening it long enough to allow a full sized vehicle to fit in the space. The existing garage is approximately 21 feet long and located directly adjacent to the southern side property line, the garage will be extended three feet, with a total of approximately 24 foot garage wall located in the side setback on the property line. The proposed project will add approximately 15 square feet to the nonconforming portion of the garage. The garage will be constructed of concrete and will be entirely below the natural grade. The exterior of the structure will be finished with stucco and the roofing will be a combination of vegetated roof and concrete pavers for the patio. There will be no change to existing vegetation. The new garage will have roof plantings which will cascade over the front wall giving a similar look as the existing structure.

The existing brick surfaced staircase will be replaced with a broom finished concrete stair. A portion of the stair will extending into the public right-of-way and will be constructed on grade to replace the existing. And Encroachment Agreement is not required for stairs on grade located in the public right-of-way, per Section 10.56.030 of the Zoning Ordinance.

The applicant has also proposed to convert the south west corner of the existing residence into an elevator shaft which will extend down through the crawl space to access the garage. The construction of the elevator shaft requires the removal of 50 square feet of the residence's floor area.

A Variance is necessary to allow the reconstruction and enlargement of an existing garage, located approximately five feet into the required setback.

## **PROJECT ANALYSIS**

### **GENERAL PLAN CONSISTENCY**

To approve the proposed project the Zoning Administrator must determine that the project is consistent with all applicable General Plan policies. Staff has identified the following policies and programs of the Community Design and Historical Preservation Element as most relevant to the proposed project:

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

*Staff Comment:* The proposed project is to reconstruct and enlarge an existing garage structure. The garage is primarily located under ground, and the expanded portions of the garage will be located completely under grade and will not be visible from the street. The form and massing of the residence and garage would remain the same and harmonized with other structures in the neighborhood. The design of the residence and garage is of a classic nature that is in keeping with the visual appeal of the surrounding structures in the existing neighborhood. Therefore, Staff concludes that the project is consistent with this objective.

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

*Staff Comment:* The reconstruction of the garage will not impact the appearance of the residential structure as seen from the street. Construction of the garage is designed with the same materials, structure and mass as the existing homes and other accessory structures in the immediate vicinity. Staff concludes that the project is consistent with this policy.

#### VARIANCE

Pursuant to Section 10.68, the purpose of the Variance is to provide "relief from the strict application of the zoning ordinance when special circumstances apply to the property, including size, shape, topography, location or surroundings and the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning district." A Variance is requested to allow the expansion of an existing nonconforming structure.

In order to grant a Variance the Zoning Administrator must find that there are exceptional circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district, and due to these circumstances the literal enforcement of the provisions of the Zoning Ordinance would result in a practical difficulty. The existing garage was constructed underground, along the property line, within the required five foot setback. The garage was constructed as substandard in size to and cannot accommodate a vehicle that requires handicapped access. An expansion of the existing garage is required for the property owner to enter in and out of his vehicle safely, as there is no room for handicap access from the passenger side of the car to the proposed elevator.

The reconstruction and expansion of the existing garage will have little to no impact on the surrounding residences or neighborhood, as the expansion is minimally visible to the street. The proposed project will improve an existing dilapidated structure and provide much needed usable parking within the neighborhood.

In order to approve or conditionally approve the Variance, the Zoning Administrator must determine the project is in conformance with the required Variance Findings (Section 10.68.050 of the Zoning Ordinance). Staff has concluded that the required findings can be made to support the approval of the project.

## **PUBLIC NOTICE AND CORRESPONDENCE**

- October 14, 2011 – Notices were mailed to all residents and property owners and interested persons within 300 feet of the project site.
- October 17, 2011 – Notices were mailed to all residents and property owners and interested persons within 300 feet of the project site with the updated meeting time.
- Written correspondence was received on October 18, 2011 (see **Exhibit C**).

## **RECOMMENDATION**

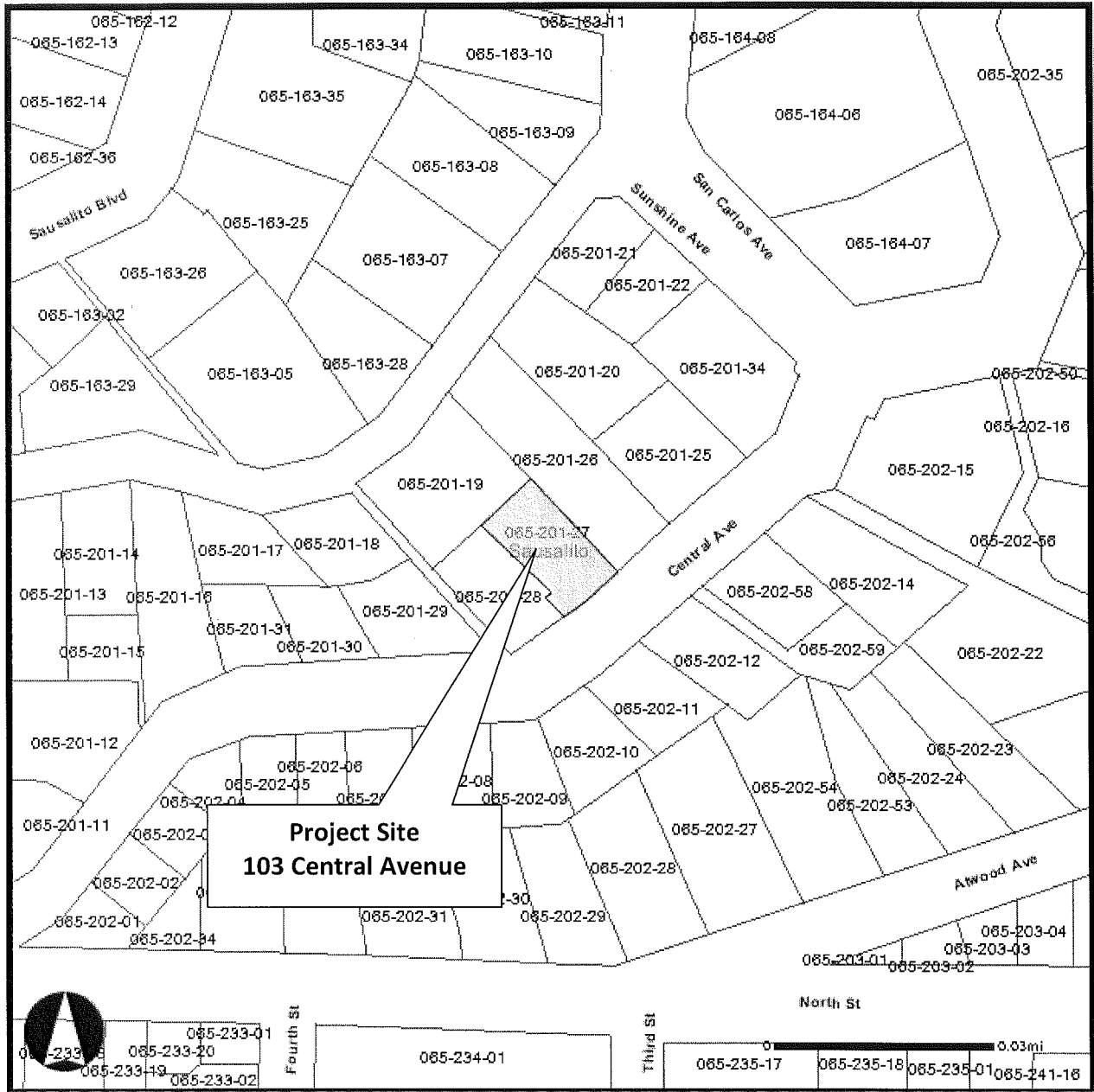
Staff recommends the Zoning Administrator approve the attached draft resolution (**Exhibit B**), which: Approves a Variance to reconstruct the existing nonconforming garage located along the southern property line in the side setback, and expand the foot print of the garage in the side setback by approximately 15 square feet to create a 24 foot long garage at 103 Central Avenue.

## **EXHIBITS**

- A. Vicinity Map
- B. Resolution – Draft
- C. Correspondence – Susan and Richard Colsby, 60 San Carlos Avenue, date stamped received October 18, 2011
- D. Neighborhood Outreach submitted by applicant, dated stamped received July 12, 2011

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# Vicinity Map



I:\CDD\PROJECTS - ADDRESS\C\Central 103\VA 11-224\Vicinity Map 10.27.2011

Exhibit A

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**SAUSALITO ZONING ADMINISTRATOR  
RESOLUTION NO. 2011-XX**

**APPROVAL OF A VARIANCE FOR THE RECONSTRUCTION AND MINOR EXPANSION  
OF THE EXISTING GARAGE LOCATED IN THE SIDE SETBACK ALONG THE  
SOUTHERN PROPERTY LINE AT 103 CENTRAL AVENUE (VA 11-224)**

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**WHEREAS**, an application has been filed by the applicant, Jacques Ullman, on behalf of property owners, Robert and Adrienne Burton, requesting Zoning Administrator approval of a Variance to reconstruct the existing nonconforming garage located along the southern property line in the side setback, and expand the foot print of the garage in the side setback by approximately 15 square feet to create a 24 foot long garage at 103 Central Avenue (APN 065-201-27); and

**WHEREAS**, the Zoning Administrator conducted a duly noticed public hearing on October 27, 2011 at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Zoning Administrator has reviewed and considered the project plans titled "New Elevator, Replace Exterior Stair and Garage – 103 Central Avenue" date-stamped received on August 9, 2011; and

**WHEREAS**, the Zoning Administrator has considered all oral and written testimony on the subject application; and

**WHEREAS**, the Zoning Administrator has considered the information contained in the staff report dated October 27, 2011; and

**WHEREAS**, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; and

**WHEREAS**, the Zoning Administrator finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated October 27, 2011.

**NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES AS FOLLOWS:**

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.
2. A Variance to reconstruct the existing nonconforming garage located along the southern property line in the side setback, and expand the foot print of the garage in the side setback by approximately 15 square feet to create a 24 foot long garage at 103 Central Avenue is approved based upon the findings in **Attachment 1**, and subject to the conditions of approval provided in **Attachment 2**. The project plans are provided in **Attachment 3**.

**RESOLUTION PASSED AND ADOPTED**, at the meeting of the Sausalito Zoning Administrator the \_\_\_ day of \_\_\_\_\_, 20\_\_.

Exhibit B  
[16 pages]

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Jeremy Graves, AICP  
Zoning Administrator

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Project Plans entitled "New Elevator, Replace Exterior Stair and Garage – 103 Central Avenue" and date-stamped received on August 9, 2011

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**ZONING ADMINISTRATOR RESOLUTION**  
**October 27, 2011**  
**VA 11-224**  
**BURTON RESIDENCE / 103 CENTRAL AVENUE**

**ATTACHMENT 1: FINDINGS**

**VARIANCE FINDINGS**

In accordance with Zoning Ordinance Section 10.68 (Variances), a Variance from the required side setback (Section 10.44.020.C.4 of the Zoning Ordinance) is approved based on the following findings:

- A. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

*The existing garage was constructed underground, along the side property line, within the required five foot setback. The garage was constructed as substandard in size and cannot accommodate a vehicle that provides handicapped access. An expansion of the existing garage is required for the property owner to enter in and out of his vehicle safely, as there is no handicap access from the passenger side of the car to the proposed elevator, creating an exceptional circumstance that does not generally apply to other properties.*

- B. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the Title would result in practical difficulty or unnecessary hardship.

*The existing garage is attached to the main residence under ground. Because of the existing site plan it would not be possible to pull the garage away from the side property line without demolishing the entire foundation of the main residence and locating the garage under the house. Because of the way the site was constructed in 1913, literal enforcement of the provisions of the Title would result in unnecessary hardship on the property owner.*

- C. Such Variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

*The garage was constructed as substandard in size and cannot accommodate a vehicle that requires handicapped access. An expansion of the existing garage is required for the property owner to enter in and out of his vehicle safely, as there is no room for handicap access from the passenger side of the car to the proposed elevator. Allowing the property owner to expand the existing garage would only preserve a right of the property owner to enter and existing the residence safely.*

- D. The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

*The reconstruction and expansion of the existing garage will have little to no impact on the surrounding residences or neighborhood, as the expansion is minimally visible to the street. The proposed project will improve an existing structure and provide much needed usable parking within the neighborhood, because of these reasons, the minor extension of the garage will not be detrimental to the public welfare or injurious to the properties in the near vicinity.*

- E) The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

*The granting of the Variance does not constitute a grant of special privilege, being that there are other residences in the area with nonconforming structures and setbacks.*

- F) The granting of such Variance will be in harmony with the general purpose and intent of this title and General Plan.

*The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the October 27, 2011 Staff Report.*

**ZONING ADMINISTRATOR RESOLUTION**  
**October 27, 2011**  
**VA 11-224**  
**BURTON RESIDENCE / 103 CENTRAL AVENUE**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

These conditions apply to the project plans prepared by Jacques Ullman and entitled " New Elevator, Replace Exterior Stair and Garage – 103 Central Avenue" and date-stamped received on August 9, 2011:

**General Conditions**

1. Upon building permit submittal the Conditions of Approval shall be shown on the construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. 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.
4. Third party peer reviews shall be required as determined by the City Engineer or authorized designee. Such review shall be performed at the Developer's expense and may include the review of the final soils report, grading, hydrology, lot closure calculations, improvement plans, erosion control plans and post construction pollution prevention plans, field inspections of permitted work. Developer shall submit a deposit to the City prior to third party review.
5. Prior to issuance of the Certificate of Occupancy, the applicant shall complete all necessary public safety improvements subject to the approval of the City Engineer.

**Grading / Geotechnical Conditions**

6. The Developer's Architect or Civil Engineer shall submit as applicable site improvement plans, grading plans, public improvement plans and utility plans for review and approval by the Public Works Department prior to issuance of a building permit. They shall conform to the Cities and County of Marin "Uniform Construction Standards." The plans shall include, but not be limited to: drainage, frontage improvements, utilities, and earthwork.
7. Prior to issuance of a Certificate of Occupancy, Developer's Civil Engineer shall certify the actual pad elevation or as-built foundation corner elevations.

**Drainage Conditions**

8. Prior to issuance of a Building Permit all proposed surface and subsurface drainage facilities shall be clearly shown on the project drawings
9. Surface and subsurface drainage facilities shall be maintained separately to their discharge locations.
10. To the maximum extent feasible, drainage from paved surfaces and roofs shall be routed through grassy swales, buffer strips or filters prior to discharge into the storm drainage

system.

### **Stormwater Pollution Prevention**

11. Prior to issuance of a Building Permit the Developer's Architect or Civil Engineer shall submit a detailed erosion control plan, including cost estimate, for review and approval by the Department of Public Works. Erosion control plan shall incorporate guidelines and measures from the most current ABAG manual and MCSTOPPP Construction Guidance Documents for erosion and sediment control.
12. The applicant's contractor shall implement and maintain erosion control measures per the approved erosion control plan if construction occurs between October 15<sup>th</sup> and May 1<sup>st</sup>. During the remainder of the construction project, erosion control materials shall be stock piled on site for use should rain be forecast.
13. The Developer's contractor shall provide adequate dust control measures during construction.
14. Prior to issuance of a building permit, the applicant shall submit for review and approval a Water Pollution Prevention Plan that at a minimum follows guidelines in MCSTOPPP's "Pollution Prevention It's Part of the Plan" [[http://www.mcstoppp.org/acrobat/Pollution%20Prevention\\_Jan-2009.pdf](http://www.mcstoppp.org/acrobat/Pollution%20Prevention_Jan-2009.pdf)]. The Plan shall address construction related and post-construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils, masonry, tile work, painting litter control, motor vehicle washing and maintenance, storage of hazardous materials as applicable. The approved Water Pollution Prevention Plan shall be implemented during construction.

### **Street Conditions**

15. Encroachment permits shall be obtained from the Department of Public Works prior to using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, sidewalk construction or demolition).
16. Applicant shall repair or replace, at no expense to the City, damage to existing public facilities due to construction activities prior to issuance of a Certificate of Occupancy. Contractor shall save and protect all existing public facilities not designated for removal or modification within the project limits.

### **Utility Conditions**

17. Prior to issuance of a Building Permit all details related to installation of a new sanitary sewer lateral shall be shown on the project drawings for review and approval of the City Sanitary Sewer Coordinator.
18. Prior to issuance of Certificate of Occupancy Developer or designated agent shall submit an As-Built video of the sewer lateral for inspection and approval by the City's Sewer System Coordinator.
19. No backfill of the sanitary sewer lateral trench shall occur until approval is received from the City's Sewer Systems Coordinator.
20. Sewer lateral pipe material and sewer lateral appurtenances shall be per the recommendations of the City's Sewer Systems Coordinator and shall be shown on the project plans prior to issuance of a Building Permit. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer lateral below grade.

**Engineering Conditions**

21. A construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.
22. Parking along Central Avenue in the vicinity of the proposed project is limited. The contractor shall be limited to two offsite parking places for construction related activities, which also includes contractor parking. Contractor's construction staging plan shall address these site constraints
23. The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may commence during the duration of this work.
24. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall lease an adequate number of parking spaces in a City parking lot to provide parking for construction workers. Workers shall car pool to the construction site which shall be documented on the construction staging plan.
25. Prior to the issuance of a building permit a traffic control plan showing all temporary traffic, pedestrian and bicycle control measures and signage shall be submitted for review and approval by the City Engineer. Pedestrian detours around the construction site shall be accessible.
26. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may commence during the duration of this work.
27. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
28. Traffic Control signage shall be in compliance with Caltrans Standards for work in the Public Right-of-Way.
29. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris box shall be emptied on a regular basis, else as directed by the City. Material stock piles & debris boxes shall be covered when not being accessed or filled to prevent material from blowing around the neighborhood. Construction materials, equipment, vehicles, and debris boxes shall be placed off-site only after securing an encroachment permit.
30. City Engineer may waive or defer improvement construction.

**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 one (1) year from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed

prior to the expiration date.

2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
4. An encroachment permit shall be obtained from the Department Public Works 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.
5. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more, (SMC 17.08).
6. Grading on hillside lands composed of geologic formations known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
7. 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.
8. 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 6:00 p.m.
  - Saturdays – Between 9:00 a.m. and 5:00 p.m.
  - Sundays – Prohibited
  - City holidays (not including Sundays) – 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 and City holidays between 9:00 a.m. and 6:00 p.m.
9. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
10. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated sewer laterals shall be repaired prior to approval of the building permit.
11. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
12. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
  - a. Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;
  - b. Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;
  - c. Southern Marin Fire Protection District – (415-388-8182); and
  - d. Bay Conservation and Development Commission – (415-352-3600).

13. Pursuant to City of Sausalito Resolution No. 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
14. Pursuant to City of Sausalito Resolution No. 5117, new private sewer construction shall comply with the Sausalito Marin City Sanitary District Standard Specification.
15. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.

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**ZONING ADMINISTRATOR RESOLUTION**  
**October 27, 2011**  
**VA 11-224**  
**BURTON RESIDENCE / 103 CENTRAL AVENUE**  
**ATTACHMENT 3: PLANS AND ELEVATIONS**



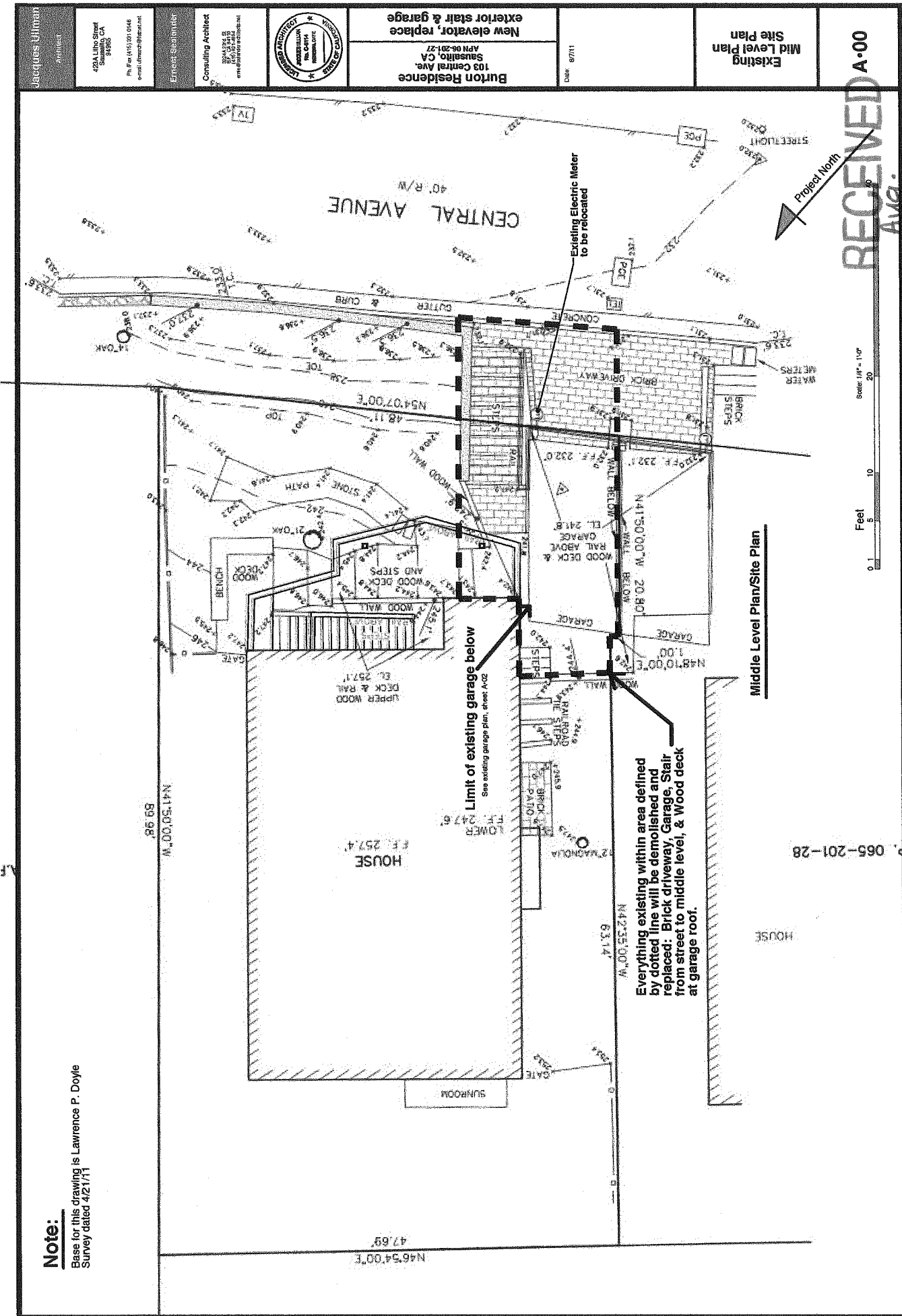
**Note:**

Base for this drawing is Lawrence P. Doyle Survey dated 4/21/11

A.P. 065-201-28

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CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

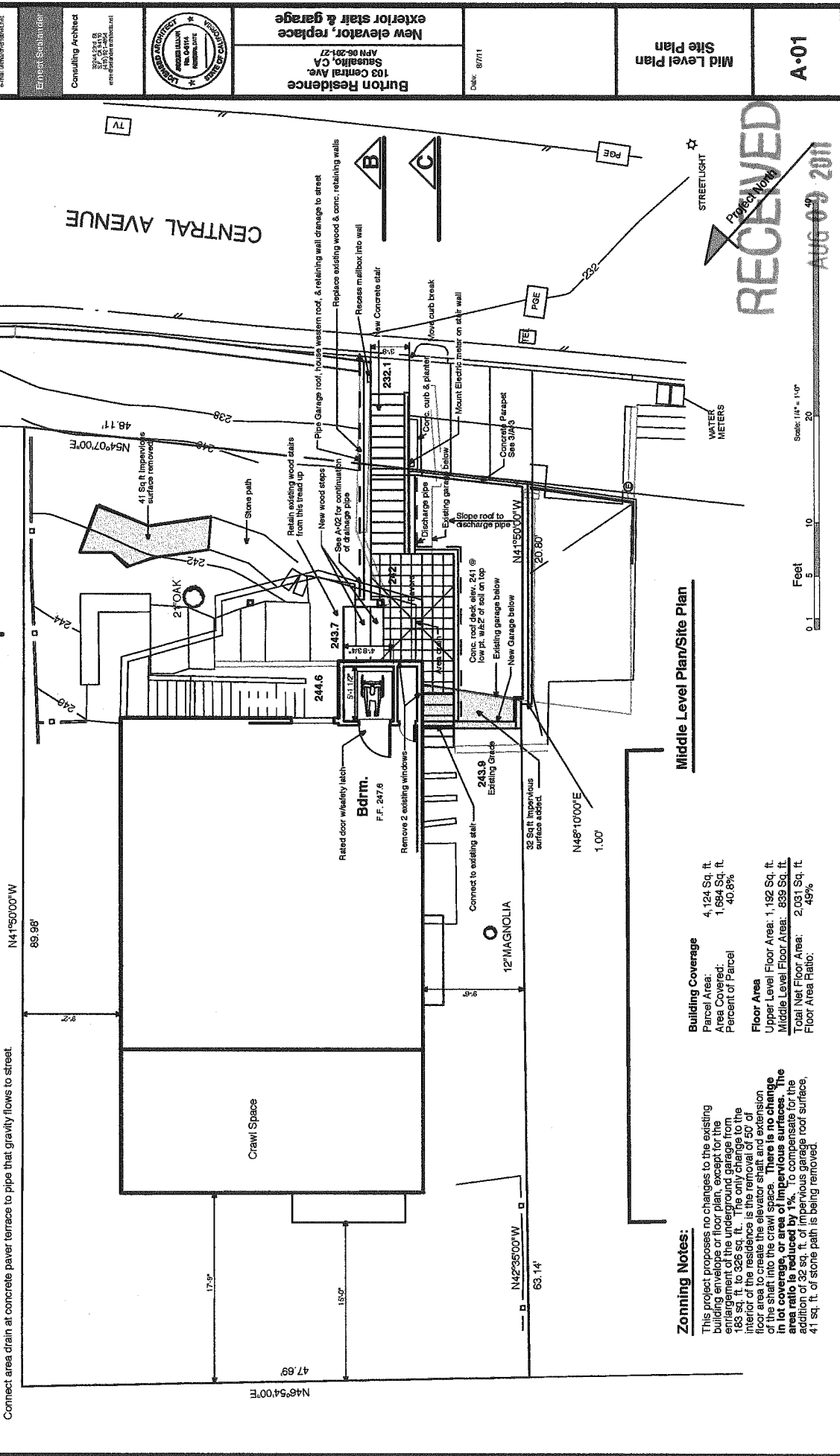


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|--|---|---|---------------------|--|
| <p>Jacques Ulman<br/>Architect<br/>420 Alamo Street<br/>Sausalito, CA<br/>94965<br/>Ph. Fax (415) 201 0146<br/>www.julmanarchitect.com</p> | <p>Ernest Scharnberg<br/>Consulting Architect<br/>3244 25th St<br/>Berkeley, CA 94702<br/>www.erascharnberg.com</p> | <p>Burton Residence<br/>103 Central Ave.<br/>Sausalito, CA<br/>APN 06-21-21</p> | <p>Date: 8/7/11</p> | <p>Existing<br/>Mid Level Plan<br/>Site Plan</p> |
|--|---|---|---------------------|--|



**Site Drainage:**

Collect all western house roof leaders in pipe that gravity flows to street. See Sht. A-02  
 Collect all sub drainages for new garage retaining walls and direct to new catch basin below new stairs with sump pump out-flow piped to street. Bottom of catch basin shall be 1' below lowest retaining wall footing. Elevator pit will have area drain which gravity flows into the catch basin. See Sht. A-02  
 Slope garage roof east to perforated discharge pipe and connect to pipe that gravity flows to street.  
 Connect area drain at concrete paver terrace to pipe that gravity flows to street.



**Zoning Notes:**

This project proposes no changes to the existing building envelope or floor plan, except for the enlargement of the underground garage from 183 sq. ft. to 326 sq. ft. The only change to the interior of the residence is the removal of 50' of floor area to create the elevator shaft and extension of the shaft into the crawl space. **There is no change in lot coverage, or area of impervious surfaces. The area ratio is reduced by 1%,** to compensate for the addition of 32 sq. ft. of impervious garage roof surface, 41 sq. ft. of stone path is being removed.

**Building Coverage**

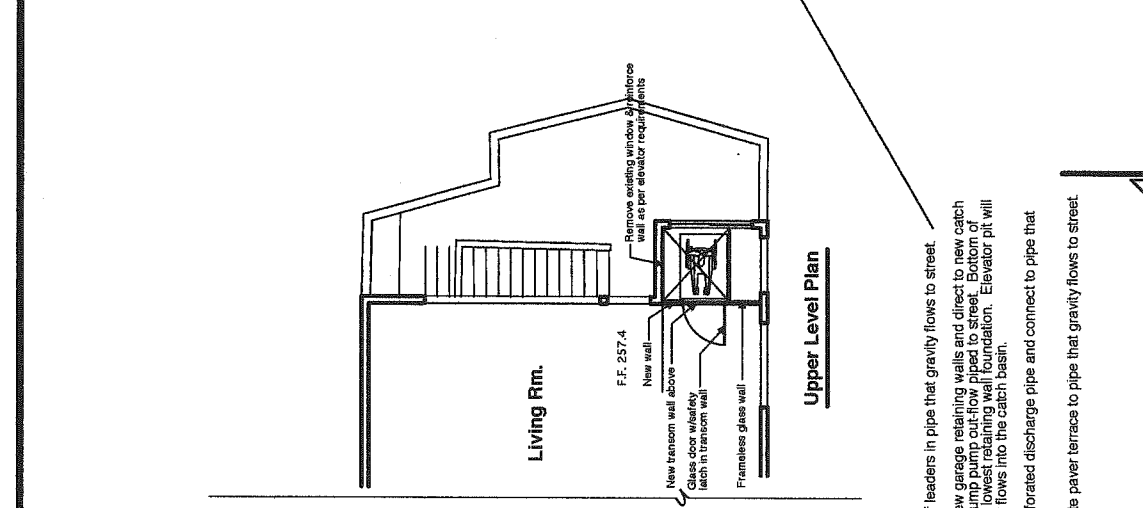
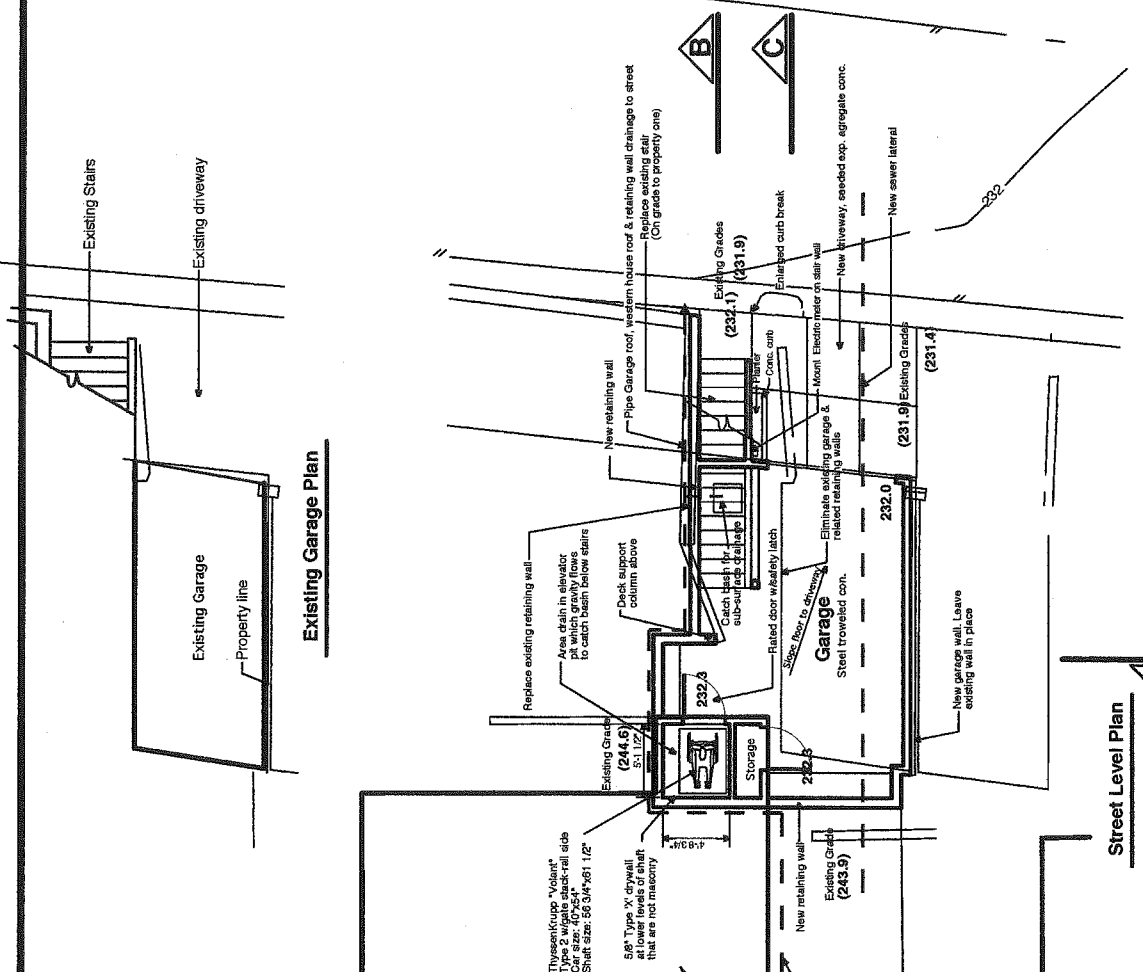
Parcel Area: 4,124 Sq. ft.  
 Area Covered: 1,564 Sq. ft.  
 Percent of Parcel: 40.0%

**Floor Area**

Upper Level Floor Area: 1,192 Sq. ft.  
 Middle Level Floor Area: 839 Sq. ft.  
 Total Net Floor Area: 2,031 Sq. ft.  
 Floor Area Ratio: 49%

**Mid Level Plan**  
**A-01**  
 Date: 8/7/11  
 Burton Residence  
 103 Central Ave.  
 Sausalito, CA  
 APR 08-2013  
 New elevator, replace exterior stair & garage  
 Consulting Architect  
 Ernest Seaman Inc.  
 2244 24th St.  
 Sausalito, CA 94965  
 Ph: 415 453 2216  
 www.ernestseaman.com

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT



RECEIVED  
AUG 11 2017

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

**Site Drainage:**  
Collect all western house roof leaders in pipe that gravity flows to street. Collect all sub-drainage for new garage retaining walls and direct to new catch basin below new stairs with sump pump out-flow piped to street. Bottom of catch basin shall be 1' below lowest retaining wall foundation. Elevator pit will have area drain which gravity flows into the catch basin. Slope garage roof east to perforated discharge pipe and connect to pipe that gravity flows to street. Connect area drain at concrete paver terrace to pipe that gravity flows to street.

**Cut & Fill**  
Estimated Cut: 35 CY  
Estimated Fill: 11 CY

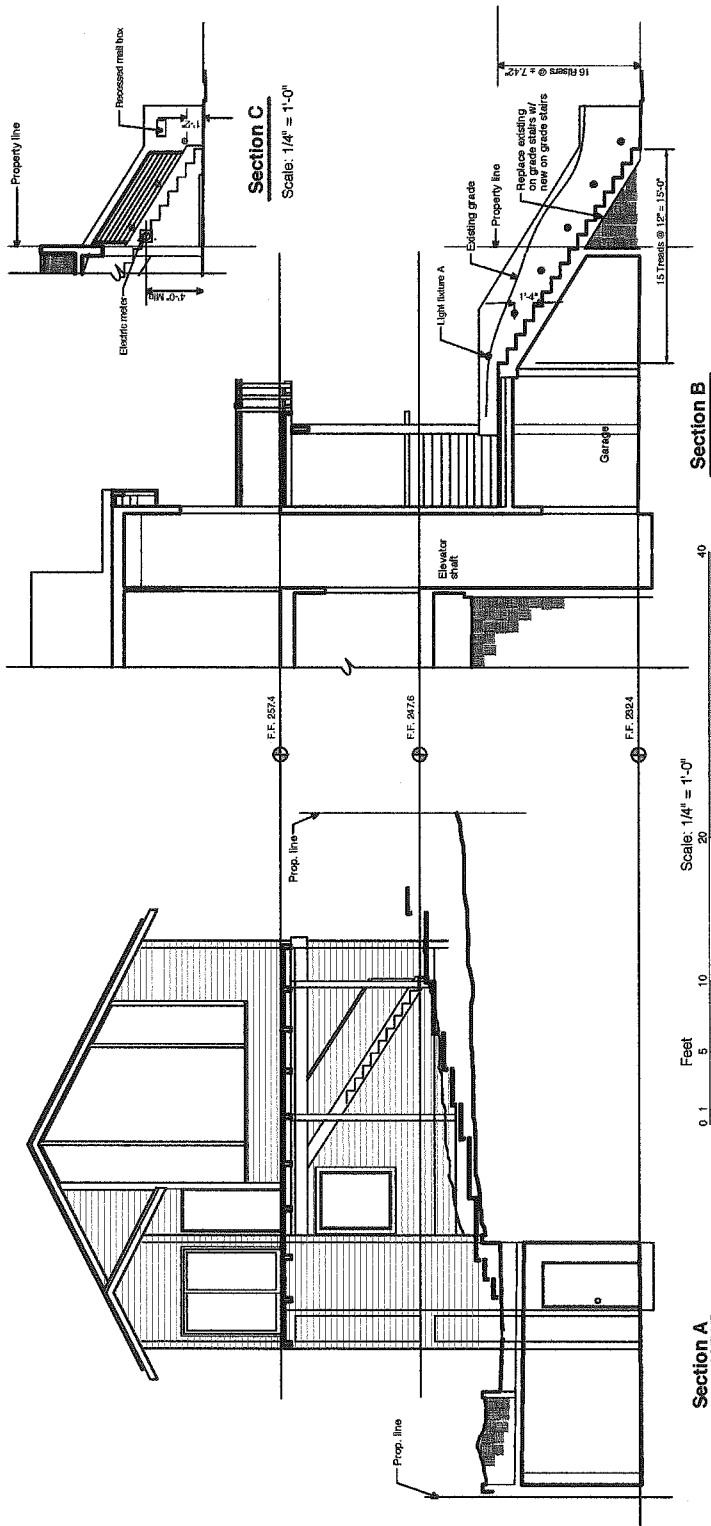


Burton Residence  
103 Central Ave.  
Sausalito, CA  
APN 06-201-27  
New elevator, replace  
exterior stair & garage

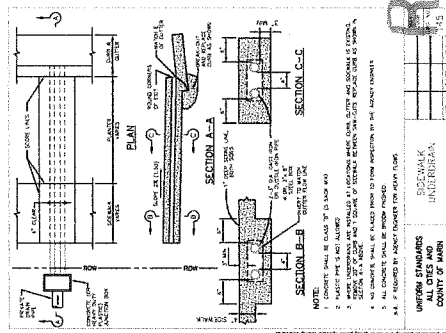
Date: 09/11

Sections &  
Details

A-03

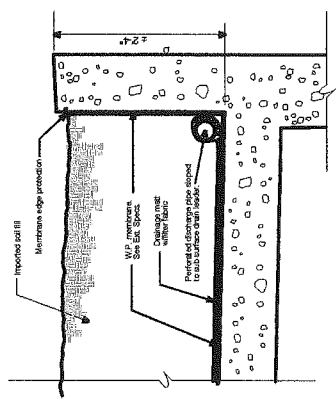


Feet 0 5 10 20 40  
Scale: 1/4" = 1'-0"

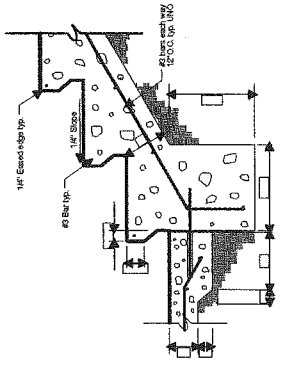


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Aug 09 2011

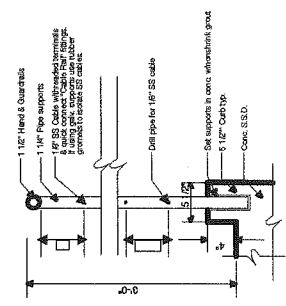
UNIFORM STANDARDS  
SIDEWALK UNDERDRAIN  
COUNTY OF ALBANY  
4 Sidewalk Underdrain  
A-3  
Note: See Main County Uniform Standard 100  
for abutment, driveway, curb, & gutter.



3 Garage Roof Parapet  
1 1/2" = 1'-0"



2 Exterior Conc. Steps  
1 1/2" = 1'-0"



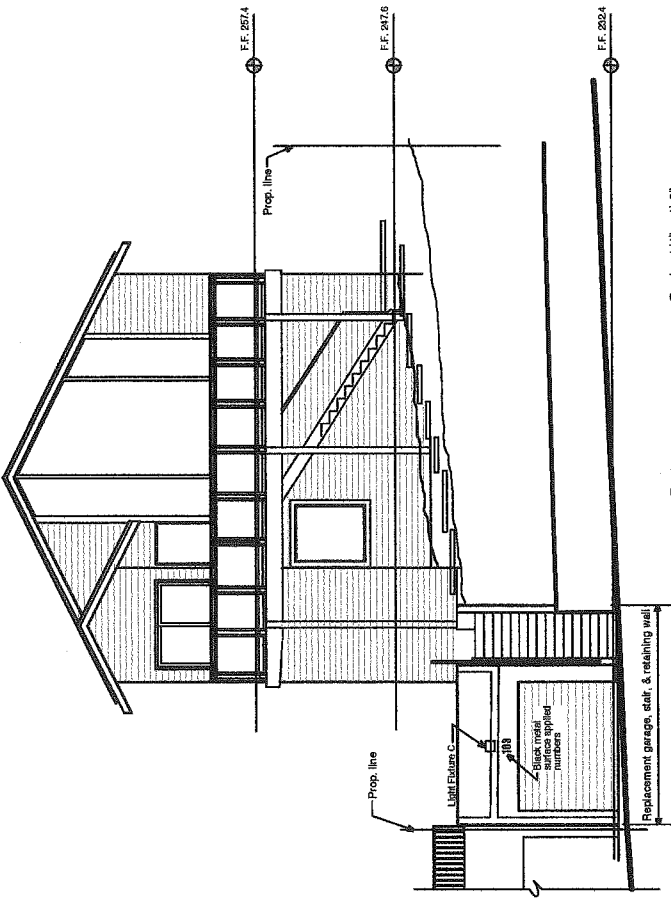
1 Guardrail & Handrail  
1 1/2" = 1'-0"

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT



# Architectural General Notes

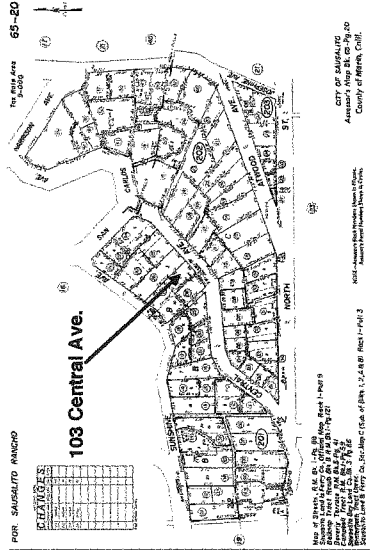
- The General Contractor shall review, be familiar with, and adhere to the entire Contract Documents, and shall ensure that all sub-contractors, tradesmen, and suppliers are familiar with and adhere to the Contract Documents. The General Contractor shall supply all materials and services called for in all portions of the Contract Documents. Any unusual conditions or conflicts that would not permit the work to proceed shall be reported to the Architect prior to the start of work. The attention of the Architect before submitting bids.
- It shall be the responsibility of the General Contractor to field verify all existing conditions and to notify the Architect of any discrepancies, before commencing the Work. No extra cost will be allowed for failure to do so.
- All work shall be in conformance with all applicable City of Sausalito codes and regulations including but not limited to: 2010 Calif. Building Code, 2010 Calif. Electrical Code, 2010 Calif. Energy Code, 2010 Calif. Mechanical Code, 2010 Calif. Plumbing Code, and 2010 Calif. Fire Code.
- Drawings shall not be scaled, written dimensions shall govern. Contractor shall report any discrepancies to the Architect prior to commencing work.
- The General Contractor shall notify the Architect of any and all communications with Building Officials regarding the Work.
- All Change Orders shall be in writing and signed by the Owner, the Architect, and the General Contractor before commencing any related work.
- The "Finish" notes and technical specifications standards, which apply throughout the project. Detail drawings have precedence over general drawings.
- All stairs shall have handrails a min. 34" x max. 38" from nosing of stair treads. They shall be not less than 1 1/4" or more than 1 1/2" in cross section. Space between wall and rail shall not be less than 1 1/2". Stairs shall have max. rise of 8" & min. run of 9".
- All features of construction not fully shown shall be of the same type and character as that shown for similar conditions. For special conditions or discrepancies notify the Architect before proceeding with the affected Work.
- All dimensions to a solid line are to face of stud (FOS) and to a dashed line are to centerline unless otherwise noted (UON).
- The Contract Documents are limited in scope. All Architectural Details and Specifications not noted or shown, shall be "design-build" and shall be the responsibility of the General Contractor.
- The Architect shall be available to assist the General Contractor in the proper interpretation of the Contract Documents and provide clarification and make decisions on site inspections to check the quality or quantity of the work. The Architect shall not be held responsible for the failure of the Contractor, subcontractors, or any other party to perform the Work in accordance with the Contract Documents. The Contractor shall be responsible for the accuracy of the shop drawings, samples, etc. The Architect is not responsible for any acts of the Owner or the Owner's agents.
- Unless noted otherwise, all "hick" rods and waterproof decks should be sloped a minimum of 1/4" per foot toward drains or gutters. All concrete steps and flatwork shall have min. 1/4" per foot slope for drainage.
- Unless noted otherwise, all light switches shall be mounted at 42" and all electrical outlets shall be mounted at 48". All electrical outlets shall have ground fault circuit interrupter protection (GFI) as per I.E.C. 210-8.
- All equipment and materials shall be installed in strict adherence to manufacturers instructions and intermatch ratings.
- Provide 1 sq. ft. underfoot ventilation per 150 sq. ft. of underfoot area as per USC sect. 2017.7. Provide min. 19 R2" access panel.
- Provide smoked detectors as per USC sect. 310.9.4.
- All debris box services must be through Bay Cities Refuse. (415) 332-3949



South (Street) Elevation

## Exterior Outline Specs:

- Notes:** All finishes and colors to be similar to those at 408 North St., Sausalito
- Rainfalling walls & garage walls:** Concrete with stucco finish on wire mesh.
- Driveway:** Lightly colored exposed aggregate concrete wearing @ 5" O.C. east way.
- Concrete Stairs:** Slightly gray natural colored trowel finish concrete.
- Hand & Guard rails:** Powder coated steel pipe with stainless steel cables.
- Garage door:** Painted wood, flush panel, sectional overhead. Color to match railing.
- Light fixtures:** Color for all fixtures to be black, luminaires to be high efficiency as per Calif. Energy Code.
- A - Focus SS 24, recessed step lights.**
- B - Vain 717, low profile down lights.**
- C - Sigafo 684WP, flush down light, wall mounted wedge downlights.**
- Waterproofing:**
- Garage roof:** Soarsteel, field applied polyurethane membrane, Force 20 Grade 40, 20 mil, 100% overlap, 100' x 75' 405285. Use drainage mat, Microban 5000 by Allied or approved equal.
- Rainfalling walls:** Type of construction may vary depending on site conditions discovered during construction. Materials to be confirmed with the Registrar 1001 by Green. Verify by contractor with City of Sausalito. Use appropriate drainage and anti-permeable discharge pipe.



Vicinity Map

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CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

A-04

Street Elevation  
Outline Specs.  
General Notes

Burton Residence  
103 Central Ave.  
Sausalito, CA  
APR 08-28-11  
New elevator, stair & garage



Consulting Architect  
James J. Johnson  
2001 14th St.  
Sausalito, CA 94965  
PH: (415) 331-0146  
e-mail: james@jjjohnson.com

James J. Johnson

420A Lido Street  
Sausalito, CA  
94965

Architect

October 16, 2011

To: Alison Thornberry - Asst  
Asst Planner  
City of Sausalito

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OCT 18 2011

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Dear Alison,

We are writing as we will be out of town for the upcoming October 27 meeting to review the project at 103 Central Ave.

After reviewing the proposed changes to the stairs, carpet and entrance to the carport, we would like you to know that we fully approve of the changes. The changes should significantly improve the difficult parking situation along Central Ave and would enhance the neighborhood greatly.

In summary, we feel this project should go forward. Please feel free to contact us if there are any questions or concerns.

Susan & Richard Polsky  
60 San Carlos Ave.  
415.332.1980  
scpolsky@gmail.com

Exhibit C

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July 9, 2011

Sausalito City Planning Commission:

Over the last few days we have personally contacted each of our immediate neighbors regarding the proposed changes to our home at 103 Central Avenue. We have discussed the proposed changes in detail, and have presented them with our preliminary architectural plans. All have approved of the proposed changes. None expressed any concerns or raised any potential objections or suggestions. We've enclosed letters from our five closest neighbors.

Those contacted:

Farr and Mojgan Hariri - 101 Central Avenue (Our next door neighbors who share the two car carport).

Thomas and Susan Newmeyer 102 Central Avenue. (The neighbors directly across the street).

Sis Muldoon - 100 Central Avenue

George and Angela Hensler 108 Central Avenue

Tom and Trish Theodores 33 Sunshine (Our next door neighbor)

We hope that this meets with your approval. If you would like us to get more letters, please feel free to contact us.

Sincerely,

Robert and Adrienne Burton  
103 Central Avenue  
Sausalito, Ca. 94965

Exhibit D  
[6 pages]

**To the Sausalito Planning Department:**

July 9, 2011

We have reviewed the proposed changes (to garage and stairs) for the Burton residence at 103 Central Avenue. We feel that the changes would significantly improve the difficult parking conditions along Central Avenue as well as enhance the overall aesthetics of the neighborhood. We also feel that these changes will allow the Burtons to remain in their home in the future. We would like this project to go forward. If there are any questions or concerns, please feel free to contact us.

Name (print)

Farr Harisi

Signature



Address

101 Central Ave.


SUSAN and THOMAS NEWMAYER  
102 Central Avenue  
Sausalito, CA 94965  
s\_newmeyer@yahoo.com

July 6, 2011

Dear Sausalito Planning Department,

We have reviewed the proposed changes to stairs, carport, and entrance to the carport for 103 Central Avenue. We fully approve of the changes and feel that they would significantly improve the difficult parking conditions along Central Avenue, as well as enhance the overall aesthetics of the neighborhood. We support Adrienne and Robert Burton's parking project. If you have any questions or concerns, please feel free to contact us.

Sincerely,

  
Susan A. Newmeyer  
102 Central Avenue  
Sausalito, CA 94965

**To the Sausalito Planning Department:**

July 9, 2011

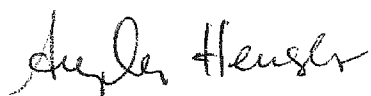
We have reviewed the proposed changes (to garage and stairs) for the Burton residence at 103 Central Avenue. We feel that the changes would significantly improve the difficult parking conditions along Central Avenue as well as enhance the overall aesthetics of the neighborhood. We also feel that these changes will allow the Burtons to remain in their home in the future. We would like this project to go forward. If there are any questions or concerns, please feel free to contact us.

| Name (print)   | Signature      | Address         |
|----------------|----------------|-----------------|
| Cicely Muldoon | Cicely Muldoon | 100 Central Av. |

City of Sausalito  
Planning department

To whom it may concern.

We have reviewed the proposed design changes for a carport and carport entrance at 103 Central Avenue. We fully approve of these changes and feel they would significantly improve the difficult parking conditions that currently exist along Central Avenue as well as enhance the overall aesthetics of the neighborhood. I hope you will allow this project to go forward. If you have any questions please feel free to contact us.



George and Angela Hensler  
108 Central Avenue  
Sausalito, California 94965

[henslerfamily@sausalito.com](mailto:henslerfamily@sausalito.com)

Thomas and Tricia Theodores  
33 Sunshine Ave  
Sausalito, CA, 94965

I have reviewed with applicant the proposed changes to stairs, carport and entrance to the carport for 103 Central Avenue.

I fully approve of the changes and feel that they would significantly improve the difficult parking conditions along Central Avenue as well as enhancing the overall aesthetics of the neighborhood. I would like this project to go forward. If there are any questions or concerns, please feel free to contact me.



Thomas and Tricia Theodores  
33 Sunshine Avenue  
tt@ttheodores.com