

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-23**

**APPROVAL OF A ZONING PERMIT AND A VARIANCE TO CONSTRUCT AN ELEVATED
ONE-CAR PARKING DECK (WITH A CAR TURNER), ASSOCIATED VEHICLE GATE,
CONNECTING STAIRS, AND FENCES AT 11B MARION AVENUE
APN: 065-311-22
PROJECT ID: 2024-00194**

WHEREAS, an application has been filed by the Applicant, Michael Rex Architects, on behalf of Owner, Inga Aksamit, requesting a Zoning Permit and a Variance to construct an elevated one-car parking deck (with a car turner), associated vehicle gate, connecting stairs, and fences off the northern side of the Marion Avenue private roadway at 11B Marion Avenue (APN: 065-311-22)(“the Project”); and

WHEREAS, the project site is located within the General Plan Medium High Density Residential land use designation and the Two-Family (R-2-2.5) Zoning District; and

WHEREAS, the Planning Commission has reviewed a Zoning Permit and a Variance 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 Parking Deck – Aksamit ADU”, received October 3, 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 10.68.050 can be made; and;

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) Guidelines;

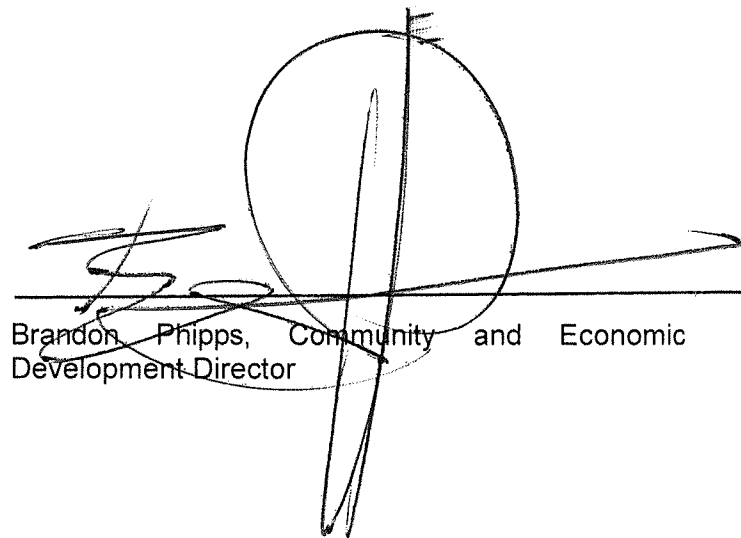
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) Guidelines.

2. The Zoning Permit to construct an elevated one-car parking deck (with a car turner), associated vehicle gate, connecting stairs, and fences at 11B Marion Avenue (APN: 065-311-22) is approved subject to the attached conditions of approval (Attachment 2) and as shown in the project plans titled "New Parking Deck – Aksamit ADU", received October 3, 2024 (Attachment 3).
3. The Variance to construct an elevated parking deck in the required rear yard setback that exceeds two feet in height above natural grade at 11B Marion Avenue (APN: 065-311-22) 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 "New Parking Deck – Aksamit ADU", received October 3, 2024 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 13th day of November 2024, by the following vote:

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



Brandon Phipps, Community and Economic
Development Director

ATTACHMENTS

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-23
November 13, 2024
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ATTACHMENT 1: FINDINGS

Variance Findings

To approve or conditionally approve the requested Variance, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.68.050:

- 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 subject parcel is a rather unique parcel in the district and in Sausalito more generally as the vehicular access to the site is via a 16' wide, narrow private road that runs through the middle of the parcel at the rear of the residences and does not allow on-street parking. As such, all parking areas are located at the rear of the property instead of the front, as is typical for most homes. The property is also located on a steep downhill slope of roughly 60% which requires an elevated parking deck that could not physically comply with the two-foot minimum required for parking areas within rear yard setbacks in SMC 10.44.020.E.

- 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.***

If the proposed parking deck were to comply with the two-foot height limit, it would have to be angled at 31 degrees downhill, which would result in practical difficulty as it would not be possible to park a car at this angle. Furthermore, it would violate SMC 10.40.120.A.3.h, which requires the maximum slope of parking areas to be 5%. If a level parking deck were to be constructed it would require a significant amount of grading and 8'-6" retaining wall to be constructed as well as a driveway that would have an impossibly steep slope of roughly 70 degrees. As such, the Applicant is requesting relief from the literal enforcement of this provision of Title 10.

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

Off-street parking is commonly provided for many homes in the district and is a necessary use for the enjoyment of property, especially when there is no on-street parking available on steep and narrow streets, as is the case in this neighborhood. Without this Variance, much-needed off-street parking cannot be provided for the ADU at 11B Marion Avenue.

- 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 granting of this Variance will not be materially detrimental to the public welfare or injurious to the property, or improvement in the vicinity in which the subject property is located since it will improve the public welfare by reducing the number of cars vying for the limited number of street parking spaces in the vicinity. The private portion of Marion Avenue has no on-street parking spaces, and there are a limited number of parking spaces on the public part of Marion Avenue, which is down the hill from the residence and private road. While the parking deck would technically be in the rear yard, this property's rear yard location is atypical since it does not back-up against a portion of the neighboring parcel that is regularly occupied by the neighbors. As such, the proposed parking area would not be near a neighbor's home or garden, but rather adjacent to a shared private road. In addition, the parking deck would be largely hidden from view behind a fence running along the road and the property line.

- 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 will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district as the provision of off-street parking is not a special privilege in the district. Although the parking area will be in a rear yard setback, it is located off the only vehicular access road to the property, which functions as the entry point to the homes on the parcel. In addition, the overall height of the parking deck is lower than what is allowed for accessory structures within rear yard setbacks pursuant to SMC 10.44.020.C.

- F. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan***

The granting of this Variance is in harmony with the general purpose and intent of this title as it aims to provide parking in line with increased residential density and will not remove any on-street parking spaces as is discussed in the Parking Standards outlined in SMC 10.40.100-110. The granting of this Variance is also in harmony with the Circulation and Parking Element and the Land Use Element of the General Plan, which have policies and programs designed to ensure on-site parking is managed and maintained.

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ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 11B Marion Avenue depicted on plans prepared by Nina Manzo titled "New Parking Deck – Aksamit ADU", received October 3, 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 Parking Deck – Aksamit ADU", received October 3, 2024 (Attachment 3).
3. All construction will be done directly from and on the 11 Marion Avenue parcel. There will be no crossing to 11 Marion Avenue over the 1 Marion Avenue parcel. No site access for construction is anticipated from the 7 Marion Avenue parcel. Any access between 7 & 11 Marion Avenue will be directly from 11 Marion Avenue and not across 1 Marion Avenue nor via the access easement for 7 Marion Avenue which crosses 1 Marion Avenue.
4. All materials and construction equipment will be stored on the right/east side of the (e) 11A Marion Avenue parking deck. A port-a-potty will be installed at the northeast corner of the 11A Marion Avenue parking deck. Construction workers will park only on this parking deck or in the public street parking spaces on Edwards Avenue. No pedestrian access from parking to the site shall be across 1 Marion Avenue or the easement on 1 Marion Avenue.
5. The construction staging area on the existing parking deck of 11A Marion Avenue shall be tidied-up and in general shall be maintained in a clean and safe condition, as per Department of Public Works Condition of Approval 6 (see below).
6. All material deliveries will only be made when the project staff are on site. Neighbors at 1, 3, and 5 Marion Avenue shall be notified in advance of any necessary temporary road closures, such as receiving any large deliveries, or heavy construction work (like a concrete pour). The Owner will work with neighbors to establish an agreed-upon plan for such notification and shall follow that plan. Every effort will be made to keep any closure or delivered on the private road to an absolute minimum.

7. The shared private road shall be left clear of all construction debris and shall be run over with a magnet roller in an effort to prevent flat tires from nails, screws, or other metals.
8. 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.
9. 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.
10. 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.
11. 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. 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.
4. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
5. 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. Encroachment submittal information can be found here: <https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>
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?la=en>

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 – 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.

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ATTACHMENT 3: PROJECT PLANS

This architectural section drawing shows a building with a steep, curved roof. A large, irregularly shaped opening in the wall reveals an interior space with a staircase and a small room. The drawing is a black and white line drawing, showing the structural elements of the building.

ABBREVIATIONS

	Simple dome
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SYMBOLS

- ## PREVIOUS APPROVALS

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1. All construction, regardless of depth or piling, shall comply with the 2022 California Building Code, 2022 California Residential Code, California Plumbing Code, 2022 California Electrical Code, California Mechanical Code, California Fire and 2022 California Building Energy Standards.
2. Installation, modification or rearrangement of any walls or partitions is subject to field verification and may require structural analysis.
3. WU: This property is located in a Wildland Urban Interface (WUI). Materials used on the exterior of the structure shall comply with building standards on C4 Building Code Chapter 7A.
4. All structures and related work (including below-grade) shall conform and be accessible from the subject owner's property only.
5. No change in existing electrical service (already underground).
6. Excavation/grazing shall be < 50 CY/acre.

(E) EASEMENTS & PARCEL AREA
 BUILDING COVERAGE CALCUS
 IMPERVIOUS SURFACE CALCUS
 CONSTRUCTION STAGING PLAN
 EXISTING SITE PLAN
 PROPOSED SITE PLAN
 ELEVATIONS: SOUTH
 ELEVATIONS: EAST, WIND FENCE
 ELEVATIONS: EAST, WIND FENCE
 ELEVATIONS: NORTH
 CIVIL DRAWINGS
 DRIVEWAY GRADING PLAN - 1
 DRIVEWAY GRADING PLAN - 2
 DRIVEWAY GRADING PLAN - 3
 DRIVEWAY GRADING PLAN - 4
 DRIVEWAY GRADING PLAN - 5
 DRIVEWAY GRADING PLAN - 6
 SURVEY DRAWINGS
 RECORD OF SURVEY (WITH LOT LINE ADJ.)

Assessor's Parcel No.	065-311-22
Land Use:	2 Single-Family Residences - 1 ADU
Occupancy Group:	R-3
Construction Type:	V-B
Zoning:	R-2.5 Residential 2-Family
Fire Sprinklers:	None
WU Zone:	Yes
Year Built:	1975

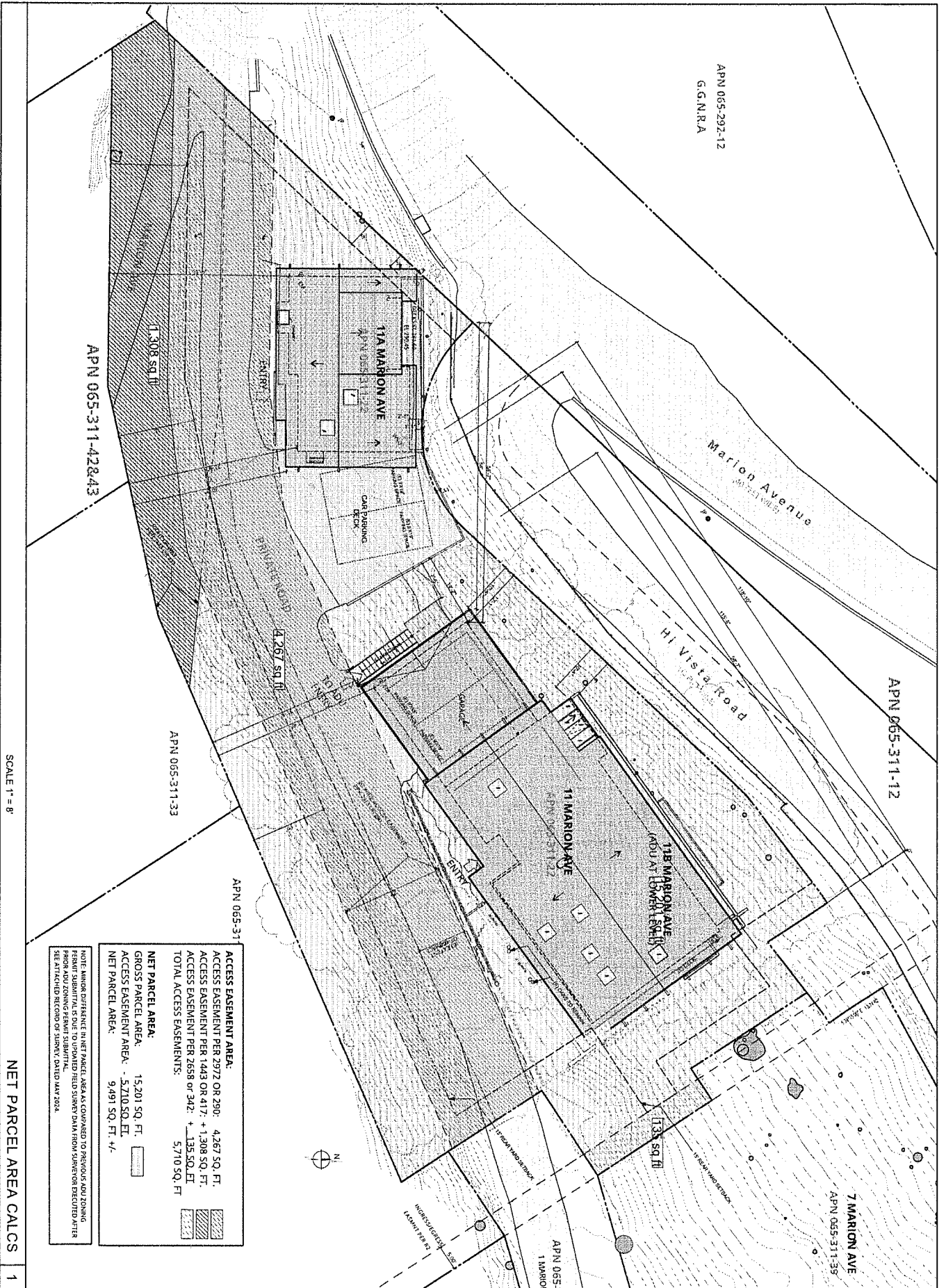
ARCHITECTURAL DRAWINGS
TITLE SHEET, ZONING DATA
(E), EASEMENTS, PARCEL AREA
BUILDING COVERAGE CALC
IMPERVIOUS SURFACES CALC
REAR YARD AREA CALC
CONSTRUCTION STAGING PLAN
EXISTING SITE PLAN
PROPOSED SITE PLAN
ELEVATIONS: SOUTH
ELEVATIONS: EAST, W/ FENCE
ELEVATIONS: EAST, W/ FENCE
ELEVATIONS: NORTH

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MICHAEL B. A
ARCHITECTS

7115 ARDENWATTE DRIVE
SANTA MONICA, CA 90405
MICHAELB@AOL.COM
TEL: (415) 251-1600
FAX: (415) 251-5467





ACCESS EASEMENT AREA:	
ACCESS EASEMENT PER 2972 OR 290:	4,267 SQ. FT.
ACCESS EASEMENT PER 1443 OR 417:	+ 1,308 SQ. FT.
ACCESS EASEMENT PER 2658 OR 342:	+ 135 SQ. FT.
TOTAL ACCESS EASEMENTS:	5,710 SQ. FT.
NET PARCEL AREA:	
GROSS PARCEL AREA:	15,201 SQ. FT.
ACCESS EASEMENT AREA:	- 5,710 SQ. FT.
NET PARCEL AREA:	9,491 SQ. FT. +/-

NOTE: VARIATION DIFFERENCE IN NET PARCEL AREA AS COMPARED TO PREVIOUS ADU ZONING PERIOD AND ZONING PERMIT SUBMITTAL. SEE ATTACHED RECORD OF SURVEY, DATED MAY 2024.

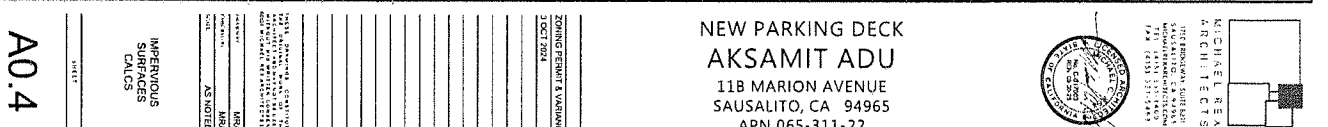
NEW PARKING DECK
AKSAMIT ADU
118 MARION AVENUE
SAUSALITO, CA 94965
APN 065-311-22



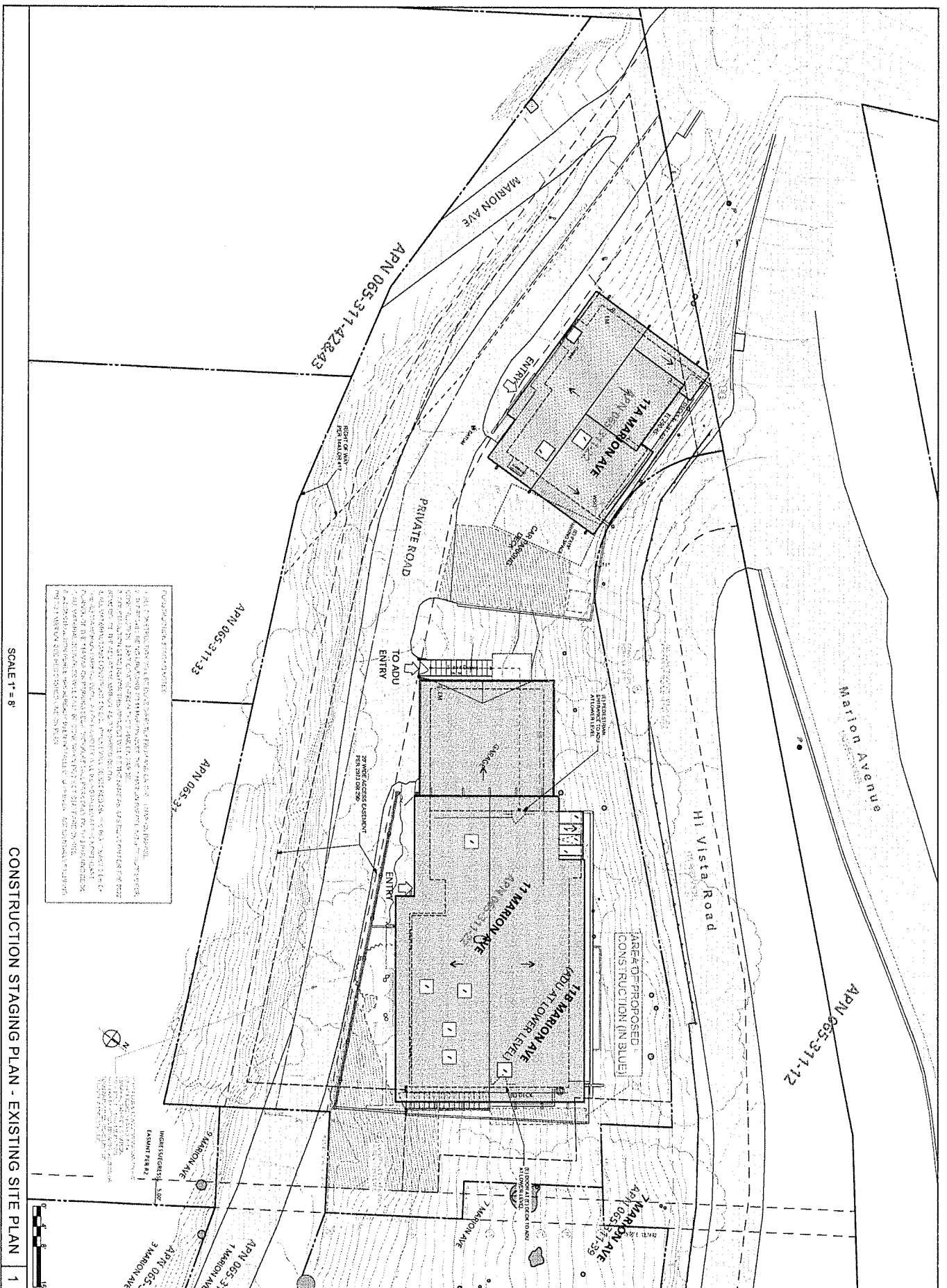
MICHAEL R. ARCHITECTS
1755 BROADWAY, SUITE 100
SAN FRANCISCO, CA 94133
TEL: 415.398.1144
WWW.MICHAELRARCHITECTS.COM

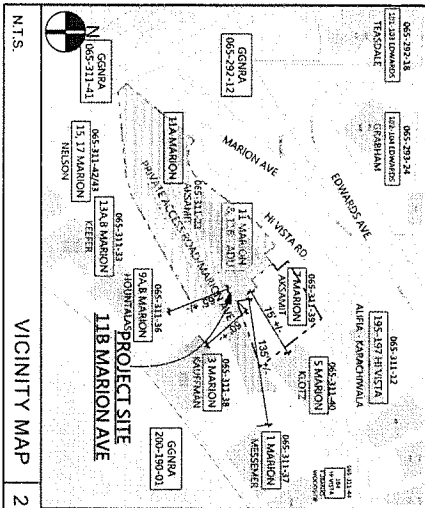
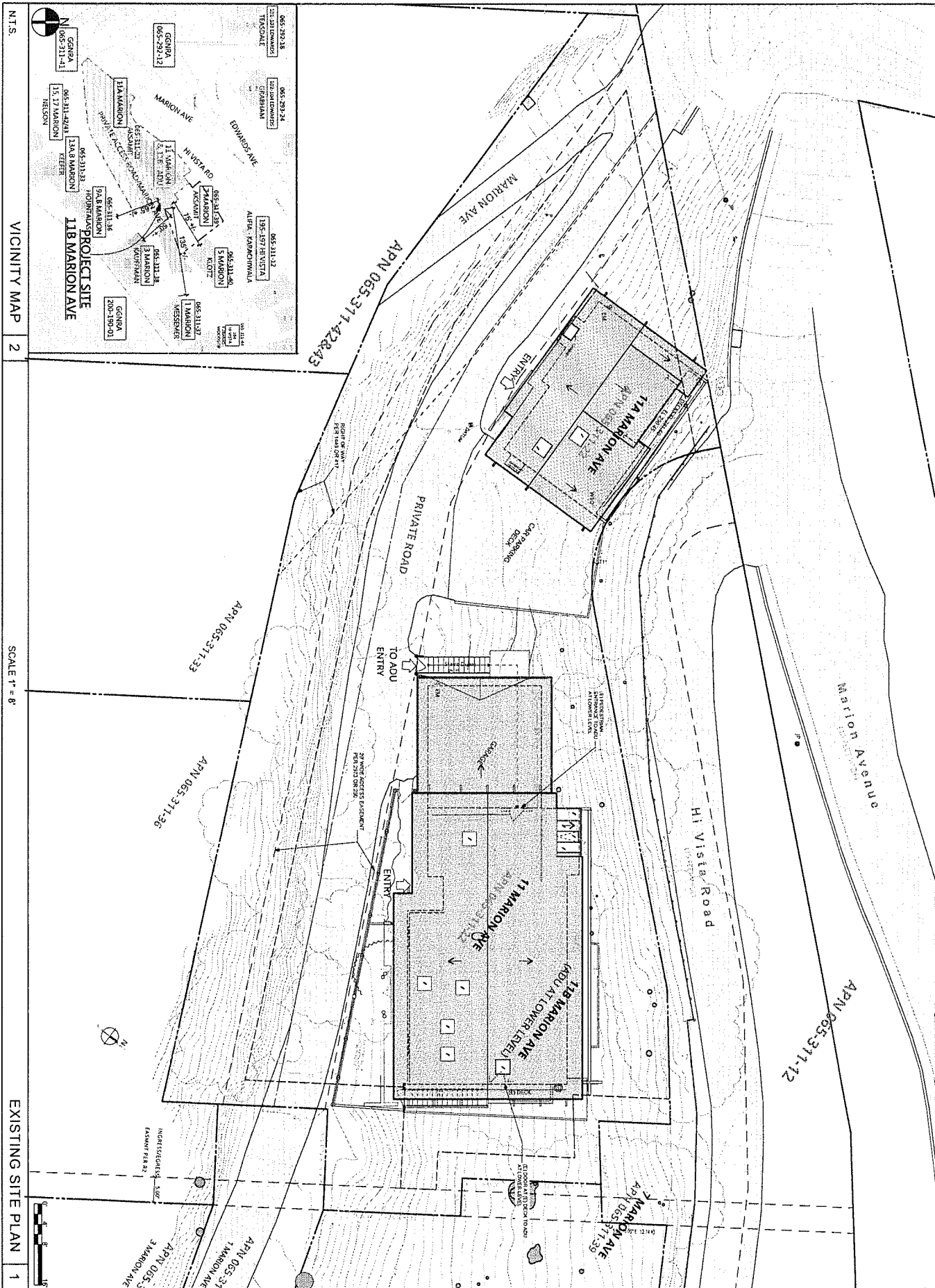
NET PARCEL AREA
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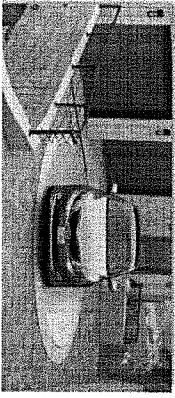
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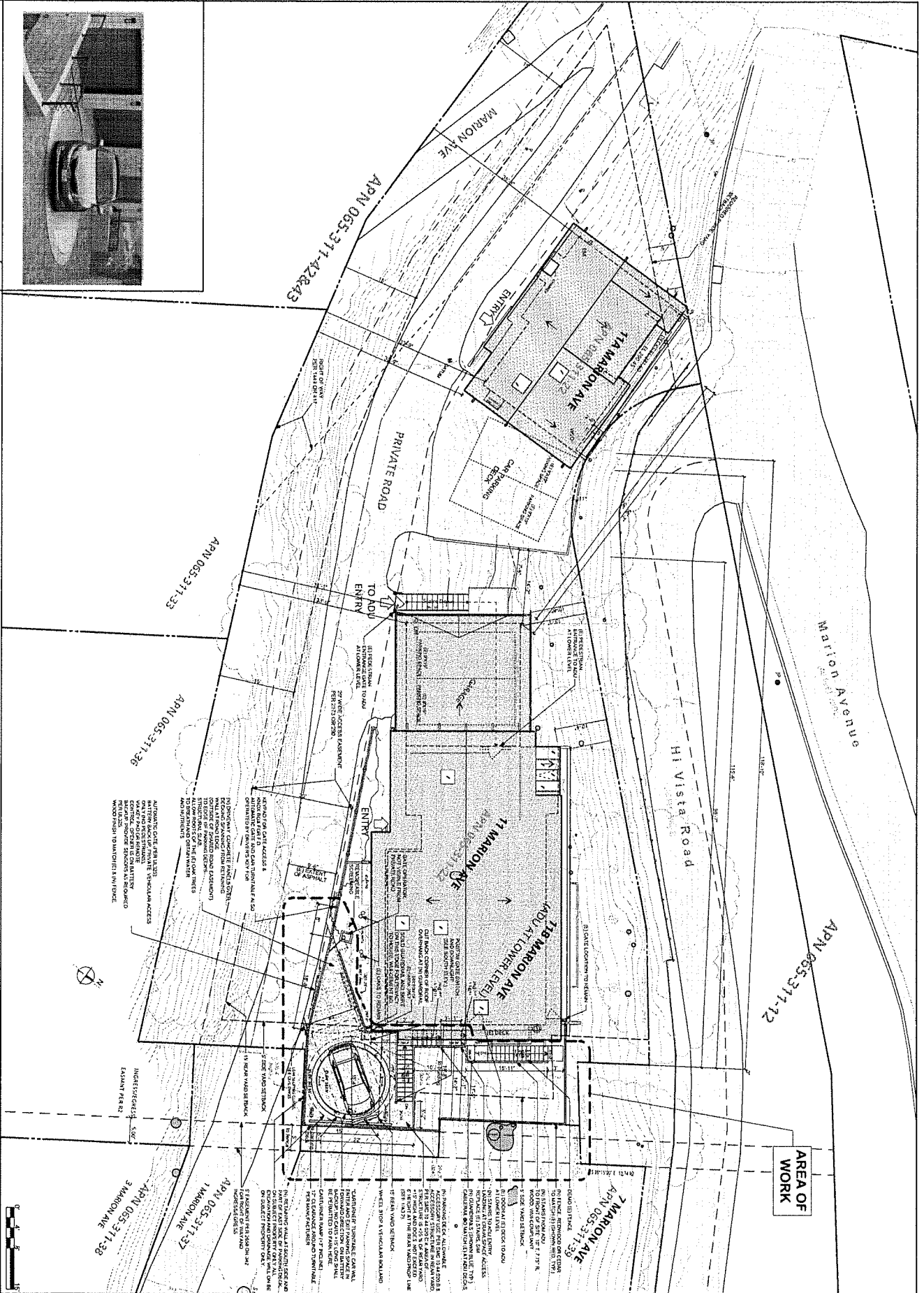
CARTURNER EXAMPLE

2

SCALE 1" = 8'

NEW PARKING DECK FOR ADU - PROPOSED SITE PLAN

1



A1.1

PROPOSED
SITE PLAN

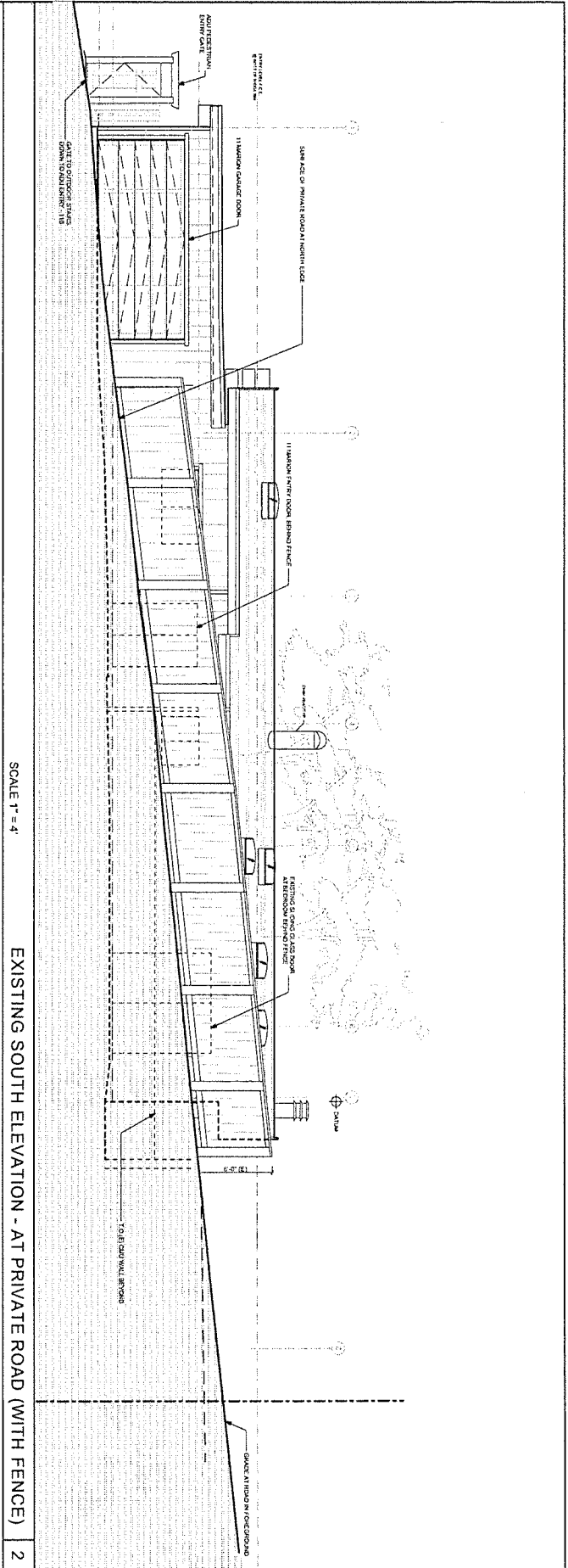
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DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
SCALE: AS NOTED

PROJECT NAME: NEW PARKING DECK FOR ADU - PROPOSED SITE PLAN
PROJECT NUMBER: 10/1/2024

NEW PARKING DECK
AKSAMIT ADU
118 MARION AVENUE
SAUSALITO, CA 94965
APN 065-311-22

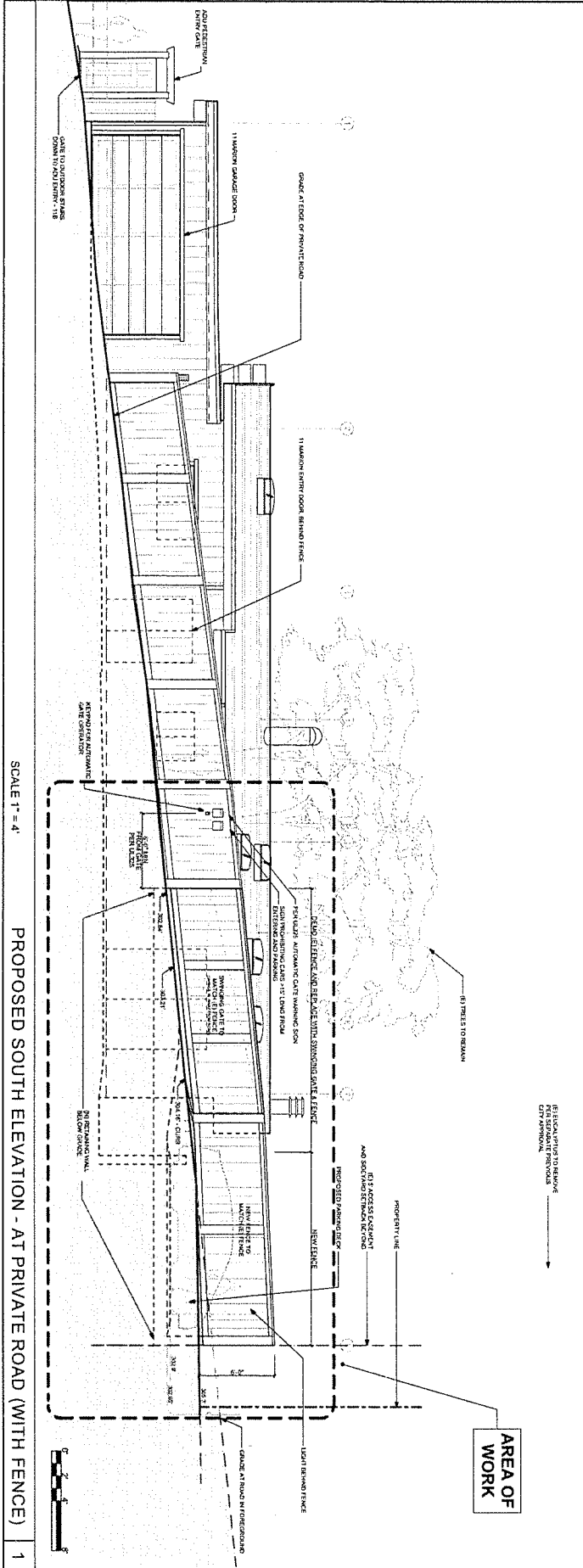


MICHAEL REEK
ARCHITECTS
1172 BROADWAY, SUITE 200
SAN FRANCISCO, CA 94103
TEL: 415.398.1144
WWW.MICHAELREEKARCHITECTS.COM



SCALE 1" = 4"

EXISTING SOUTH ELEVATION - AT PRIVATE ROAD (WITH FENCE) 2



SCALE 1" = 4"

PROPOSED SOUTH ELEVATION - AT PRIVATE ROAD (WITH FENCE) 1

MICHAEL REA
ARCHITECTS
3150 BROADWAY, SUITE 200
SAN FRANCISCO, CA 94133
TEL: (415) 398-1100
FAX: (415) 398-1101



NEW PARKING DECK
AKSAMIT ADU
118 MARION AVENUE
SAUSALITO, CA 94965
APN 065-311-22

ZONING PERMIT & VARIANCE
1 OCT 2024
AS NOTED

ELEVATIONS - SOUTH

A3.1



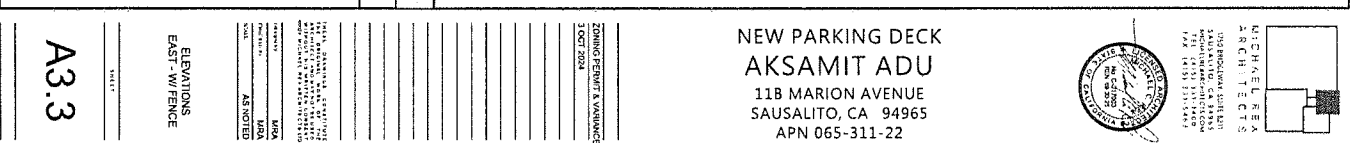
**MICHAEL BORD
ARCHITECTS**
1750 BRIDGEWAY SOUTH, APT. 200
SAUSALITO, CA 94965
MICHAEL@MICHAELBORD.COM
TEL: (415) 337-9400
FAX: (415) 337-9405



ZONING PERMIT & VARIANCE
3 OCT 2024

ELEVATIONS
EAST - W/O FENCE

A3.2



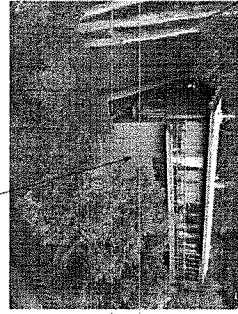
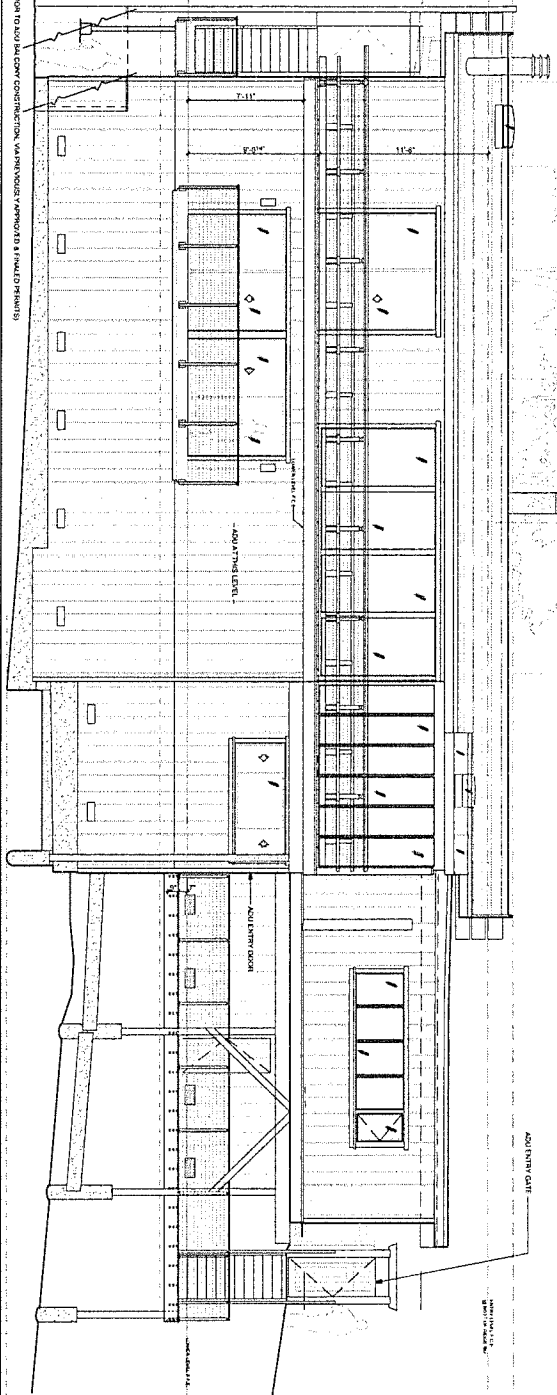
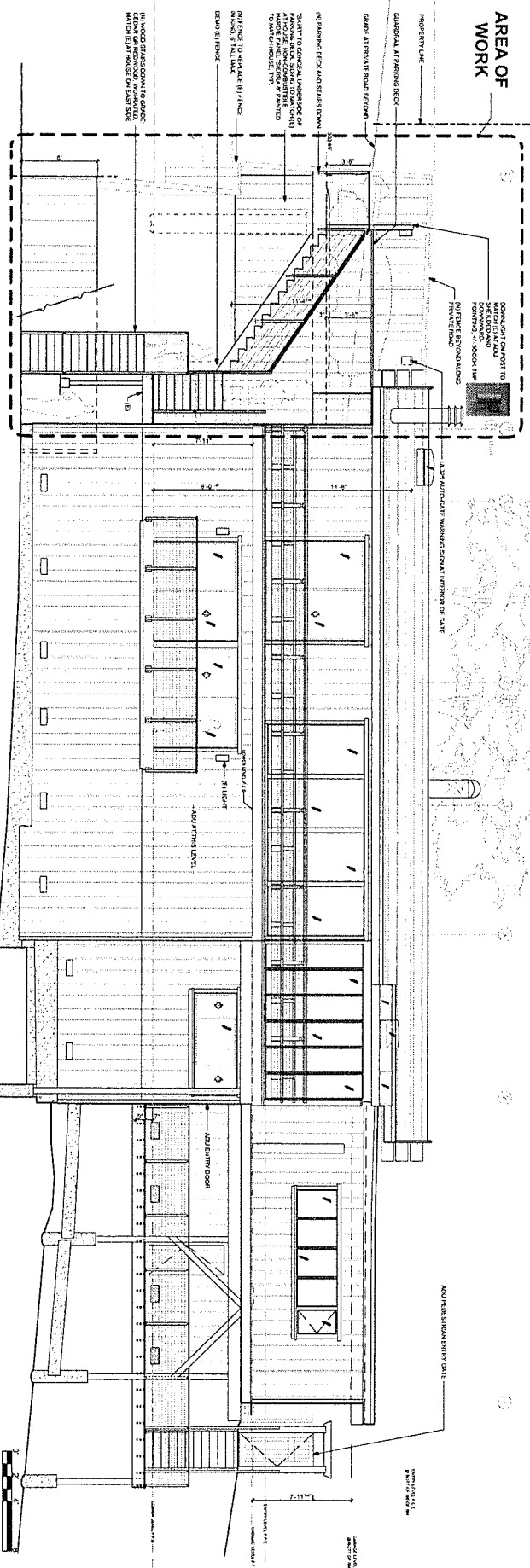


PHOTO OF SITE W/ PROPOSED PARKING DECK CONSTRUCTION. VARIOUS VARIANTS & FINISHED PRESENTS



SCALE 1" = 4'

EXISTING NORTH ELEVATION 2



SCALE 1" = 4'

PROPOSED NORTH ELEVATION 1

MICHAEL S. KACHNICK
ARCHITECT
1000 BROADWAY, SUITE 100
SAUSALITO, CA 94965
(415) 331-9449



NEW PARKING DECK
AKSAMIT ADU
118 MARION AVENUE
SAUSALITO, CA 94965
APN 065-311-22

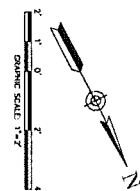
ZONING PERMIT & VARIANCE
1 OCT 2024

THIS DRAWING IS THE PROPERTY OF MICHAEL S. KACHNICK ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MICHAEL S. KACHNICK ARCHITECT.

DATE: 10/1/2024
BY: JBA
CHECKED: JBA
AS NOTED

ELEVATIONS - NORTH

A3.4

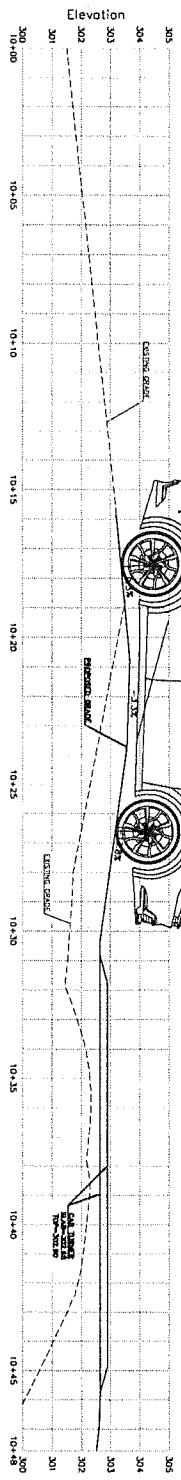
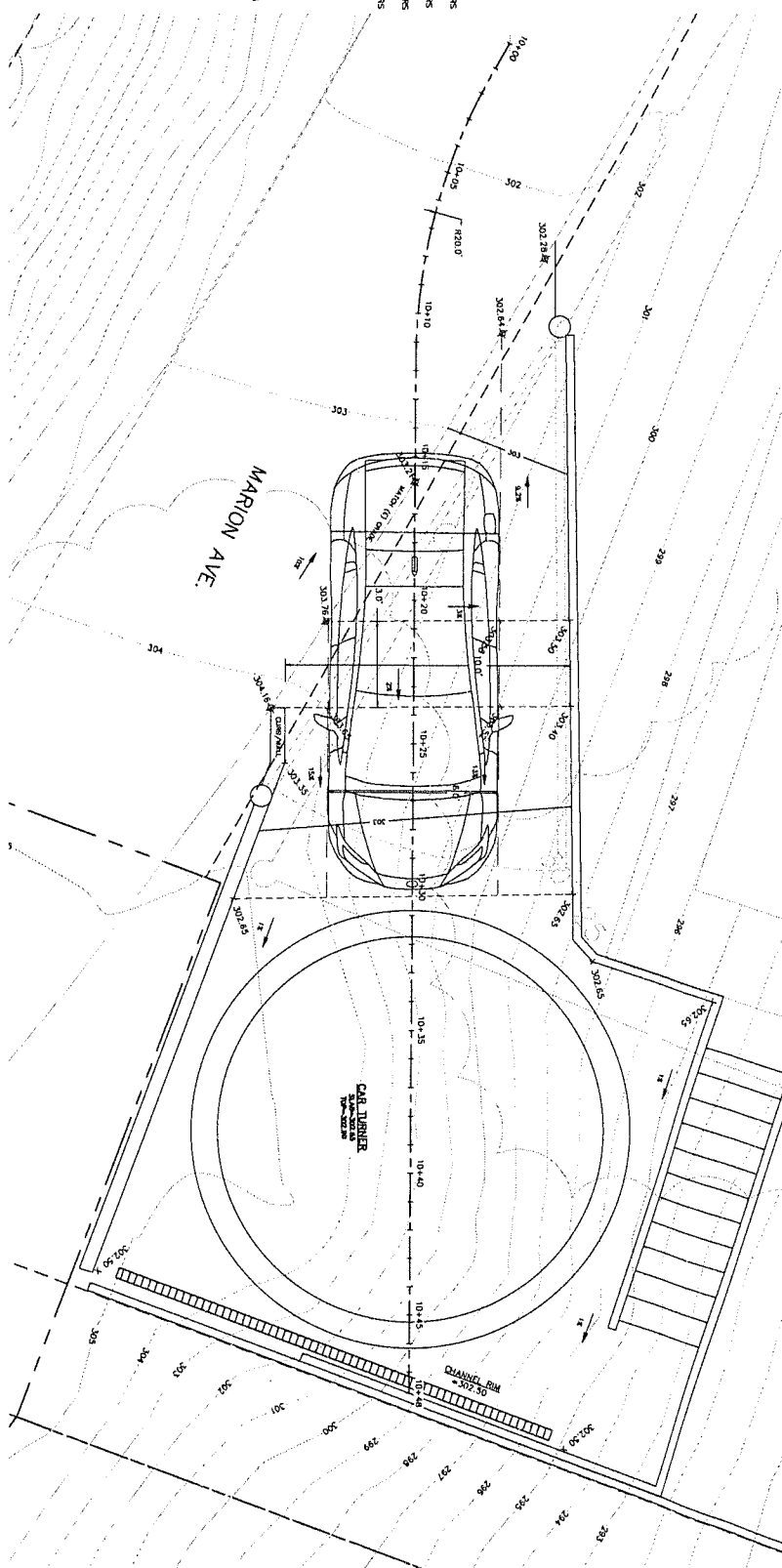


LEGEND

- PROPERTY LINE
- EXISTING LINE
- GRADE BREAK LINE
- PAVE OF TRAIL LINE
- MAJOR 1" ELEVATION CONTOURS
- MAJOR 2" ELEVATION CONTOURS
- MAJOR 1" ELEVATION CONTOURS
- MAJOR 2" ELEVATION CONTOURS

VEHICLE NOTES

- VEHICLE SHOWN ON THESE PLANS IS A 2023
- 2023 VEHICLE MEASUREMENTS PROVIDED BY THE ARCHITECT



DRIVEWAY PROFILE

SCALE:
HORIZ. 1" = 2'
VERT. 2"

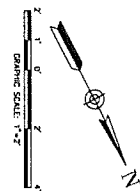
C1.0
1 OF 6
24-132

Scale: 1" = 2'
Drawn by: JMS
Field Crew: JMS
Checked by: JMS
Date: 06/28/2024

DRIVEWAY GRADING & DRAINAGE PLAN-1
118 MARION AVENUE - (A.P.N. 065-311-22)
CITY OF SAUSALITO MARIN COUNTY CALIFORNIA

OVERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.
7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
PHONE: (415) 897-2800
WWW.OVERKAMPER.COM

1	
2	
3	
4	
5	

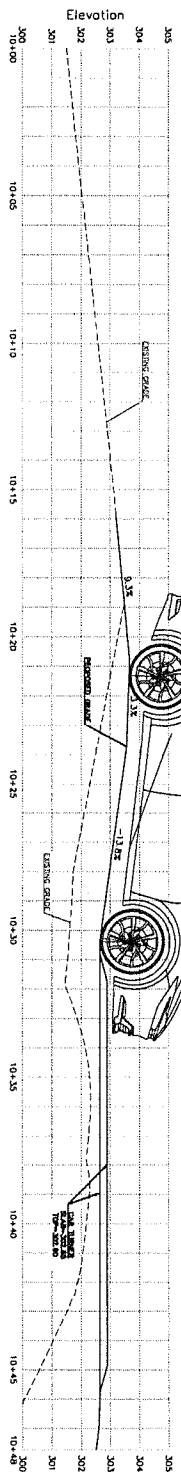
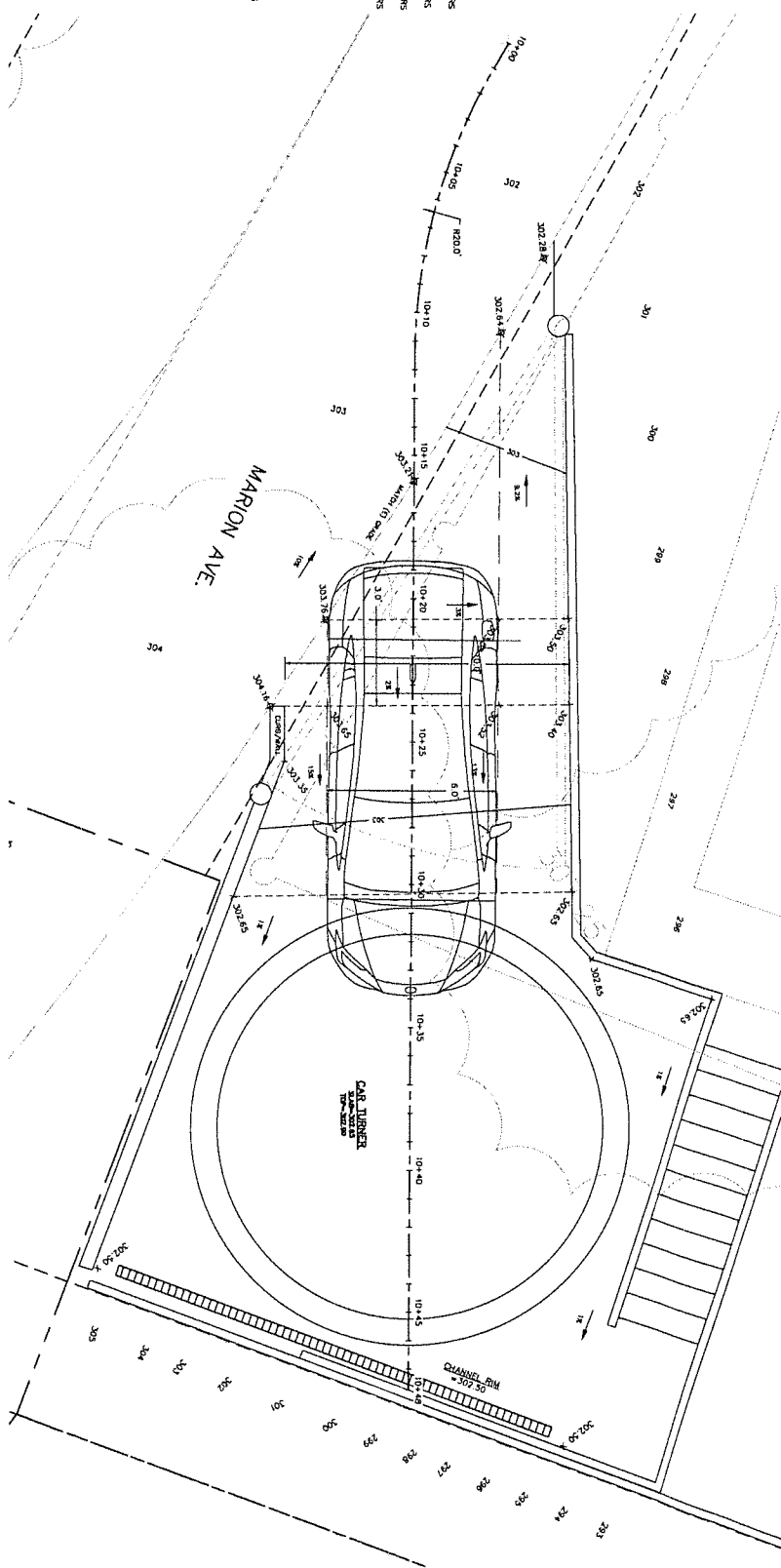


LEGEND

- PROPERTY LINE
- EXISTING LINE
- (N) DRIVE BREAK LINE
- (N) PATH OF TRAVEL LINE
- (C) UNDER 5' ELEVATION CONTOURS
- (C) UNDER 1' ELEVATION CONTOURS
- (N) UNDER 5' ELEVATION CONTOURS
- (N) UNDER 1' ELEVATION CONTOURS

VEHICLE NOTES

1. VEHICLE SHOWN ON THESE PROFILES IS A 2023
2. VEHICLE SHOWN ON THESE PROFILES IS A 2023
3. MEASUREMENTS PROVIDED BY THE ARCHITECT.



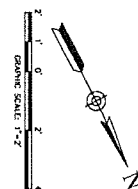
DRIVEWAY PROFILE

SCALE:
HORIZ. 1" = 20'
VERT. 1" = 2'

Scale: 1" = 2'	1
Drawn by: WTS	2
Field Crew: OTHERS	3
Checked by: JOC	4
Date: 08/28/2024	5

DRIVEWAY GRADING & DRAINAGE PLAN-2	OBERKAMPER & ASSOCIATES
118 MARION AVENUE - (A.P.N. 065-311-22)	CIVIL ENGINEERS, INC.
CITY OF SAUSALITO	7200 REDWOOD BLVD SUITE 101, AGVATO, CA 94945
MARIN COUNTY	PHONE: (415) 897-2800
CALIFORNIA	WWW.OBERKAMPER.COM

1	
2	
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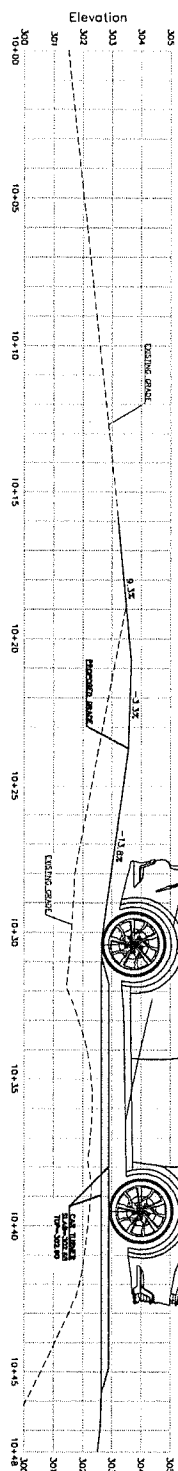
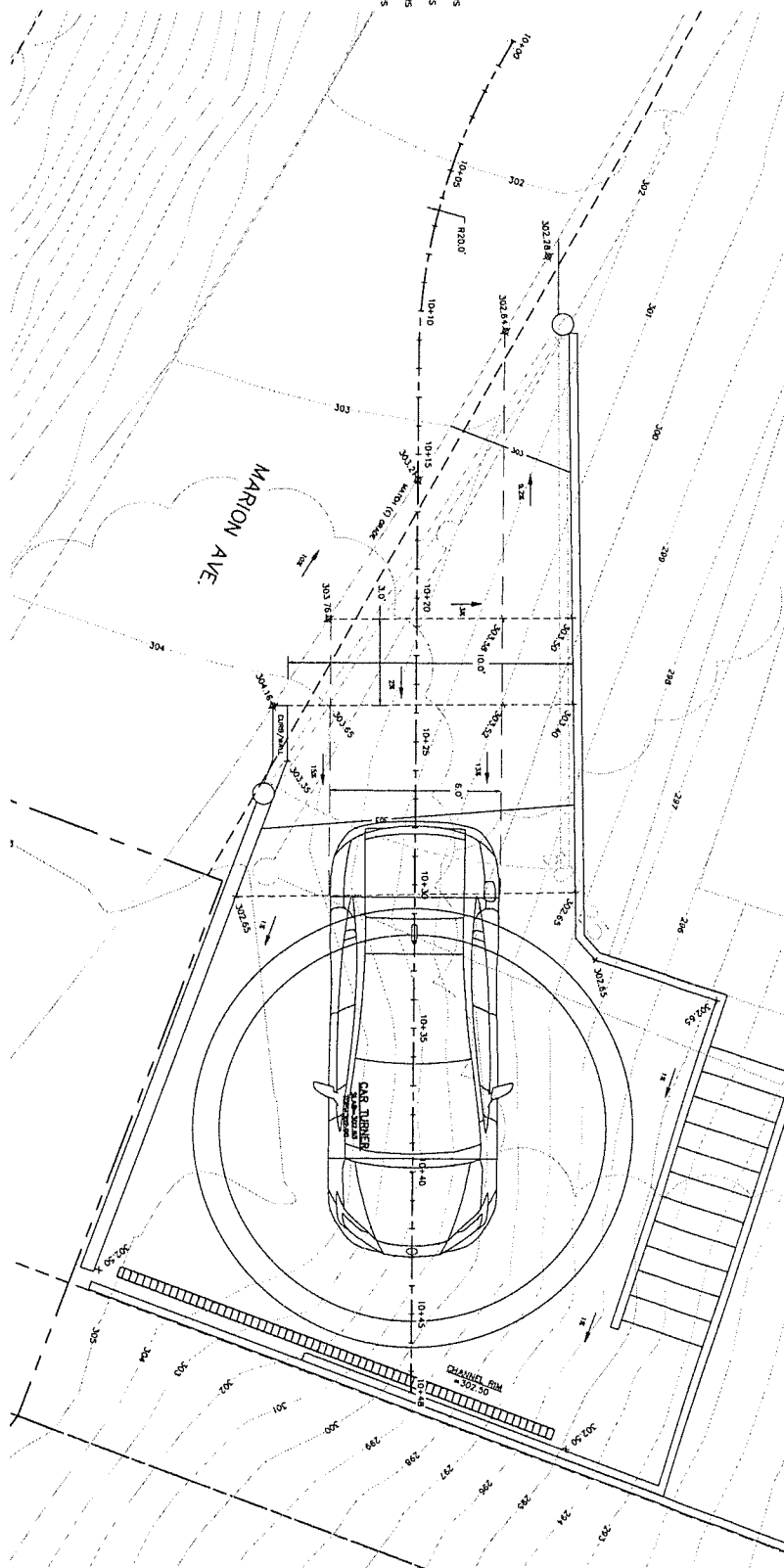
LEGEND

- PROPERTY LINE
- ELEVATION LINE
- (N) GRADE BREAK LINE
- (N) PAIR OF TRAILER LINE
- (1) MAJOR 5' ELEVATION CONTOUR
- (2) MAJOR 5' ELEVATION CONTOUR
- (3) MAJOR 5' ELEVATION CONTOUR
- (4) MAJOR 5' ELEVATION CONTOUR
- (5) MAJOR 5' ELEVATION CONTOUR

VEHICLE NOTES

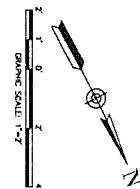
1. VEHICLE SHOWN ON THESE PROFILES IS A 2023
2. VEHICLE SHOWN ON THESE PROFILES IS A 2023
3. VEHICLE SHOWN ON THESE PROFILES IS A 2023

MEASUREMENTS PROVIDED BY THE ARCHITECT.



DRIVEWAY PROFILE

SCALE:
HORIZ. 1" = 20'
VERT. 1" = 2'

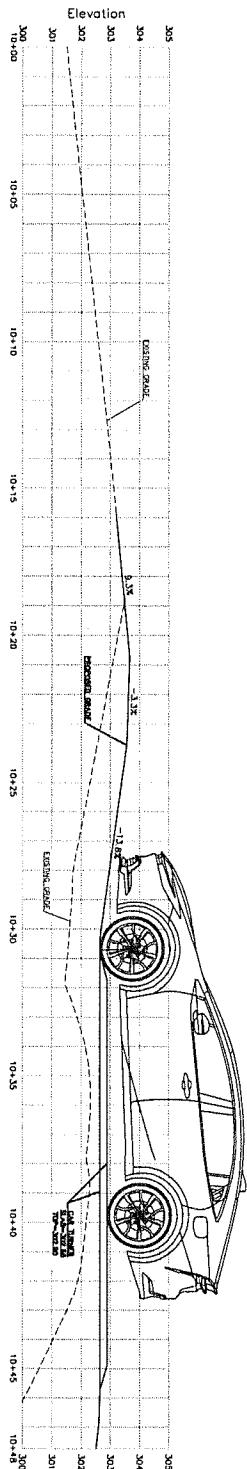
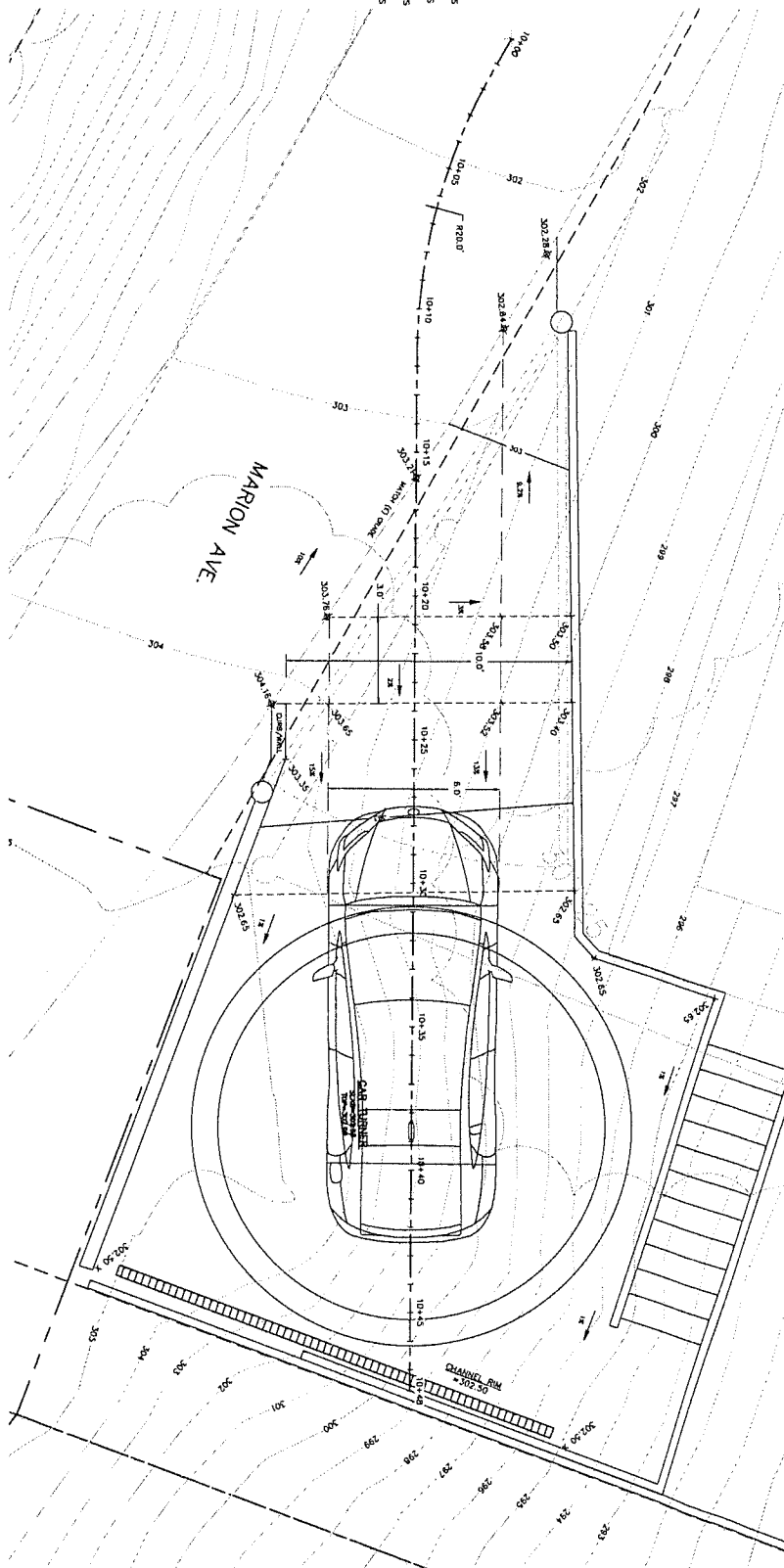


LEGEND

- PROPERTY LINE
- EXISTING LINE
- (N) DRAIN BREAK LINE
- (N) PATH OF TRAVEL LINE
- (C) UNDER 5' ELEVATION CONTOURS
- (C) UNDER 5' ELEVATION CONTOURS
- (N) UNDER 5' ELEVATION CONTOURS
- (N) UNDER 5' ELEVATION CONTOURS
- (N) UNDER 5' ELEVATION CONTOURS

VEHICLE NOTES

1. VEHICLE SHOWN ON THESE PLANS IS A 2023
2. VEHICLE SHOWN ON THESE PLANS IS A 2023
3. MEASUREMENTS PROVIDED BY THE ARCHITECT.



DRIVEWAY PROFILE

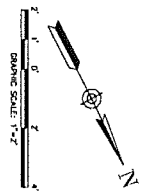
SCALE:
HORIZ. 1" = 20'
VERT. 1" = 2'

Scale: 1" = 2'	1
Drawn by: WTS	2
Field Crew: GHDAS	3
Checked by: JEC	4
Date: 09/28/2024	5

DRIVEWAY GRADING & DRAINAGE PLAN-4
11B MARION AVENUE - (A.P.N. 065-311-22)

CITY OF SAUSALITO MARIN COUNTY CALIFORNIA

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.
7200 REDWOOD BLVD SUITE 100 NOVATO, CA 94945
PHONE: (415) 897-2800
WWW.OBERKAMPER.COM

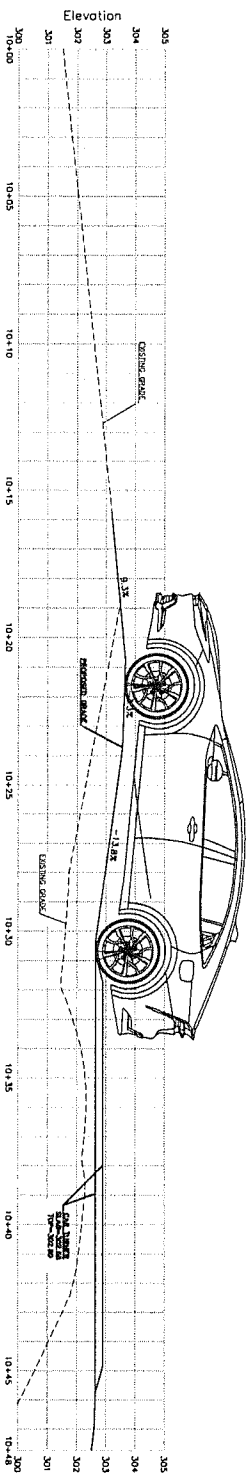
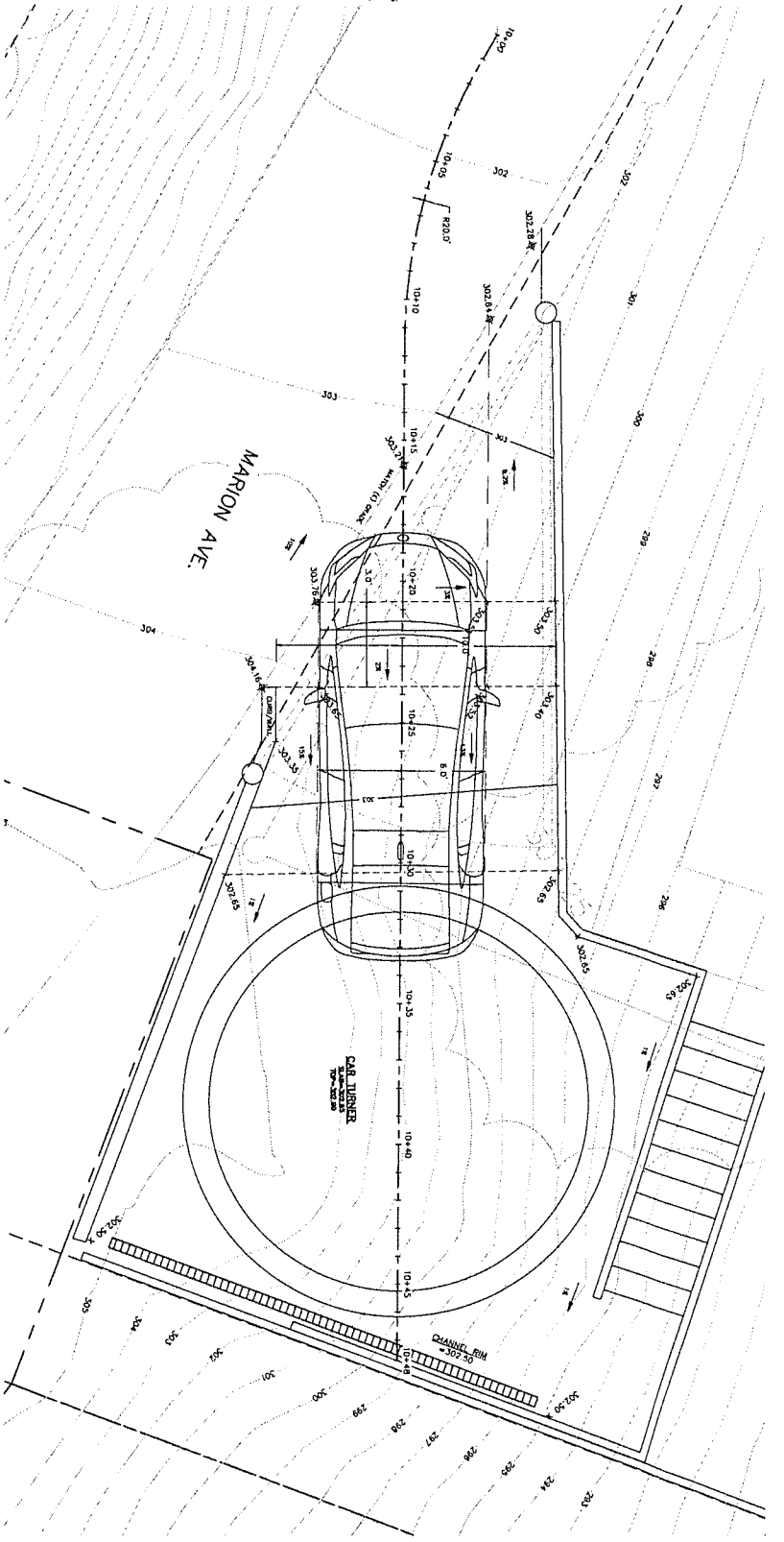


LEGEND

- PROPERTY LINE
- DEVELOPMENT LINE
- (N) DRIVE BREAK LINE
- (N) PATH OF TRAVEL LINE
- (C) 1" ELEVATION CONTOURS
- (C) 5" ELEVATION CONTOURS
- (N) 1" ELEVATION CONTOURS
- (N) 5" ELEVATION CONTOURS

VEHICLE NOTES

1. VEHICLE SHOWN ON THESE PROFILES IS A 2023
2. VEHICLE PROFILES AND DIMENSIONS ARE BASED ON
3. MEASUREMENTS PROVIDED BY THE ARCHITECT.



DRIVEWAY PROFILE

SCALE: 1" = 2'
HORIZ. 1" = 20'
VERT. 1" = 2'

