SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-17

APPROVAL OF A DESIGN REVIEW PERMIT AND A RECOMMENDATION OF APPROVAL FOR AN ENCROACHMENT AGREEMENT TO INSTALL AN ELECTRONIC DRIVEWAY GATE AND ASSOCIATED STONE PILLARS PARTIALLY WITHIN THE PUBLIC RIGHT-OF-WAY AT 122 SAN CARLOS AVENUE
APN: 065-123-07
PROJECT ID: 2024-00129

WHEREAS, an application has been filed by the applicant Pichardo Architecture, Inc., on behalf of owner, Linda Childs-Hothem, requesting a Design Review Permit and Encroachment Agreement to install an 8'6" tall decorative iron electronic gate and 7'4" tall stone pillars with lighting atop for the existing driveway partially in the right-of-way. A 6' tall iron fence, side gate, new address numbers, relocated mailbox, and minor landscaping are also proposed at 122 San Carlos Ave (APN: 065-123-07) ("the Project"); and

WHEREAS, the project site is located within the General Plan Medium Low Density Residential land use designation and the Single-Family (R-1-6) zoning district; and

WHEREAS, the Planning Commission has reviewed a Design Review Permit and Encroachment Agreement for the proposed Project and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "New Driveway Entrance Gate – 122 San Carlos Ave, Sausalito, CA 94965", received August 21, 2024; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, the Planning Commission finds that the requisite findings for approval set forth in SMC Section 10.54.050 D and Section 10.56.060 can be made; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) under the California Environmental Quality Act (CEQA) Guidelines.

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

1. The Design Review Permit to install an 8'6" tall electronic gate with two 7'4" tall stone pillars for the existing driveway including lighting, address numbers, relocated mailbox, minor landscaping, and new 6' iron fence at 122 San Carlos Ave (APN: 065-123-07) 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 "New Driveway Entrance Gate – 122 San Carlos Ave, Sausalito, CA 94965", received August 21, 2024 (Attachment 3).

2. An Encroachment Agreement to install an 8'6" tall electronic gate with two 7'4" tall stone pillars for the existing driveway including lighting, address numbers, relocated mailbox, minor landscaping, and new 6' iron fence fronting 122 San Carlos Ave (APN: 065-123-07) is recommended for approval by the City Council based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans "New Driveway Entrance Gate – 122 San Carlos Ave, Sausalito, CA 94965", received August 21, 2024 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 23rd day of October 2024, by the following vote:

AYES: Commissioner: Saad, Junius, Marlatt
NOES: Commissioner: Luxenberg
ABSENT: Commissioner:
ABSTAIN: Commissioner: Feller

Brandon Phipps, Community and Economic Development Director

ATTACHMENTS

1 Findings
2 Conditions of Approval
3 Project Plans

SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-17
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122 San Carlos Avenue
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ATTACHMENT 1: FINDINGS

Design Review Permit

To approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the proposed project is in conformance with the required Design Review Findings in SMC Section 10.54.050(D). Staff has concluded that the required findings can be made as follows:

1. ***The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter. (The adopted historic design guidelines can be found in the Community Development Department or the office of the City Clerk.)***

   The proposal is consistent with the general plan; no additional specific plans or design guidelines apply to this property.

2. ***The proposed architecture and site design complements the surrounding neighborhood and/or district by either:***

   a. ***Maintaining the prevailing design character of the neighborhood and/or district; or***

   b. ***Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.***

   The proposed design of the improvements maintains the prevailing design character of the neighborhood. The decorative iron gate features a cohesive aesthetic that aligns with existing improvements and the stone pillars found on nearby properties along San Carlos Avenue. Additionally, the site elements are set back from the street, preserving the character of the driveway and ensuring compatibility with the iron gates utilized by adjacent homes. This thoughtful integration contributes to the overall design harmony within the R-1-6 district.

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

   The proposal is consistent with the general scale of structures and buildings in the surrounding neighborhood. Many existing properties in the neighborhood feature similar

ironwork gates characterized by elegant designs and associated stone or masonry elements that complement the overall landscape and maintain a harmonious appearance with surrounding homes. Additional steps have been taken to minimize the visual impacts of the improvements by locating the stone pillars and gate set back from the roadway and three feet lower in grade than street elevation. Ninety-six percent of the proposed iron fencing is hidden by existing mature hedges along the street frontage. Additionally, installation of minor plantings will soften the driveway edge to remain consistent with the existing landscape.

4. ***The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.***

   The proposal is designed to minimize obstruction of public views and primary views from the private property. The fence and gate proposed are both located beneath the primary viewshed from adjacent properties. The proposed design is intended to enhance the aesthetic view of the property from the street and surrounding environment. Specifically, the decorative iron gate and stone pillars are located 3 feet lower in grade than the street level, while the existing house is situated even lower on the property due to the natural downward sloping topography of the site. This gradual decrease in elevation ensures that neither the gate, pillars, nor the proposed fencing will obstruct any existing views from adjacent properties or public vantage points.

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

   The proposal will not result in a prominent building profile above a ridgeline. The project takes advantage of the downward sloping landscape, which ensures that the structures remain well below the ridgeline and do not interrupt the visual lines of sight for neighboring properties or the general public. This placement preserves the surrounding views.

6. ***The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.***

   The proposed planting of Hummingbird's Lunch Cuphea, Color Guard Yucca, and Sedum ground cover will provide visual relief serving as a natural vegetative driveway border along the street frontage and complement to the existing landscape plantings within the subject property. The proposed plantings create a natural habitat for local species of birds, bees, butterflies and other pollinators while improving the bare edge of the existing driveway within the public right-of-way and offering a visual enhancement to the existing public bare land.

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

   No additional buildings are proposed through this application. The stone pillars proposed will not affect the volume of light nor air in the project vicinity. The iron gate features an open framework, allowing for unobstructed passage of light through the structure, maintaining natural illumination for the site and nearby

properties. The gate's spacing between iron bars supports optimal air circulation, preventing any hindrance to natural airflow across the property and to adjacent lots.

8. ***Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.***

   The proposal includes exterior lighting atop the stone pillars, as well as electric motors to operate the gate. The lantern style lights mounted on the proposed stone columns will be dimmable and feature seedy glass to minimize glare to adjacent properties. The location of the gate and pillars being three feet lower in grade than street level further helps minimize the visibility and potential light impact from the lanterns. This creates a shielding effect from the street and adjacent properties, making the lighting less obtrusive. The proposed gate motors will be located behind existing landscape screening. Manufacturer information provided regarding the gate motors and call box indicate that they comply with Sausalito's noise ordinance.

9. ***The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.***

   The proposal provides a reasonable level of privacy to the site by allowing for controlled access to the property. The location of the improvements inset within the existing driveway ensures no impact to the privacy enjoyed by adjacent properties. The fencing configuration will largely be obscured behind the mature hedges located along street frontage.

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

    The electronic decorative iron gate is strategically positioned to allow for a vehicle to completely exit the San Carlos Avenue roadway before stopping to access the property. This ensures that vehicles entering the property will not obstruct traffic or cause safety concerns on the street. Additionally, the existing driveway provides ample space for internal circulation, allowing vehicles to maneuver without backing into the street, further enhancing safety for both property occupants and the general public.

11. ***The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.***

    The proposed design preserves protected trees and significant natural features on the site by ensuring that no such elements are impacted by the project. The decorative iron gate and stone pillars are carefully located to avoid interference with any protected trees or important landscape features. Additionally, the use of the existing paved driveway for the construction and installation of the gate minimizes site disturbance and ensures that site degradation from construction activities is kept to a minimum.

12. ***The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings).***

    This proposal will not exacerbate existing building coverage or floor area on the parcel and is not subject to Heightened Review Findings.

13. ***The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.***

    The proposal is designed in such a way not to crowd or overwhelm structures on neighboring properties. The proposed improvements are located away from adjacent structures and largely inset into the existing driveway and downhill from street level. The iron gate features elegant scrolling in an open design that enhances visibility and light, further minimizing its visual impact. The varying heights of the gate and the decorative stone pillars create architectural interest without imposing on adjacent structures.

Encroachment Agreement Findings

For projects proposing permanent or semi-permanent encroachments into the public right-of-way, the Planning Commission must determine that the application meets the findings outlined in SMC Section 10.56.060. Staff has concluded that the necessary findings can be made to support the recommendation to City Council for approval of the requested entitlement as follows:

A. ***The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.***

   The proposed encroachment is compatible with the surrounding area, as the gate and stone pillar are consistent with the architectural features of nearby properties on San Carlos Avenue. The decorative iron design and stone elements enhance the streetscape's aesthetic value and do not obstruct public views or detract from the public's enjoyment of the neighborhood. The improvements add to the overall character of the area, complementing the other gates and fences along the street. The slight encroachment will not significantly diminish visual or physical public enjoyment of the streetscape, as the gate remains setback from the primary roadway and follows existing patterns of development in the neighborhood.

B. ***The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.***

   The encroachment will not adversely affect the usability or enjoyment of adjoining parcels. The design and placement of the gate ensure that neighboring properties will continue to enjoy their current access and visual openness, with no obstruction to existing viewsheds. Additionally, similar encroachments for gates are already present along San Carlos

Avenue, so this project will not create an undesirable land use precedent, as it aligns with the established streetscape and mirrors the existing design elements prevalent in the neighborhood.

C. The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.

Given the sloping topography and the positioning of the driveway, the encroachment is necessary to allow for a functional and secure entrance to the property. The modest extension of the gate and stone pillar into the right-of-way ensures that the entrance can operate smoothly while maintaining adequate clearance for vehicles. The extent of the encroachment is minor, well-justified by the existing driveway configuration, and integral to the secure use of the property. The project ultimately seeks to preserve the value of the property and maintain the usability of the public roadway, while allowing the property to be protected.

D. The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.

The proposed encroachment will not adversely affect public circulation, nor create a hazard to public safety. The gate and stone pillars are set back sufficiently from the road, allowing a vehicle to exit the roadway completely before accessing the property. This configuration ensures smooth traffic flow and eliminates any risk of vehicles obstructing the street. The proposed aesthetic improvements also provide for clear identification of the property address visible to the public and emergency responders, as well as mailbox safely accessible to mail and parcel delivery personnel.

E. The value of the proposed improvements will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.

The applicant is aware that the improvements located within the right-of-way will be subject to removal should the City plan to expand streets or pedestrian ways along this portion of San Carlos Avenue. The portion of the project subject to encroachment is modest in scale and does not obstruct existing pathways or roadway configurations, allowing for future enhancements to the street as needed. Additionally, the encroachment maintains sufficient clearance from the road to enable any potential adjustments to public infrastructure without difficulty.

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ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 122 San Carlos Avenue and depicted on plans prepared by Pichardo Architecture, Inc. titled "New Driveway Entrance Gate – 122 San Carlos Ave, Sausalito, CA 94965", received August 21, 2024 (Attachment 3).

COMMUNITY DEVELOPMENT DEPARTMENT:

General Items:

1. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the Applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit(s). This shall include establishing the approved use/implementing the permit(s) within the time limits set forth by the applicable code.

2. The project shall be designed and constructed as shown in the set of plans titled "New Driveway Entrance Gate – 122 San Carlos Ave, Sausalito, CA 94965", received March 19, 2024 (Attachment 3).

3. The Applicant/Property Owner(s) shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City), and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project, or construction thereof.

4. In the event that any condition imposing a fee, exaction, dedication, or 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 subject to review by the City and substitute conditions may be imposed.

5. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code Section 12.16.130 - Machinery, equipment, fans and air conditioning.

6. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in Sausalito Municipal Code Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project. Such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit.

DEPARTMENT OF PUBLIC WORKS:

General Items:

1. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.

2. Applicant shall indemnify the City for 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.

Right of Way Items:

3. An encroachment permit shall be obtained from the DPW prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities. Since improvements (new stone pillar and portion of iron gate) are shown to be performed in the City right-of-way, an encroachment permit will be required. Information regarding encroachment permit submittal can be found here: https://www.sausalito.gov/departments/publicworks/engineeringdivision/encroachment-permits.

4. Applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way.

5. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.

6. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), 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 boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.

7. Ensure best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, https://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-_2015.pdf

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. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.

2. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050

3. 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.

4. 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) – Prohibited

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.

5. Pursuant to City of Sausalito Resolution 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.

6. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: http://www.marincounty.org/depts/pw/divisions/land-use/ucs.

7. All applicable City fees as established by City Council resolutions and ordinances shall be paid.

SOUTHERN MARIN FIRE DISTRICT:

1. **A HOLD IS IN PLACE ON THE FINAL INSPECTION TO VERIFY SCOPE OF WORK.** Prior to scheduling any inspections with the Building Department for Final, verification of the scope of the project/work and a hazard assessment will be performed. The project requires the driveway access to be confirmed and tested by the Southern Marin Fire District and an keyed gate switch to be installed prior to the final inspection.

a. **SCHEDULING**: To schedule a fire inspection, please visit smfd.org/request-an-inspection. Please select "Close-In Inspection" under Construction Inspections to schedule your inspection. Inspections can be scheduled up to 48 hours in advance. Inspections are available Mondays through Thursdays. A passed fire inspection is required to be obtained by the building department prior to scheduling the close in and final inspections.

b. **VEGETATION AND FUEL MANAGEMENT**: To avoid additional inspections, holds, and/or fees, please make sure all vegetation management is in compliance by the time of the fire inspection.

2. Security Gates: Although the iron gate does not appear to cross a fire access road, the limiting access to the property will require a keyed switch if the gate is powered and/or is secured with a lock.

a. All electronic operated gates shall have installed an approved key switch override system mounted on a stanchion or wall as approved by the Chief in accordance with Standards/Policies adopted by the Fire Code Official. All electronic or motorized gates shall incorporate in their design the means for fast, effective manual operation of the gates in the event of power or mechanical failure (i.e., easily removable hinge pins for separating power linkage from gates; undercut, weakened or frangible members requiring 40 pounds or less pressure against the gates to cause their failure and the gates to open. All electrical wiring and components of motorized gates shall be UL listed and installed in accordance with the National Electric Code.

3. A vertical overhead clearance of 13' 6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.).

4. The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 110.4.2 Abatement of Clearance of Flammable Brush or Flammable Vegetative Growth from Structures.

a. A minimum clearance of 30 feet from the structure or to the property line, 10 feet from roads and property lines and any tree which extends within 10 feet of any chimney or stovepipe shall be kept clear of flammable brush, tree limbs and grasses.

b. Exception: Vegetation Management Plan for the property has been submitted and approved by the Fire Code Official.

5. Wildland Urban Interface Vegetation Requirements: Any person who owns, leases, controls or maintains any building or structure, vacant lands, open space, and/or lands within specific Wildland Urban Interface areas of the jurisdiction of the Southern Marin Fire Protection District, shall comply with the following:

a. Cut and remove all fire prone vegetation within 30 feet of structures, up to 150 feet when topographic or combustible vegetative types necessitate removal as determined by the Fire Code Official.

b. Remove accumulated dead vegetation on the property.

c. Cut and remove tree limbs that overhang wood decks and roofs.

d. Remove that portion of any tree which extends within 10 feet of any chimney or stovepipe, roof surfaces and roof gutters

e. Clean any leaves and needles from roof and gutters.

f. Cut and remove growth less than 3-inches in diameter, from the ground up to a maximum height of 10 feet, provided that no crown shall be raised to a point so as to remove branches from more than the lower one-third of the tree's total height.

g. Vegetation clearance requirements for new construction and substantial remodels in Wildland-Urban Interface Areas shall be in accordance with the 2018 International Wildland-Urban Interface Code, as amended by the Southern Marin Fire Protection District

h. Clearance of flammable brush or vegetative growth from fire access road or driveways. The fire code official is authorized to require, within 10 feet on each side and 15 feet in height of highways, streets, fire apparatus roads and driveways, to be abated of flammable vegetation and other combustible growth.

6. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).

a. Properties located within the Wildland Urban Interface are required to have an approved address marker visible from across the street in contrasting colors per 2022 CA Fire Code.

b. Properties located within the Wildland Urban Interface are required to have an approved address marker that is reflectorized per CA Public Resource Code 4291.

c. Each dwelling unit (primary and ADU) shall have address numbers posted in a conspicuous place, clearly visible from the street. Numbers should be minimum 4" in height and contrasting in color to their background. Show location(s) on plan.

7. This project shall comply with California Fire Code Chapter 33 – Fire Safety During Construction and Demolition. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.

8. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.

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ATTACHMENT 3: PROJECT PLANS

GENERAL NOTES

PROJECT DIRECTORY

PROJECT INFORMATION

SCOPE OF WORK

SYMBOLS

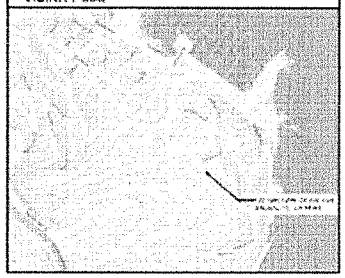
NEW DRIVEWAY ENTRANCE GATE

122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

SITE DATA

DRAWING INDEX

VICINITY MAP



NEW DRIVEWAY ENTRY GATE

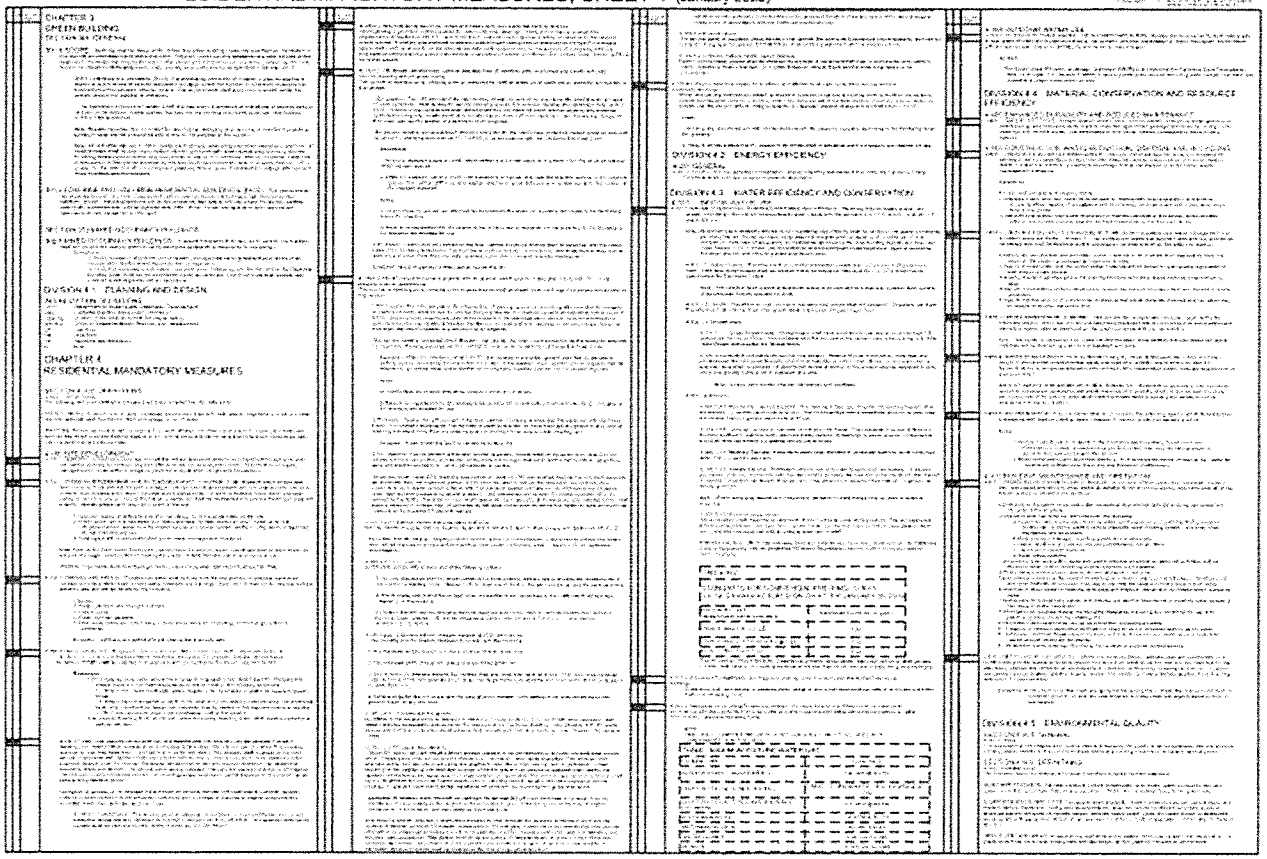
122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

TITLE SHEET

T1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



NEW DRIVEWAY ENTRY GATE

122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

CAL GREEN

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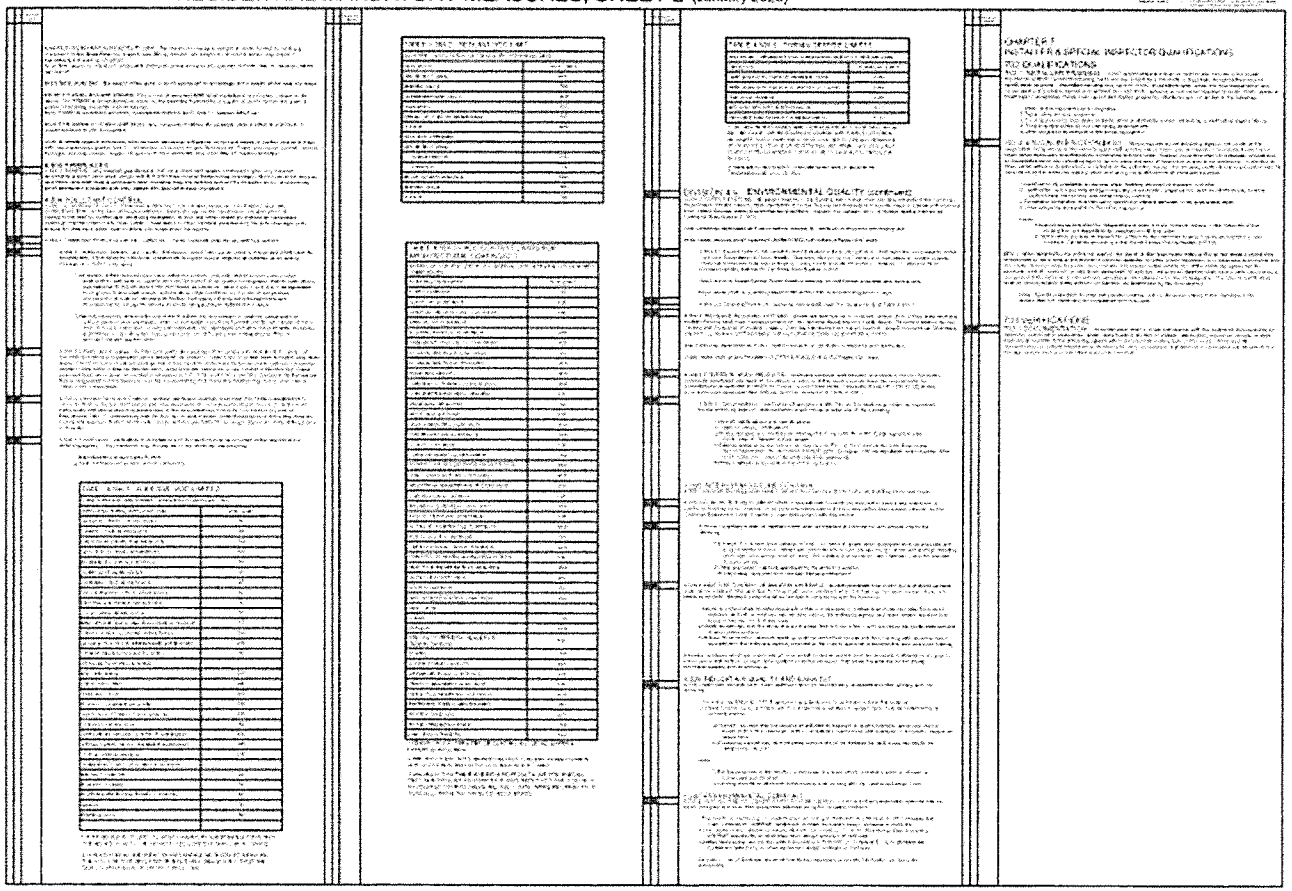
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



NEW DRIVEWAY ENTRY GATE

127 SAN CARLOS AVENUE, SAUSALITO, CA 94965

CAL GREEN

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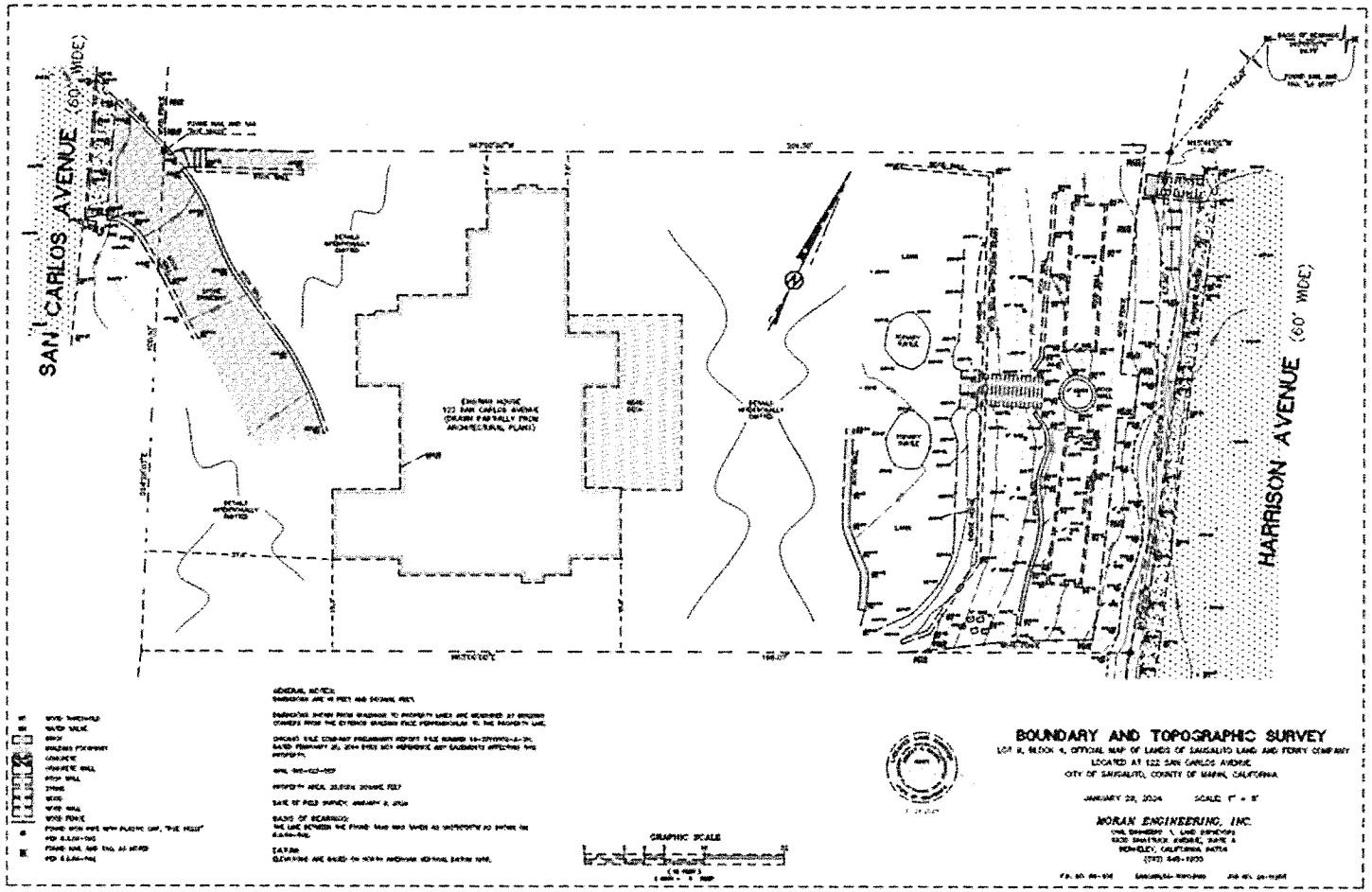
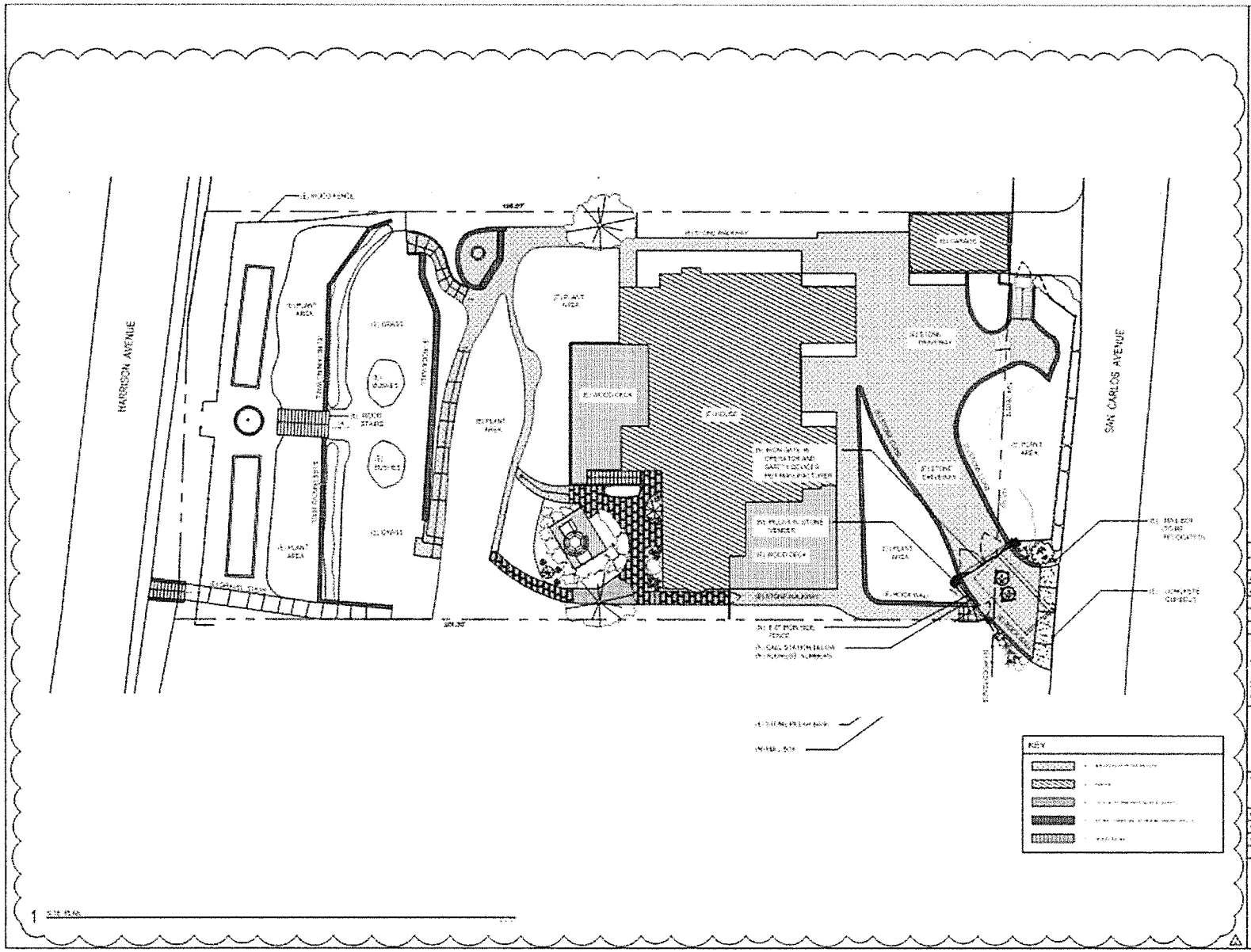

SAN CARLOS AVENUE (60' WIDE)
HARRISON AVENUE (60' WIDE)
BOUNDARY AND TOPOGRAPHIC SURVEY
MORAN ENGINEERING, INC.
GRAPHIC SCALE

C1

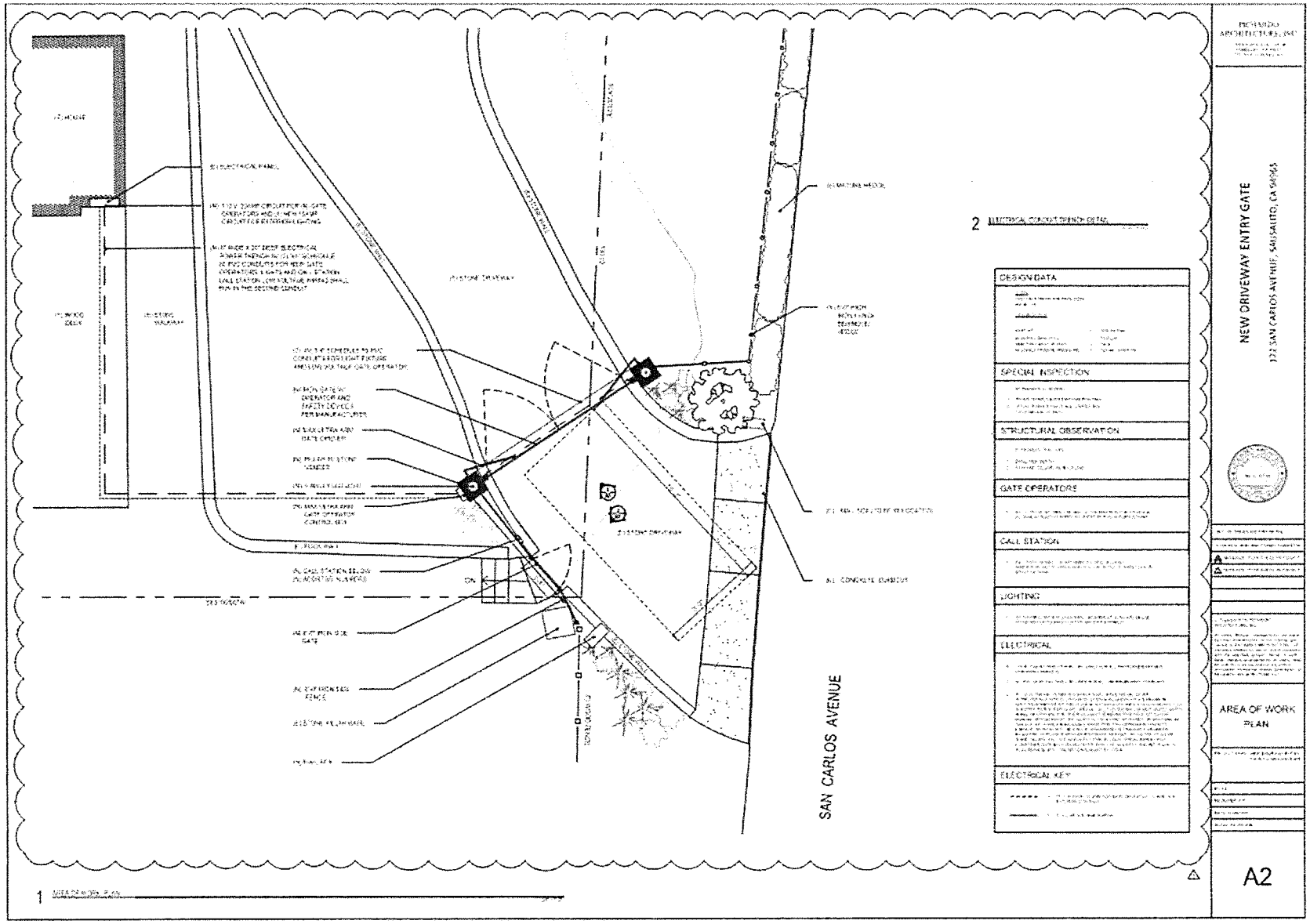


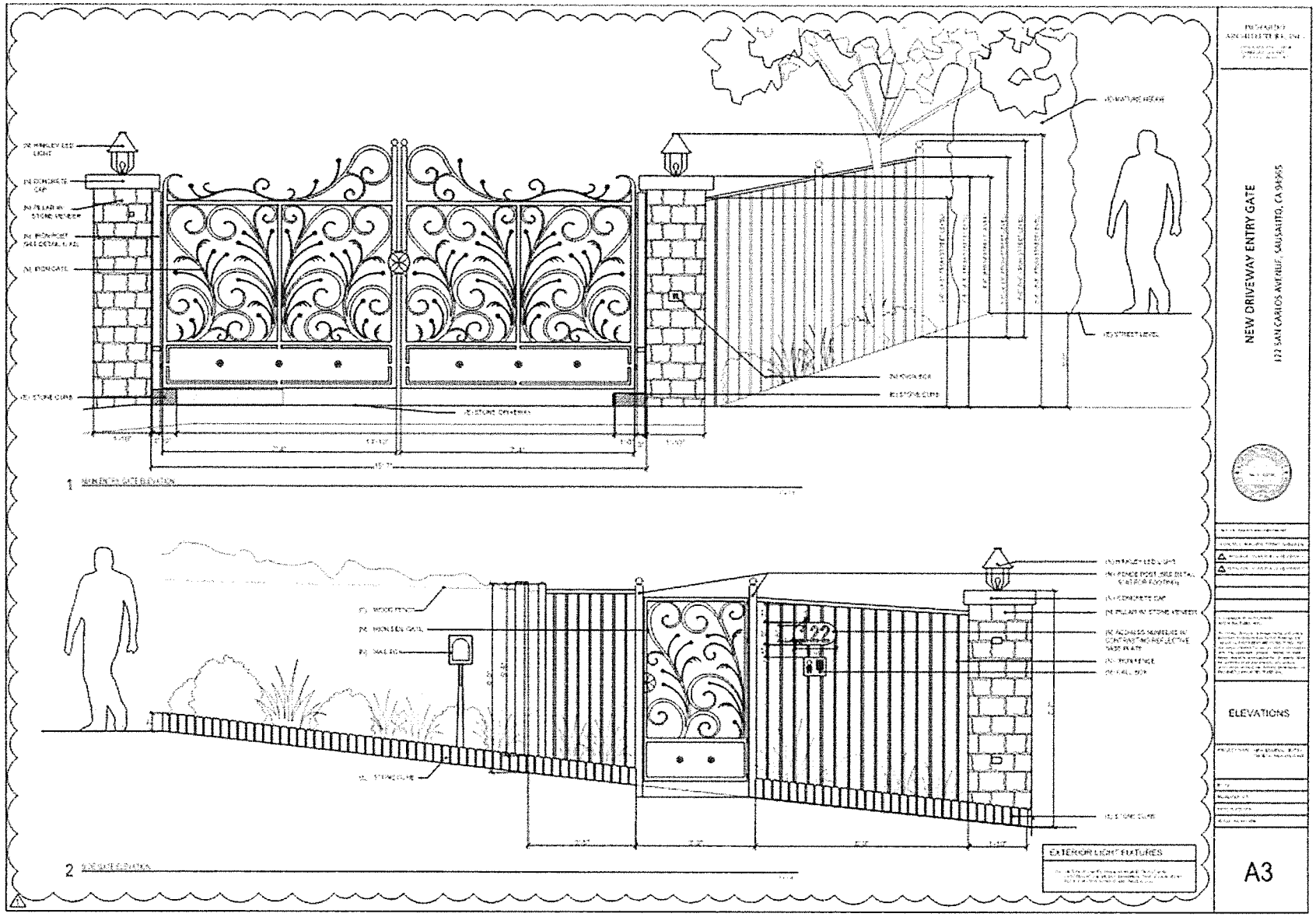
NEW DRIVEWAY ENTRY GATE

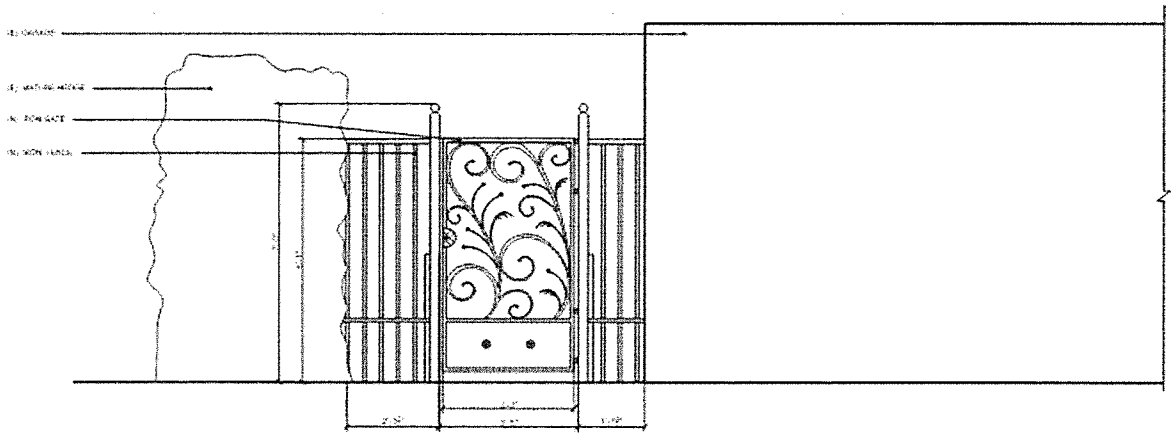
122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

SITE PLAN

A1


SAN CARLOS AVENUE
2 ELECTRICAL CONDUIT TRENCH DETAIL
1 AREA OF WORK PLAN
DESIGN DATA
SPECIAL INSPECTION
STRUCTURAL OBSERVATION
GATE OPERATORS
CALL STATION
LIGHTING
ELECTRICAL
ELECTRICAL KEY
NEW DRIVEWAY ENTRY GATE
723 SAN CARLOS AVENUE, SAUSALITO, CA 94965
AREA OF WORK PLAN
A2


NEW DRIVEWAY ENTRY GATE
122 SAN CARLOS AVENUE, SAUSALITO, CA 94965
ELEVATIONS
A3
EXTERIOR LIGHT FIXTURES
1
2



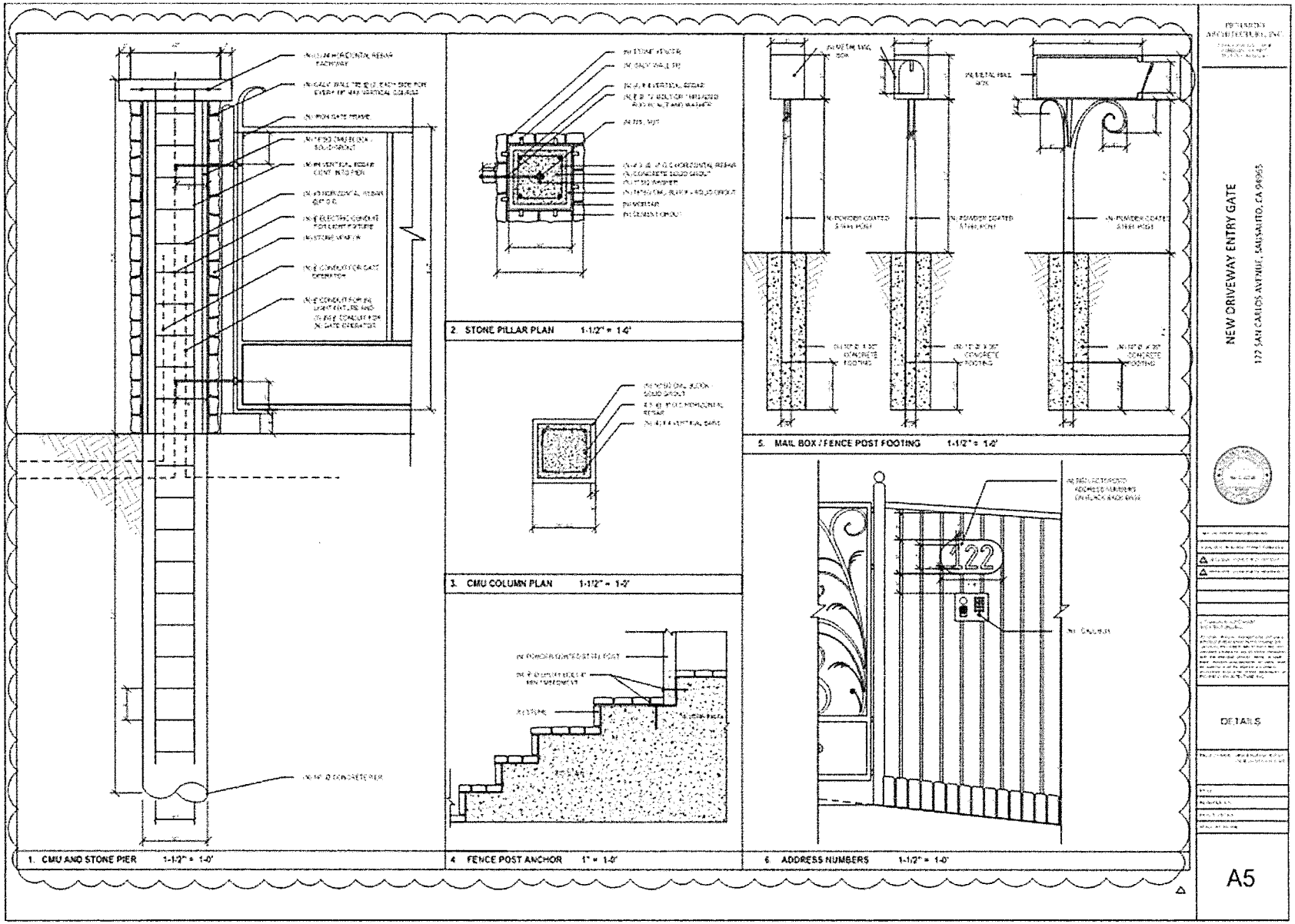
3 [illegible]

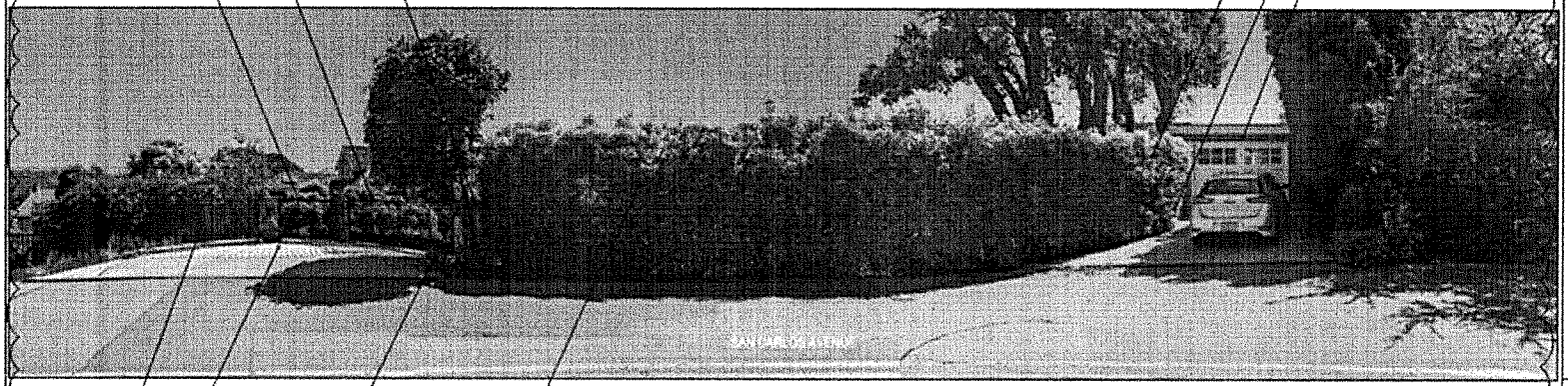
NEW DRIVEWAY ENTRY GATE

172 SAN CARLOS AVENUE, SAUSALITO, CA 94965

ELEVATIONS

A4


1. CMU AND STONE PIER 1-1/2" = 1'-0"
2. STONE PILLAR PLAN 1-1/2" = 1'-0"
3. CMU COLUMN PLAN 1-1/2" = 1'-0"
4. FENCE POST ANCHOR 1" = 1'-0"
5. MAIL BOX / FENCE POST FOOTING 1-1/2" = 1'-0"
6. ADDRESS NUMBERS 1-1/2" = 1'-0"
122
NEW DRIVEWAY ENTRY GATE
177 SAN CARLOS AVENUE, SAUSALITO, CA 94965
DETAILS
A5



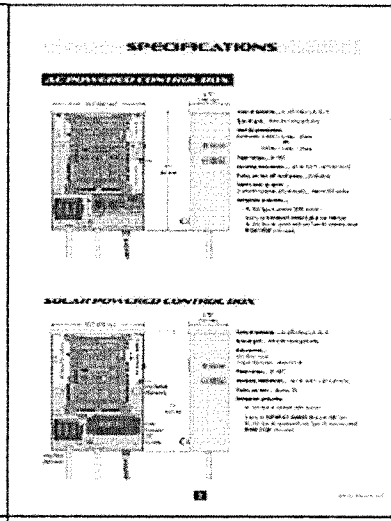
VIEW FROM SAN CARLOS AVENUE

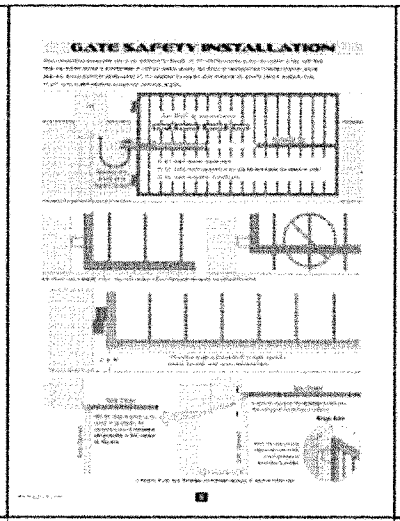
NEW DRIVEWAY ENTRY GATE

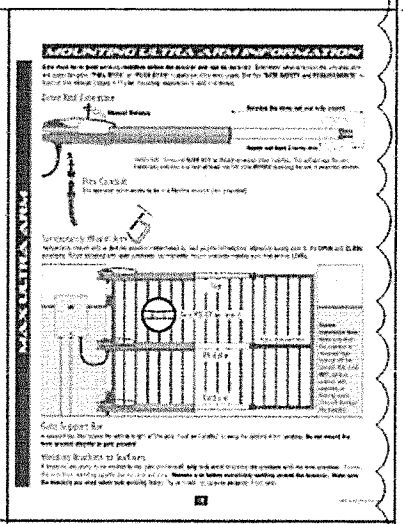
122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

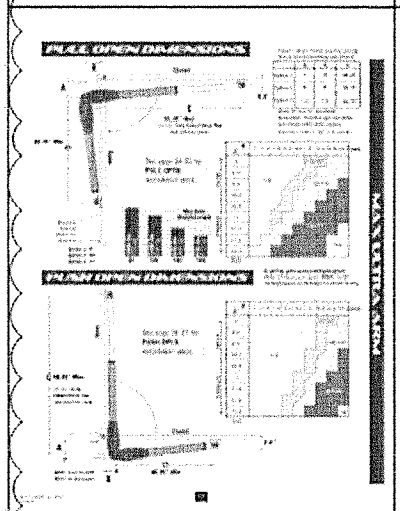
PERSPECTIVE FROM SAN CARLOS AVENUE

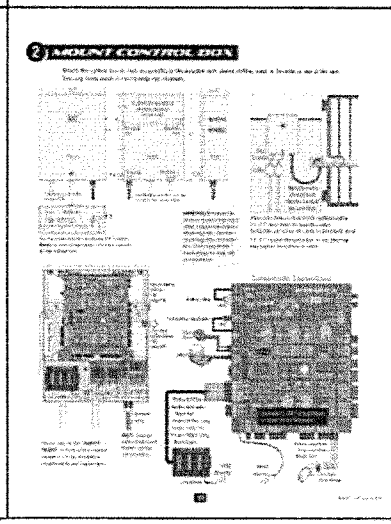
A6

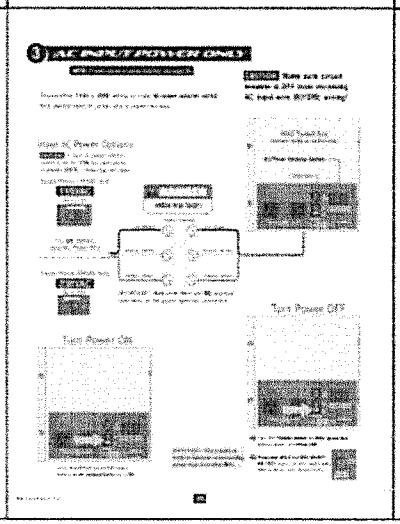


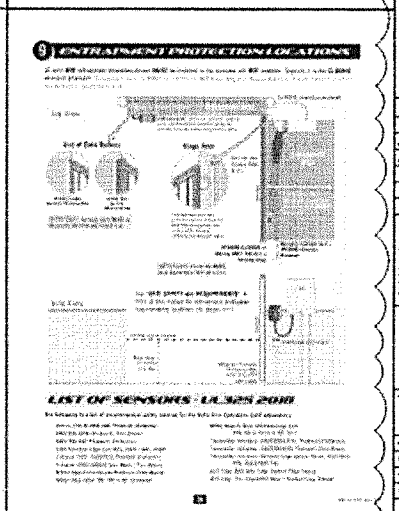










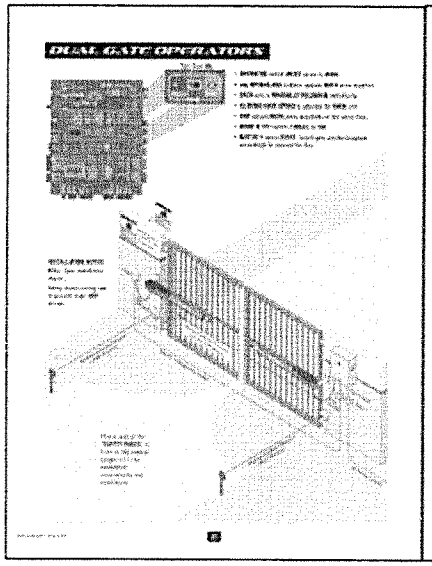


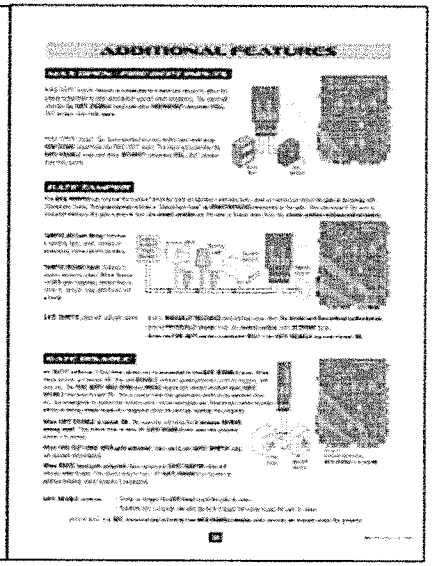
NEW DRIVEWAY ENTRY GATE

322 SAN CARLOS AVENUE, SAUSALITO, CA 94965

GATE OPERATOR

E1





PICHARDO ARCHITECTS, INC.

NEW DRIVEWAY ENTRY GATE

123 SAN CARLOS AVENUE, SAUSALITO, CA 94965

GATE OPERATOR

E2

GATE OPERATOR

EDGEWATER

1471BK-LL

LARGE POST TOP OR WALL MOUNT LANTERN

Elegantly classic design features durable new aluminum and brass construction in an Black finish with clear seeded glass.

DETAILS	
FINISH	Black
MATERIAL	Aluminum
GLASS	Clear Seeded
[illegible]	[illegible]

DIMENSIONS	
WIDTH	12"
HEIGHT	21.5"
PROJECT	14"

LIGHT SOURCE	
LIGHT SOURCE	Incandescent
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

SHIPPING	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

PRODUCT DETAILS

- Integrated for indoor and outdoor applications and designed to be paired with the specified LED Replaceable Lamp.
- Suitable for use in wet, outdoor (Wet Location) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Requirements.
- Meets California Energy Commission Title 24 requirements when using the specified LED Bulb.
- Our Edge Outdoor Collection, a benefit of Fortune, defined by weathering components, revising architecture, and simultaneously collaborating. Designed to meet the needs of expansive properties with extended outdoor living options. From the entrance of your property to the depths of your backyard, these collections provide cohesive design for stately exteriors.
- Finish finish warranty
- LED Bulb Energy & Signal Limited warranty
- Classic lines and heritage details complement traditional architecture

HINKLEY

HINKLEY
[illegible]

PHONE [illegible]
[illegible]

hinkley.com

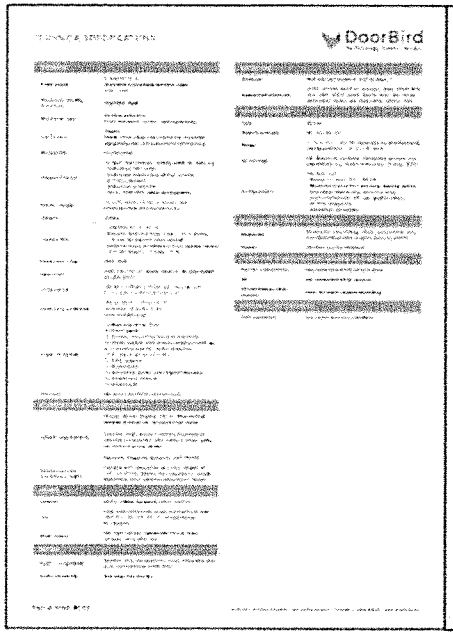
PETERSON ARCHITECTURE, INC.

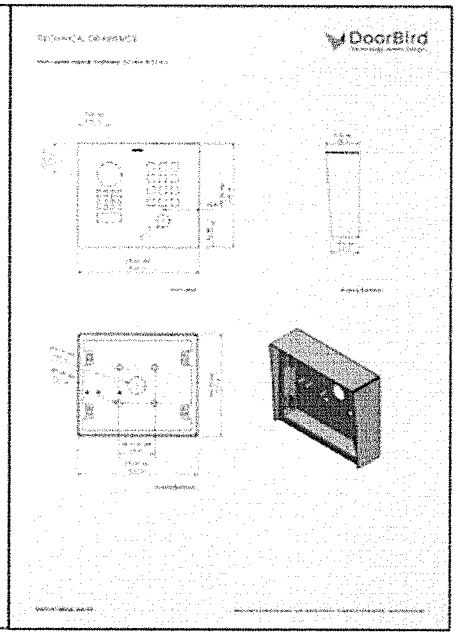
NEW DRIVEWAY ENTRY GATE

122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

LIGHTS ON PILLARS

E3





LIGHTING AND CALL STATION

RICHARDS ARCHITECTURE, INC

NEW DRIVEWAY ENTRY GATE

122 SAN CARLOS AVENUE, SAUSALITO, CA 94965

LIGHTING AND CALL STATION

E4