

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-14**

**APPROVAL OF A DESIGN REVIEW PERMIT TO EXPAND AN EXISTING DETACHED
GARAGE AND CONSTRUCT A DETACHED WORKSHOP AT 126 SAN CARLOS AVE**

APN: 065-123-06

PROJECT ID: 2024-00193

WHEREAS, an application has been filed by the Applicant, Sean McArdle, on behalf of owner, Spellman 2001 Trust, requesting approval of a Design Review Permit to expand an existing detached garage by 950 square feet and construct a new 256 square foot unconditioned detached workshop at 126 San Carlos Ave (APN: 065-123-06) ("the Project"); and

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

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Spellman Garage + Workshop" for 126 San Carlos Ave, Sausalito, CA 94965, received May 28, 2025; and

WHEREAS, on June 11, 2025, the Planning Commission held a duly noticed public hearing and at that time 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 finds that the 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

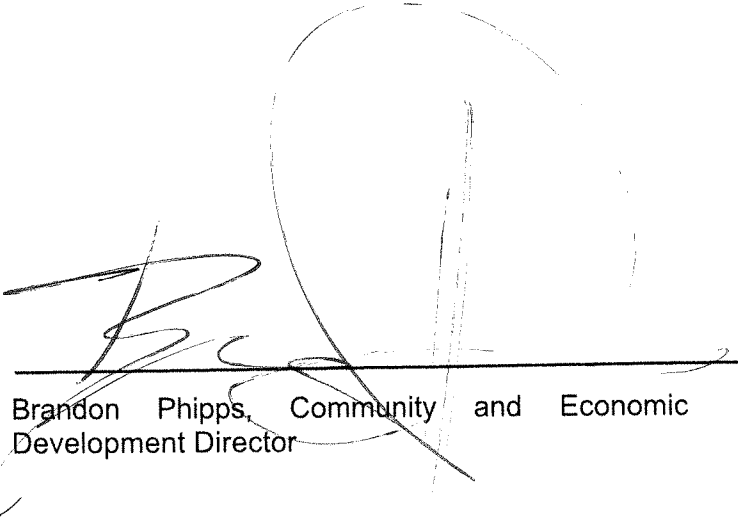
WHEREAS, the Planning Commission finds that the requisite findings for approval set forth in SMC Section 10.54.050 D can be made; and

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

1. The Findings are true and correct and incorporated herein by this reference.
2. The Planning Commission finds, in the exercise of its independent judgment, that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303 (Conversion of Small Structures), section 15304 (Minor Alterations to Land) and that none of the exceptions to the use of a categorical exemption in CEQA Guidelines section 15300.2 applies to the Project.
3. The Design Review Permit to expand the existing 400 square foot detached garage by 950 square feet and to construct the 256 square foot unconditioned detached workshop at 126 San Carlos Ave (APN: 065-123-06) 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 "Spellman Garage + Workshop" for 126 San Carlos Ave, Sausalito, CA 94965, received May 28, 2025 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 11th day of June 2025, by the following vote:

AYES: Commissioner: Saad, Junius, Luxenberg, Marlatt, Moore
NOES: Commissioner:
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. 2025-14
June 11, 2025
126 San Carlos Ave
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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 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 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 Project is consistent with the Sausalito General Plan, applicable zoning regulations, and relevant design guidelines. The Project supports General Plan Policy LU-1.1 by preserving the character of an existing single-family neighborhood and aligns with Policy CD-2.1 by maintaining and enhancing natural site features through thoughtful siting and landscaping. The Project also furthers Policy CP-2.1 by providing sufficient off-street parking using innovative solutions, such as vehicle lifts. The design complies with all applicable development standards in the R-1-6 zoning district, including height, setbacks, and site coverage. The Project is not within the designated historic district, nor local registry, thus no historic design guidelines apply. Furthermore, there are no applicable specific plans pertinent to this Project.

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 architecture and site design complement the surrounding neighborhood by maintaining the prevailing design character of the area while also incorporating distinctive features that respond to the unique topography of the site. The garage expansion and new workshop reflect the scale, placement, and form commonly found in this hillside neighborhood, where detached garages and accessory structures are typical. The Project introduces a creative design solution, utilizing vehicle lifts, roofline articulation, and integrated landscaping that enhances functionality without disrupting neighborhood character. These elements contribute to Sausalito's design diversity

while remaining contextually appropriate and visually cohesive with the surrounding built environment.

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

The Project is consistent with the general scale of structures and buildings in the surrounding neighborhood. The expanded garage and new workshop are single-story accessory structures that remain subordinate to the existing three-story primary residence and compatible with nearby hillside homes, many of which feature detached garages and similar accessory buildings. The total height does not exceed 15 feet, and the Project maintains appropriate setbacks and open space, ensuring that it fits within the established development pattern and scale of the neighborhood.

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

The Project has been carefully located and designed to minimize obstruction of public views and primary views from private property. Due to the site's natural topography, with a downhill-sloping driveway from San Carlos Avenue to the garage and residence, the expanded garage and new workshop are situated at a lower elevation than the primary residence and only 6" higher than existing street level. The structures are limited to a single story and do not exceed the 15-foot height limit, ensuring that existing view corridors, both public and private, are preserved.

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

The Project will not result in a prominent building profile (silhouette) above a ridgeline. The surveyor has confirmed that the roof peak elevation of the garage will be 232.5 feet. This is roughly the same level of the street (232 feet) and below the main residence's peak at 235.9 feet. Because the site slopes downhill from the street, the garage and workshop are well integrated into the topography, minimizing visual prominence from public vantage points.

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 landscaping plan provides appropriate visual relief by incorporating a thoughtful selection of plantings, including Blue Flame Agave, Camellias, Rhododendron, and Kousa Dogwood. These choices complement the architectural style and scale of the expanded garage and workshop. These landscaping elements enhance the site's aesthetic appeal, integrate with the natural hillside environment, and contribute to privacy screening for neighboring properties. The design creates an attractive and harmonious outdoor environment that is consistent with the character of the surrounding residential neighborhood, thereby supporting public enjoyment and maintaining the overall visual quality of the area.

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

The design and location of the expanded garage and new workshop ensure adequate light and air circulation for the Project site, adjacent properties, and the public. The single-story structures and their strategic placement respect required setbacks and preserve open space around the property. Additionally, the site's naturally downhill-sloping topography minimizes any potential shadowing or view obstruction, thereby maintaining access to natural light and airflow for neighboring residences and contributing to a healthy environment within the community.

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 exterior lighting and any mechanical equipment are designed and located to minimize visual, noise, and air quality impacts on adjacent properties and the general public. The Project incorporates down-shielded, low-intensity lighting fixtures that reduce glare and light spill beyond the property boundaries. The electrical panel and battery storage equipment are discreetly positioned on the north side of the workshop, ensuring minimal impact. Additionally, the absence of a chimney prevents adverse air quality effects. These measures collectively maintain neighborhood character and environmental quality consistent with City standards.

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 Project provides a reasonable level of privacy for the site and adjacent properties by incorporating appropriate landscaping, existing fencing, and thoughtful design of window and trellis configurations. The use of existing natural screening plants such as Eugenia, Camellias, and Laurel enhances privacy without compromising aesthetic appeal. The Project is further concealed by existing, mature vegetation along the property frontage. The single-story design and careful placement of openings minimize sightlines into neighboring yards, consistent with the neighborhood's low to moderate density and character. These measures collectively balance privacy needs while maintaining openness and visual harmony within the community.

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

The entrance and exit, internal circulation, and parking spaces are configured to provide a high level of traffic safety and ease of movement on the site. The expanded garage accommodates six tandem parking spaces with two vehicle lifts, enhancing parking capacity while maintaining efficient use of space. The driveway's winding, downhill design facilitates safe vehicular access and egress from San Carlos Avenue. The internal circulation pattern aligns with existing driveway access and allows smooth maneuvering within the property, minimizing potential conflicts and ensuring safe, convenient movement for residents and visitors alike.

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 design preserves protected trees and significant natural features on the site to a reasonable extent by carefully locating the garage expansion and workshop to avoid impacts to these

resources. The Project incorporates best management practices for erosion control and minimizes site disturbance during construction to protect the hillside environment. Landscaping plans further support the preservation of natural features by including drought-tolerant and native species that enhance site stability and ecological health. These measures collectively reduce potential environmental impacts and maintain the natural features of the property.

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).*

The Project does not trigger guidelines for heightened review as it does not exceed 80 percent of the maximum allowable floor area ratio or site coverage, per subsection E of SMC Section 10.54.050.

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 Project has been designed to ensure that on-site structures do not crowd or overwhelm neighboring properties. This is achieved through a single-story design that maintains a subordinate scale relative to the primary residence and adjacent homes. The expanded garage and workshop incorporate façade articulations to break up massing and create visual interest. The presence of the adjacent pedestrian walkway to the north functions as an additional buffer between structures on neighboring parcels. Lastly, the building footprints respect required setbacks, providing adequate spacing and maintaining a balanced relationship with the surrounding neighborhood.

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126 San Carlos Ave
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PROJECT ID: 2024-00193**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the Project at 126 San Carlos Ave depicted on plans prepared by Sean McArdle, titled "Spellman Garage + Workshop", received May 28, 2025 (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. Extensions to approved permits may be sought pursuant to SMC 10.50.140.
2. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and the 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.
3. The Project shall be designed and constructed as shown in the set of plans titled "Spellman Garage + Workshop", received May 28, 2025 (Attachment 3).
4. Pursuant to SMC 10.50.180.B, the Community Development Director is authorized to administratively approve minor modifications to the approved plans.
5. The Applicant/Property Owner shall defend, indemnify (including reimbursement of all attorneys' fees and costs incurred 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, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of or concern any City permit decision or approval related to the Project, including without limitation, challenges to Project approvals or permits under the California Environmental Quality Act, and any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of Applicant's construction of the Project.

6. In the event that any condition imposing a fee, exaction, dedication, or mitigation measure is challenged by the Applicant/Property Owner 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.
7. Prior to issuance of a building permit, the applicants shall reimburse the City for any unpaid costs associated with the Project, including work done by City consultants.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Lighting shall be designed to focus the light on to only the areas necessary to be illuminated and minimize overflow of lighting off-site.
9. 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.
10. At the time of building permit application, the applicant shall include a construction management plan with construction drawings. Said construction management plan shall include contact information for the general contractor and site superintendent, phasing and staging areas for equipment and materials, flagging/road closure procedures, where employees will park so as not to overwhelm the surrounding neighborhood, and any other information as requested by the Community Development Director.

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.

Right of Way Items:

2. An encroachment permit shall be obtained from the DPW prior to using the public right of way for any 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>.

3. Applicant shall repair or replace, at no expense to the City, all damage to public facilities that results from Applicant's construction activities. Applicant shall have its contractor 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. Applicant shall ensure that construction materials, equipment, vehicles, and properly-permitted debris boxes are 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.
6. 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.

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, 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. 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.

8. Applicant is advised of the duty to comply with Municipal Code 17.36.020 Duty of property owner to repair and maintain sidewalk:

As set forth in California Streets and Highways Code Section 5610, the owner of real property adjacent to or fronting on any portion of a sidewalk area shall repair and maintain such sidewalk area in a safe and nondangerous condition at the owner's cost and expense. The owner shall have the primary and exclusive duty to perform such repair and maintenance, whether or not the City has notified the owner of the need for such repair or maintenance or has performed similar maintenance or repairs in the past. The duty to repair shall include the repair of damage caused by any force(s) including, without limitation, damaged caused by trees planted within the public right-of-way or adjacent private property. Notwithstanding the foregoing, if the owner believes that damage to the sidewalk area has been caused by a tree planted by the City, the owner shall so notify the City Engineer in writing and in the event that the City Engineer, or his designee, determines that all or a portion of the damage to the sidewalk area was caused by a tree planted by the City, the City shall repair the damage to the sidewalk area caused solely by the City planted tree; provided, however, that the City's repair of such damage does not alter or affect the provisions of SMC 17.36.030. Sidewalk areas with a vertical displacement greater than one-half inch between the edges of cracks and walks with rough nonuniform exposed aggregate surfaces are examples of walks that are considered out of compliance and in need of repair. Maintenance and repair of sidewalk areas shall include, but not be limited to, maintenance and repair of surfaces including grinding, replacement of sidewalk, repair and maintenance of curbs and gutters which are an integral part of the sidewalk, removal of weeds and/or debris, tree root pruning and installing root barriers, trimming of shrubs and/or ground cover.

SAUSALITO PLANNING COMMISSION

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June 11, 2025

126 San Carlos Ave

APN: 065-123-06

PROJECT ID: 2024-00193

ATTACHMENT 3: PROJECT PLANS

OWNER AND PROJECT DESIGN TEAM HAVE BEEN DILIGENT TO DESIGN THE PROPOSED SCOPE OF WORK WITHIN EXISTING PLANNING REGULATIONS. PROJECT CONSTRUCTION SHALL BE BUILT BASED ON CURRENT BUILDING REGULATIONS.

[illegible]

The following table must be placed on the cover sheet of the plan set for all residential projects. If not applicable to your project please indicate "Not Applicable" or "N/A."

	Existing	Added Square Footage	Proposed	Total With Addition	Permitted by Zoning
ZONING	R-1-4		R-1-4		
PARCEL SIZE (Gross and Net Areas)	21.101		21.101		
See 10.48.000 Physical Size Net	70% +/-		20% +/-		
AVERAGE SLOPE	1		1		
NUMBERS OF UNITS					
SMC 10.40.040 & 10.44.330					
Primary Residence	4,654	NA	4,654		
Garage	400	950	1,350		
Accessory Structures	0	256	256		
WORKSHOP	8				
Sub-Total	5,062	1,206	6,460		
Exemptions	480		500		
Adjusted floor Area (Less Exemptions)	4,584		5,960		
FLOOR COVERAGE	23	057	28		45
SMC 10.40.050					
Square Feet	4,383	1,206	5,589		
Percentage of Lot Coverage	60.8	107	80.9		35
IMPERVIOUS SURFACES					
SMC 10.40.090 G					
Square Feet	10,274	1,206	11,480		
IMPERVIOUS SURFACES	48.7	257	54.3		67.5
SETBACKS - Primary Structure					
SMC 10.40.070 - .090	0'-0"				
Front Yard Setback	0'-0"				
Side Yard Setback	5'-0"				
Rear Yard Setback	15'-0"				
REAR YARD SETBACK					
SMC 10.40.060 and 10.44.020					
Primary Building Height	32FT				
Accessory/Secondary Building Height					
SETBACKS - Accessory Structure SMC 10.44.020					
Side Yard Setback					
Rear Yard Setback					
PARKING	2	4	6		
On-Site Spaces					
GRADING QUANTITIES		100 CY			
CU					

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA EXISTING BUILDINGS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA RESIDENTIAL STANDARDS CODE
2022 CALIFORNIA OPEN BUILDING STANDARDS CODE
CITY OF SACRAMENTO MUNICIPAL CODE, PLANNING AND BUILDING CODES.

ALL REQUESTS SUBMITTED BY CITY OF SACRAMENTO TO THE APPROVED PLAN SET SHALL BE SUBMITTED TO THE SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. THE APPROVED PLAN SET SHALL BE REJECTED UNTIL THE REQUEST IS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALLOW A MINIMUM OF TWO WEEKS FOR COMMUNITY DEVELOPMENT DEPARTMENT REVIEW.

ALL REVISIONS MUST BE IN ACCORDANCE WITH ACTING AND DEPUTY CITY CLERK MATERIAL MANAGEMENT GUIDANCE BY ZERO WASTE.

WHEN MATERIALS ARE BEING SUBMITTED TO ESSAYS OF STUDY, DESIGN, PROJECT SHALL, BEYOND A 14 DAY DELIVERY WORK PERIOD BE RE-ASSEMBLED, QUALITY MANAGEMENT DESIGN, (BIDDING) AND ALL DELIVERY WORK SHALL BE IN ACCORDANCE WITH BIDDING REQUIREMENTS.

CONTRACTOR REQUIREMENT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION COMPLIANCE WITH THE APPROVED PLAN, SPECIFICATIONS AND ALL THE CITY REQUIREMENTS. THE CITY WILL PROVIDE THE PLAN AND SPECIFICATIONS AND ALL APPLICABLE (THIS IS A CITY OF SACRAMENTO REQUIREMENT).

- **EXPANSION OF GARAGE** - ADD 1,000 SF OF GARAGE AREA INCLUDING 4 TANDIUM PARKING SPACES WITHIN 2 CAR STACKERS, ADD A HALF BATH.
- **WORKSHOP** - ADD 2,250 SF WORK/STORAGE AREA SEPARATED FROM GARAGE BY A 3'-0" IMPERVIOUS SURFACE WALKWAY.

PROPERTY:	SPELLMAN RESIDENCE
ADDRESS:	126 SAN CARLOS AVENUE, SUNSAULT, CA
ASSESSOR'S PARCEL #	065-162-32
EXISTING PERMIT #	NA
BLANDNO J#	REQD. PRIOR TO START OF DEMOLITION
BUILDING INFORMATION	
CONSTRUCTION TYPE:	V-B (WOOD FRAME)
OCCUPANCY CLASS:	U GARAGE
NUMBER OF STORIES	1
SPRINKLER SYSTEM	REQUIRED & PROPOSED
WALL ZONE	YES

A01	PROJECT INFORMATION / PHASE 2 / GROUND
A02	SCREENING REQUIREMENTS
A03	GROUND REQUIREMENTS
A04	SITE PLAN DESIGN
A05	SITE PLAN DESIGN
A10	SITE PLAN / CONSTRUCTION STAGING + PARKING
A12	SITE PLAN / CONSTRUCTION STAGING + PARKING
A13	SITE PLAN / CONSTRUCTION STAGING + PARKING
A14	SITE PLAN / CONSTRUCTION STAGING + PARKING
A15	GRADE / DRAINAGE CONDITIONS
A16	GRADE / DRAINAGE CONDITIONS
A18	GRADE / PROPOSED PAVING
A19	GRADE / PROPOSED PAVING
A20	GRADE / VERTICAL BOARD
A21	GRADE PLANNING / PROPOSED
A22	GRADE PLANNING / PROPOSED
A23	GRADE PLANNING / PROPOSED
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A00	GRADE PLANNING / PROPOSED

COMMUNITY DEV. REVIEW	
PROJECT: 5/27/2005 4:55:55 PM	
PERSON HISTORY	
#	DATE ESCAPE/THROW
1	1/30/94 FIVE 7/10/94 BRILL PLANNING PRESENTATION
2	2/28/95 PLANNING PRESENTATIONS
3	04/06/95 PLANNING PRESENTATIONS
4	05/16/95 PLANNING PRESENTATIONS
5	02/27/95 REVISIONS

A0.1

CITY OF SAUSALITO DEPARTMENT OF PUBLIC WORKS (DPW) DRAINAGE REQUIREMENTS

DRAINAGE ITEMS

- 1) ENSURE DECKING HAS DRAINAGE GAPS TO PREVENT WATER FROM PONDING AND/OR SURFACE IS SLOPED AWAY FROM STRUCTURE AND HAS PROPER DISCHARGE AREA TO PREVENT POOLING.
- 2) APPLICANT SHALL SHOW THE LOCATION OF THE SANITARY SEWER LINE ON THE PLAN. NOTE THAT DISCHARGE FROM THE PROPOSED HOT TUB CANNOT BE DISCHARGED INTO THE SANITARY SEWER SYSTEM, SHOW LINE CONNECTING INTO SEWER ON PLANS.
- 3) HOT TUBS MUST BE BACKFILLED AND DRAINED TO THE SANITARY SEWER SYSTEM IN MOST CASES, AND DUE TO SAUSALITO TOPOGRAPHY, PRE-TREATMENT IS REQUIRED PRIOR TO DISCHARGING BACK TO THE CITY'S SANITARY SEWER COLLECTION SYSTEM. PRE-TREATMENT CAN BE PERFORMED PROVIDED THE DISCHARGED WATER IS DECHLORINATED / OBERMANATED, AND THE PH IS BETWEEN 6.5 AND 8.5.
- PRE-TREATMENT SYSTEMS ARE TYPICALLY KNOWN AS "TRAPS" TRAPS ARE REQUIRED WHENEVER A DIATOMACEOUS EARTH (DE) OR SAND IS USED TO FILTER THE POOL, SPA, HOT TUB OR FOUNTAIN WATER IN SAUSALITO.
- IF YOU INTEND TO USE CARTRIDGE FILTERS, TRAPS ARE NOT NEEDED, WITH SAND OR DE FILTERS, AN INLINE TRAP IS REQUIRED WHEN BACKWASHING. TRAPS MUST BE INSTALLED ON THE SPAPHOT TUB BACKWASH LINE PRIOR TO ITS CONNECTION TO THE SEWER LATERAL.
- THE SPAPHOT TUB OVERFLOW DRAIN MUST DRAIN TO THE SANITARY SEWER SERVING THE PROPERTY, AN ACCESSIBLE AND MAINTAINABLE CHECK VALVE MUST BE INSTALLED NEAR THE SPAPHOT TUB TO PROTECT AGAINST CROSS CONTAMINATION WITH SEWAGE.
- THE SPAPHOT TUB MUST HAVE A COVER TO PROTECT FROM RAINWATER ENTERING INTO THE SPAPHOT TUB AND DRAINING TO THE SANITARY SEWER LINE. TYPICALLY, SPAPHOT TUB COVERS USE ONE OR TWO COVER PUMPS TO DISCHARGE RAINWATER TO STORM DRAINAGE SYSTEMS. IT IS ILLEGAL TO DRAIN RAINWATER TO THE SANITARY SEWER.
- 4) GRADING PERMITS SHALL BE OBTAINED FROM DPW FOR EARTHWORK OF 50 CUBIC YARDS OR MORE. IT IS UNCLEAR HOW THE POOL WILL BE FILLED, PLEASE PROVIDE CUT/FILL TABLE. IF NEEDED PLEASE APPLY FOR A GRADING PERMIT BY REACHING OUT TO MEGAN LOCKETT AT MLOCKETT@SAUSALITO.GOV.

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. ANY APPROVAL GRANTED BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS DOES NOT CONSTITUTE A BUILDING PERMIT OR AUTHORIZATION FOR CONSTRUCTION. APPROPRIATE CONSTRUCTION PERMITS ISSUED BY THE BUILDING DIVISION MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 2. 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 11.17.000.B.
 3. 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

HOLIDAYS OFFICIALLY RECOGNIZED BY THE CITY OF SAUSALITO NOT INCLUDING SUNDAYS - PROHIBITED

4. 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. IF UNDERGROUNDING IS REQUIRED, THE APPLICANT SHALL WORK WITH AFFECTED UTILITY COMPANIES TO PROVIDE PLANS TO THE CITY FOR UNDERGROUNDING OF THE UTILITY SERVICES. PROJECT PLANS SHALL BE DESIGNED TO AVOID ADDITIONAL OVERHEAD LINES, POLES AND/OR TRANSFORMERS (I.E. POTENTIAL VIEW IMPACTS).

THEOREN TO COMPLY WITH SAUSALITO MUNICIPAL CODE SECTION 18.08 UNDERGROUND ELECTRICAL WIRING AND FACILITIES. IF ADDITIONAL OVERHEAD LINES, POLES AND/OR TRANSFORMERS ARE REQUIRED, VISUAL SIMULATION(S) OF THE EQUIPMENT FROM VARIOUS VIEWPOINTS SHALL BE PROVIDED AND MAY BE SUBJECT TO MODIFICATIONS TO THE DESIGN REVIEW PERMIT.

PG&E'S UNDERGROUND PROJECT CONTACT INFORMATION:

PHONE: 1-877-743-7782

INTERNET: PG&E.COM/CONSTRUCTION

5. 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. DETEIORATED SEWER LATERALS SHALL BE REPAIRED PRIOR TO APPROVAL OF THE BUILDING PERMIT.

6. 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. SOUTHERN MARIN FIRE PROTECTION DISTRICT - (415-388-8182), AND

C. BAY CONSERVATION AND DEVELOPMENT COMMISSION - (415-352-3600).

7. PURSUANT TO CITY OF SAUSALITO RESOLUTION 5116, ROADWAY AND SIDEWALK IMPROVEMENTS SHALL COMPLY WITH THE UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN AND AS MAY BE MODIFIED BY THE CITY ENGINEER. THE STANDARDS CAN BE FOUND HERE: AVAILABLE

ONLINE AT: [HTTPS://PUBLICWORKS.MARINCOUNTY.ORG/DOCUMENTS/2018_MARIN_COUNTY_UNIFORM_CONSTRUCTION_STANDARDS/](https://publicworks.marincounty.org/documents/2018_MARIN_COUNTY_UNIFORM_CONSTRUCTION_STANDARDS/)

8. EMERGENCY VEHICLE ACCESS AND ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THIS PROJECT.

9. PRIOR TO FINAL APPROVAL, 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

11

PROJECT	DATE
DESIGN	DATE
CONSTRUCTION	DATE
OWNER	DATE
DESIGNER	DATE
CONTRACTOR	DATE



SPELLAMAN GARAGE + WORKSHOP

115 SAN CARLOS, Sausalito, CA 94965

415-452-1100

115 SAN CARLOS, Sausalito, CA 94965

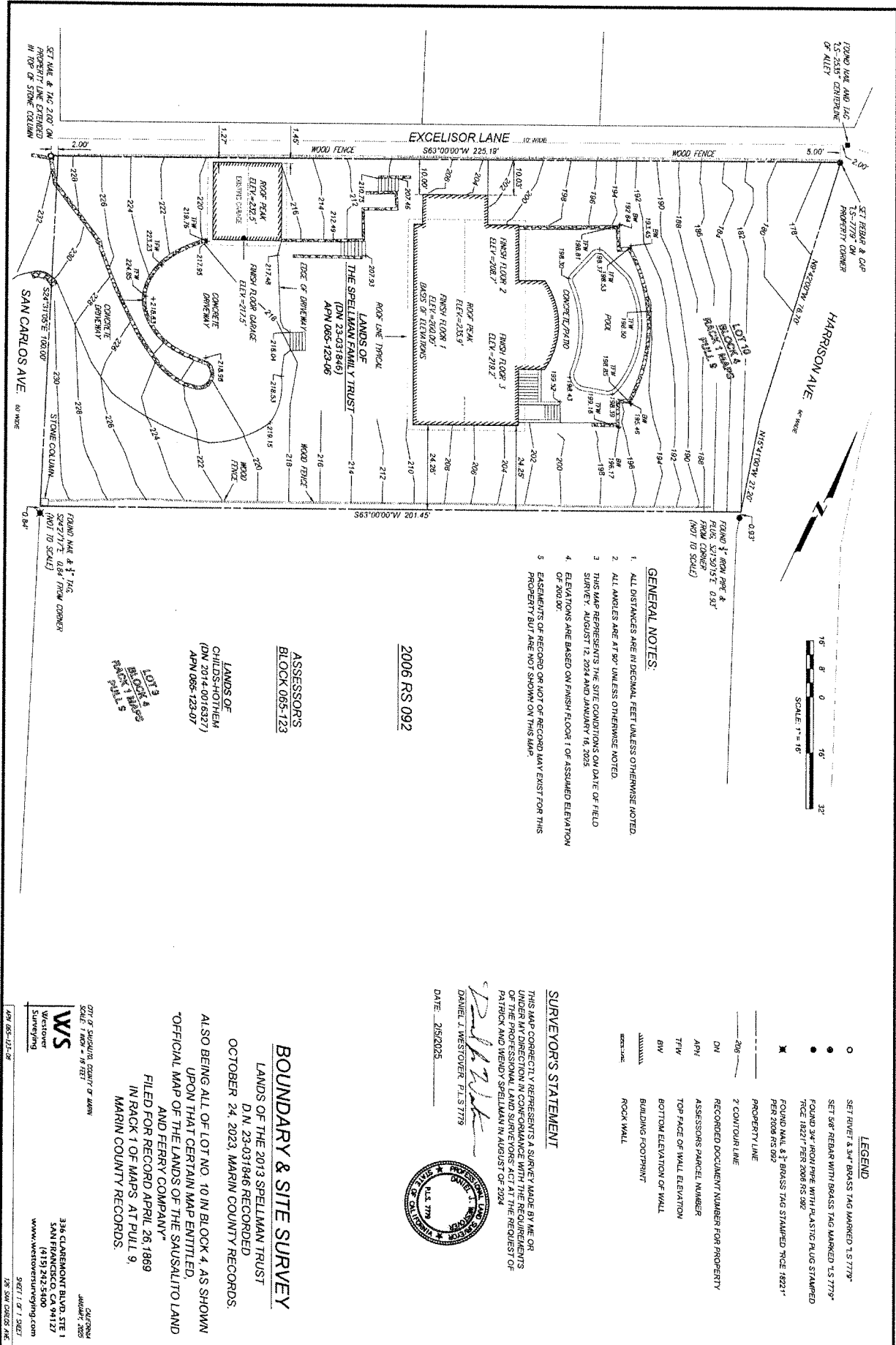
COMMUNITY DEV. REVIEW

DATE: 2/27/2024 1:55 PM

REVISIONS

1	REVISION
2	REVISION
3	REVISION
4	REVISION

DRAINAGE REQUIREMENTS



FOUND 3" IRON PIPE & PLUG S2720151E 0.31' FROM CORNER (NOT TO SCALE)

GENERAL NOTES:

- 1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
- 2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
- 3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, AUGUST 12, 2024 AND JANUARY 18, 2025.
- 4. ELEVATIONS ARE BASED ON FINISH FLOOR 1 OF ASSUED ELEVATION OF 200.00.
- 5. EASEMENTS OF RECORD OR NOT OF RECORD MAY EXIST FOR THIS PROPERTY BUT ARE NOT SHOWN ON THIS MAP.

2006 RS 092

ASSESSOR'S
BLOCK 065-123

LANDS OF
CHILDREN-HOTHEM
(DN 2014-001637)
APN 065-123-07

LOT 3
BLOCK 4
PULL 5

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AT THE REQUEST OF PATRICK AND MEREDITH SPELLMAN IN AUGUST OF 2024.

DANIEL J. WESTOVER, P.L.S. 7778

DATE: 2/19/2025



BOUNDARY & SITE SURVEY

LANDS OF THE 2013 SPELLMAN TRUST
D.N. 23-031846 RECORDED

OCTOBER 24, 2023, MARIN COUNTY RECORDS.

ALSO BEING ALL OF LOT NO. 10 IN BLOCK 4, AS SHOWN UPON THAT CERTAIN MAP ENTITLED,
"OFFICIAL MAP OF THE LANDS OF THE SAUSALITO LAND AND FERRY COMPANY"

FILED FOR RECORD APRIL 26, 1969
IN PACE 1 OF MAPS AT PULL 9,
MARIN COUNTY RECORDS.

OFFICE OF DANIEL J. WESTOVER, P.L.S. 7778
W.S. Surveying
336 CLAREMONT BLVD., STE 1
SAN FRANCISCO, CA 94127
(415) 215-3400
www.westsurveying.com

SCALE: 1"=16' (NOT TO SCALE)
SHEET 1 OF 1, 50627

W

PREPARED BY: W.S. Surveying
PROJECT: 2024-001
DATE: 2/19/2025
DRAWN BY: D.J.W.
CHECKED BY: D.J.W.
SCALE: 1"=16'



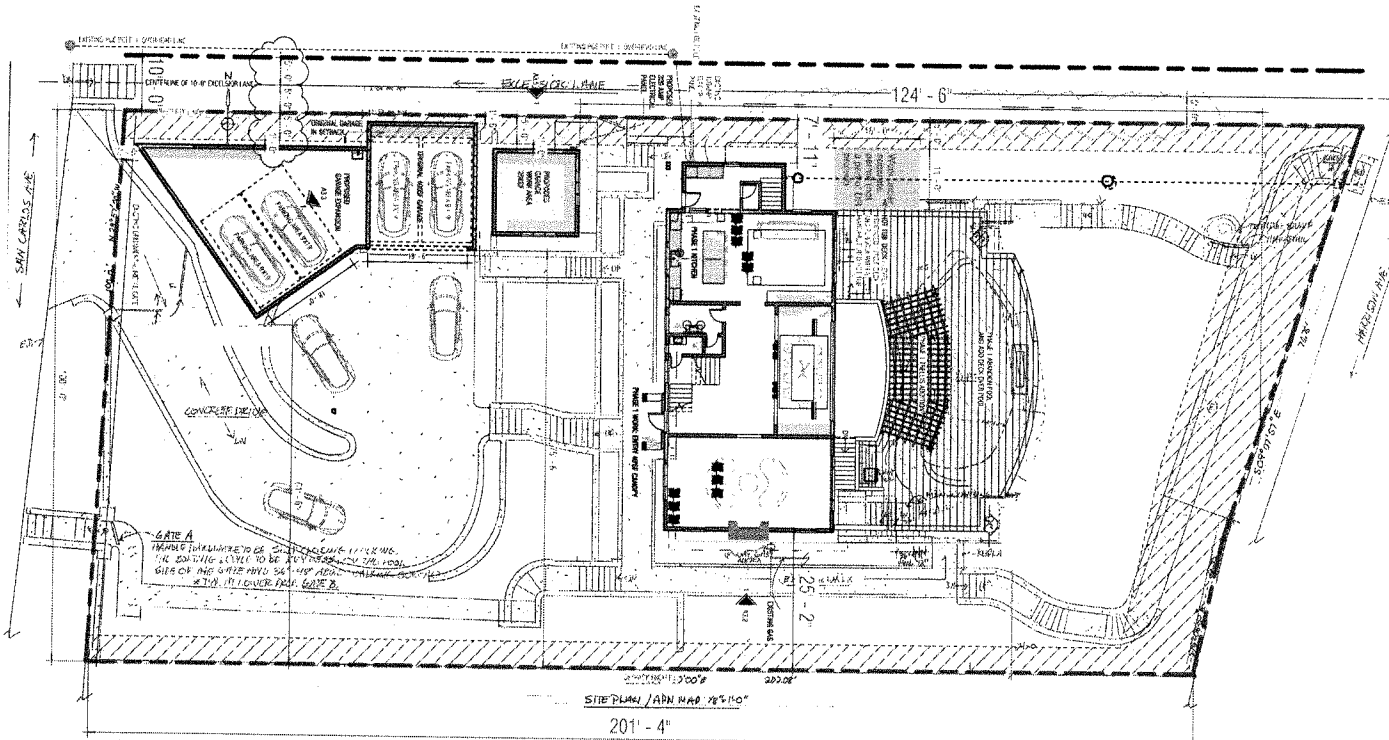
SPELLMAN GARAGE + WORKSHOP
176 SHERBOURNE, SAUSALITO, CA 94065
APN 065-123-06

COMMUNITY DEV. REVIEW

REVIEWED BY: [Signature]
DATE: 2/19/2025
REMARKS: [Text]

SITE SURVEY

A1.0



SITE PLAN / PROPOSED



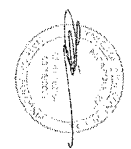
A1.2

SITE PLAN / PROPOSED

NO.	REVISION	DATE
1	ISSUED FOR PERMIT REVIEW	05/13/2015
2	ISSUED FOR PERMIT REVIEW	05/13/2015
3	ISSUED FOR PERMIT REVIEW	05/13/2015
4	ISSUED FOR PERMIT REVIEW	05/13/2015
5	ISSUED FOR PERMIT REVIEW	05/13/2015

SPELLAMAN GARAGE + WORKSHOP

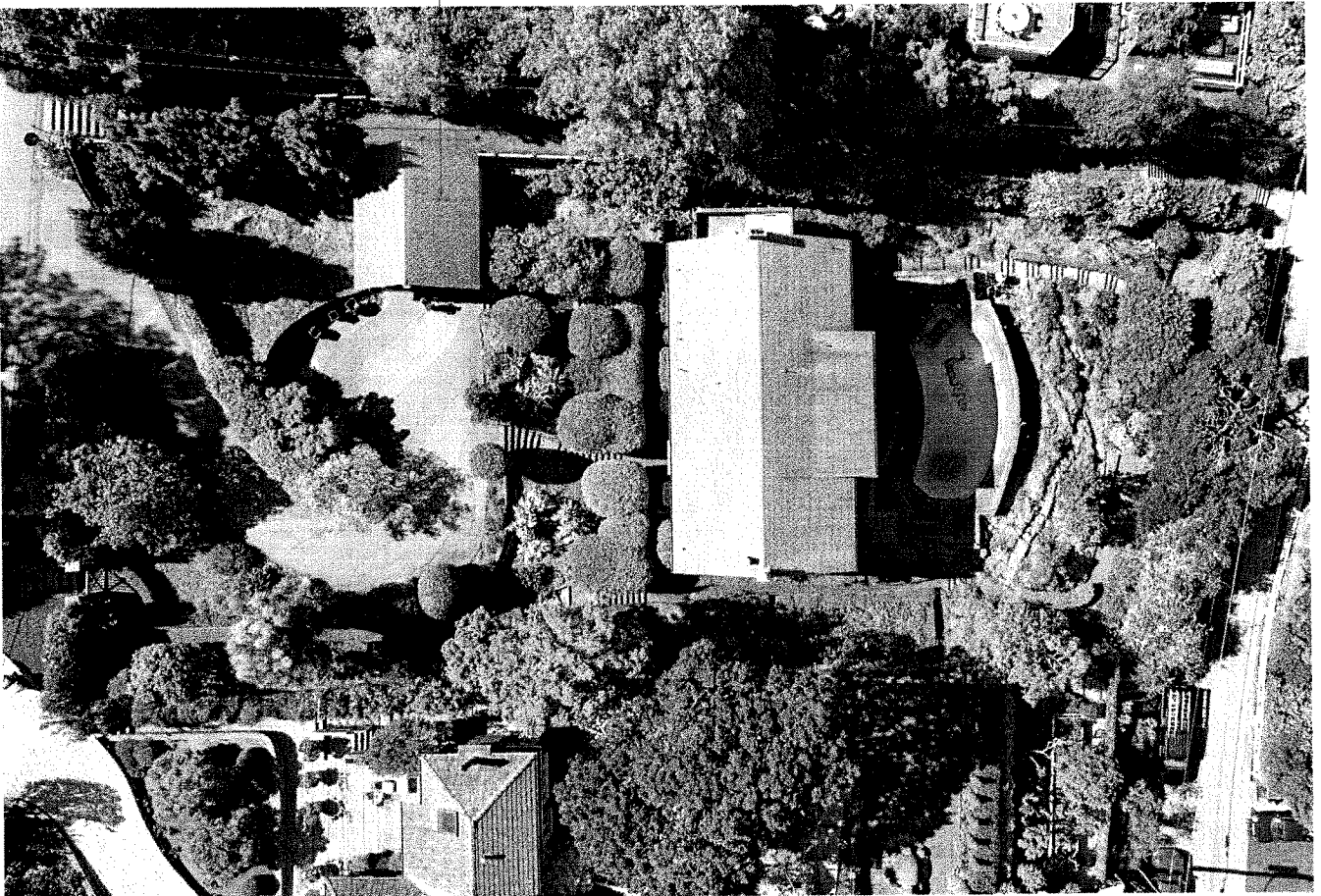
100 SAN CARLOS DRIVE, SUITE 100, SAN CARLOS, CA 95060
 916-251-1234
 916-251-1234



PROJECT INFORMATION
 PROJECT: SPELLAMAN GARAGE + WORKSHOP
 ADDRESS: 100 SAN CARLOS DRIVE, SUITE 100, SAN CARLOS, CA 95060
 OWNER: SPELLAMAN GARAGE + WORKSHOP
 ARCHITECT: SPELLAMAN GARAGE + WORKSHOP
 DATE: 05/13/2015
 SCALE: 1/8" = 1'-0"

1/1

EXISTING GARAGE



SITE AERIAL / EXISTING



A1.4

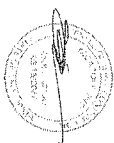
SITE AERIAL / EXISTING
CONDITIONS

- 1. SITE
- 2. EXISTING
- 3. PLANNED IMPROVEMENTS
- 4. EXISTING
- 5. PLANNED IMPROVEMENTS

COMMUNITY DEV. REVIEW

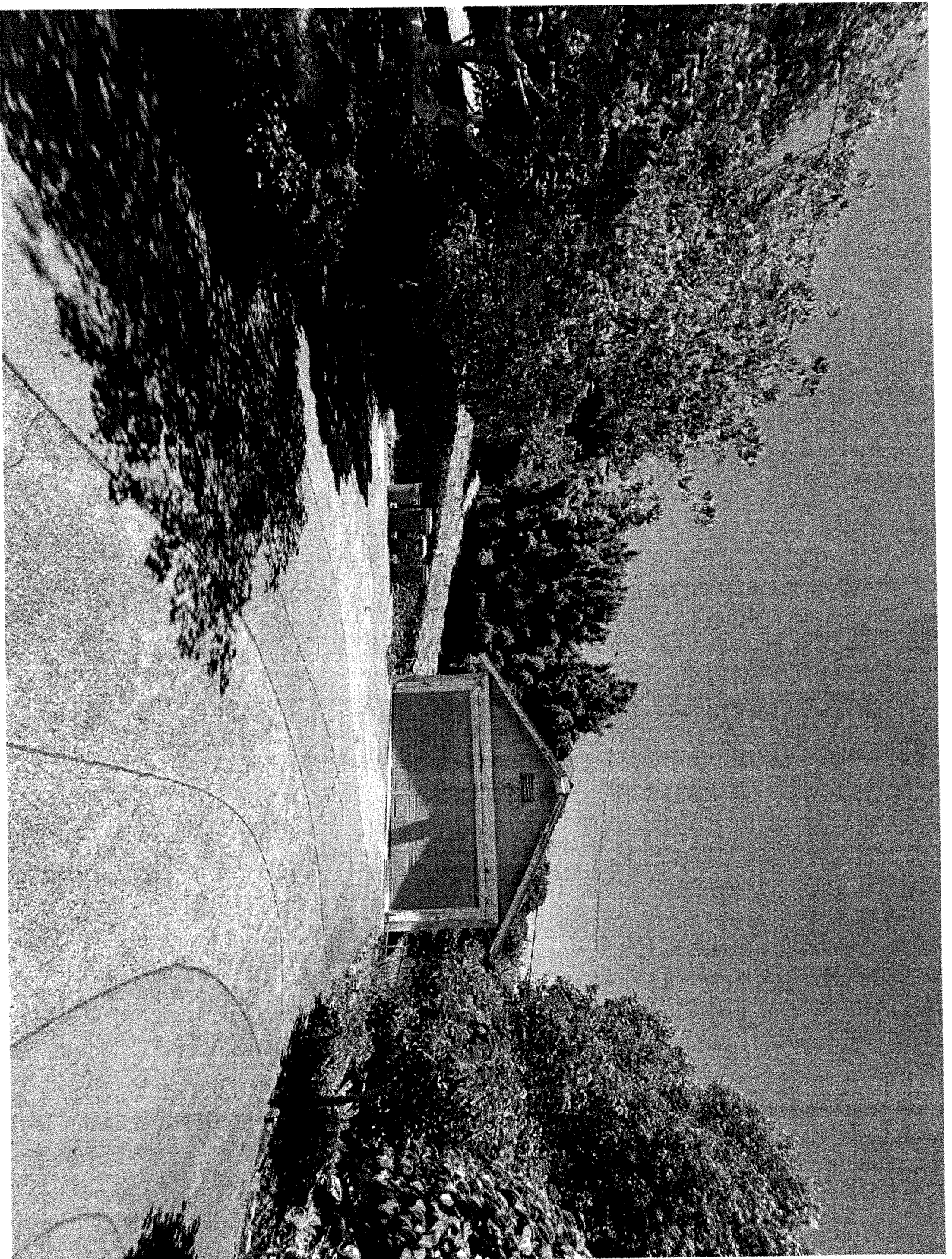
SPELLAMAN GARAGE + WORKSHOP

136 SAN CARLOS, SAN RAFAEL, CA 94901
APN 061-000-000-01



PROJECT LOCATION
136 SAN CARLOS, SAN RAFAEL, CA 94901
PROJECT NO. 12345
DATE: 12/15/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]





PR&E PARTNERS
ATTENTION:
ADMINISTRATIVE
3375 W. 10TH AVE.
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.PREPARTNERS.COM



SPELLAMAN GARAGE + WORKSHOP

128 SAN CARLOS, SAUSALITO, CA 94065
AFTER OR BLOCKED OT: 065-123-06

COMMUNITY DEV. REVIEW

1968110 64775425 5 56 16 PM

REVENUE HAS TOWN

DATE	TIME	LOCATION	REMARKS
10/03/06	10:00	10000	10000

2	020625	8
3	090825	8

1000

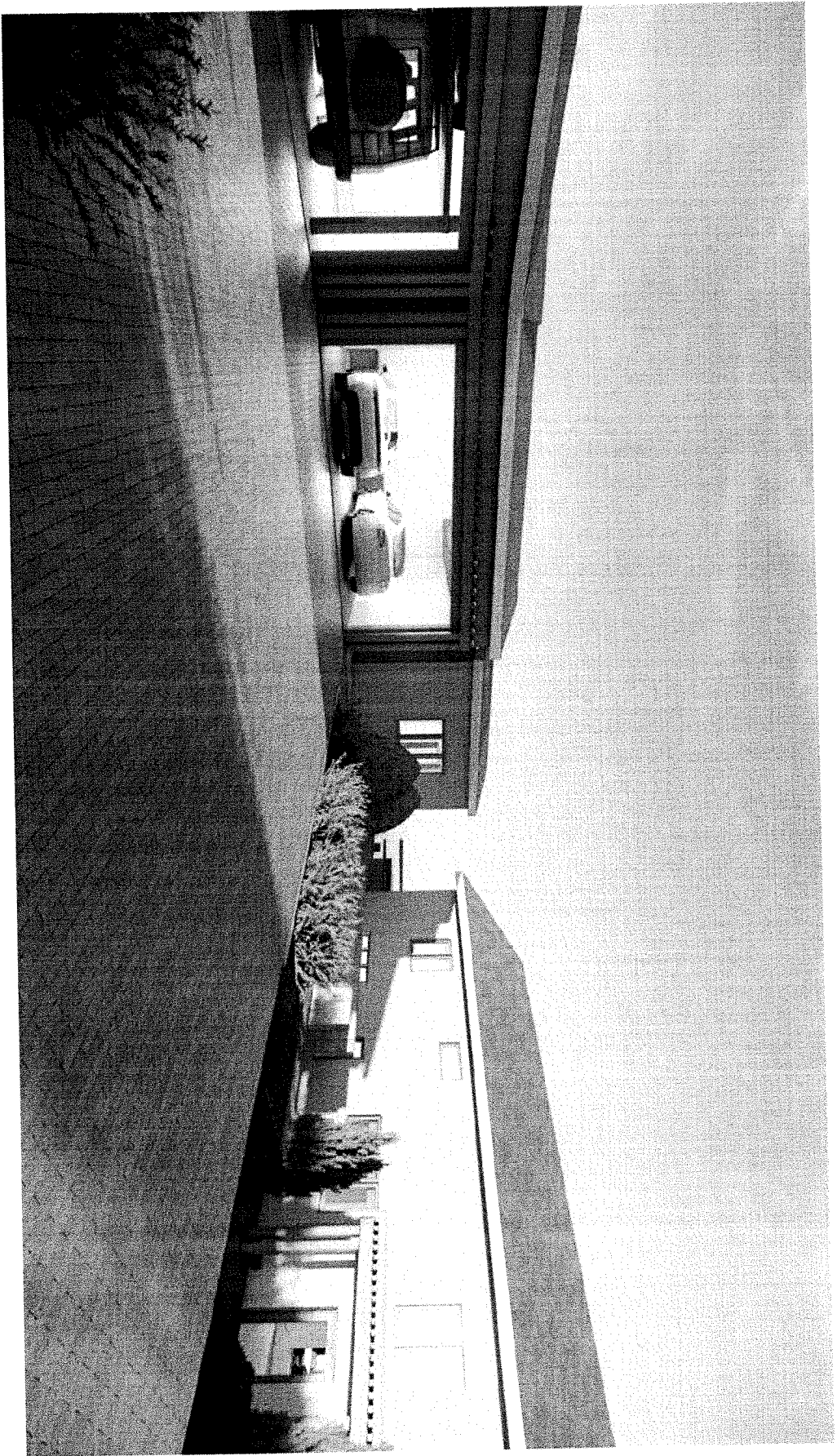
GARAGE

CONDITION

100

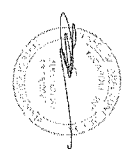
T

A1.5



McKenzie Group
Architects

McKenzie Group
Architects
10000
San Jose, CA 95131
408.253.1234
www.mckenziegroup.com



SPELLAMAN GARAGE + WORKSHOP

10000
San Jose, CA 95131
408.253.1234
www.mckenziegroup.com

GARAGE / PROPOSED
RENDERING

A1.6



1/11/2011
11:11 AM

PROJECT: SPELLAMAN GARAGE + WORKSHOP
 ADDRESS: 120 SAN CARLOS, SAN CARLOS, CA 94066
 PHONE: (415) 711-1111
 EMAIL: info@spellaman.com
 WEBSITE: www.spellaman.com
 CLIENT: SPELLAMAN GARAGE + WORKSHOP
 ARCHITECT: SPELLAMAN GARAGE + WORKSHOP



SPELLAMAN GARAGE + WORKSHOP

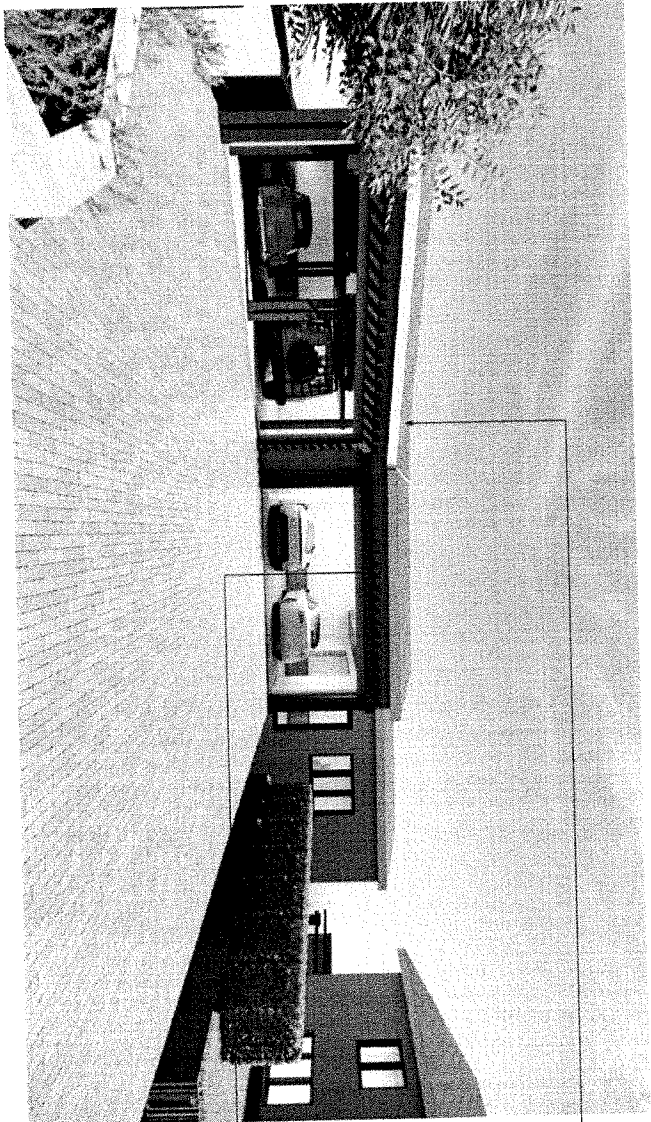
120 SAN CARLOS, SAN CARLOS, CA 94066
 APPROVED BY: 06-10-06

COMMUNITY DEV. REVIEW

PROJECT: SPELLAMAN GARAGE + WORKSHOP
 DATE: 06-10-06
 DESIGNER: SPELLAMAN GARAGE + WORKSHOP
 REVIEWER: SPELLAMAN GARAGE + WORKSHOP
 COMMENTS: SPELLAMAN GARAGE + WORKSHOP
 06-10-06

GARAGE / PROPOSED RENDERING

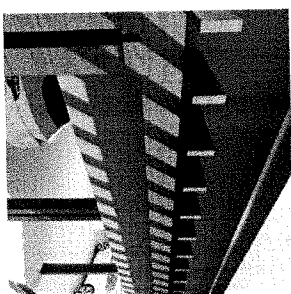
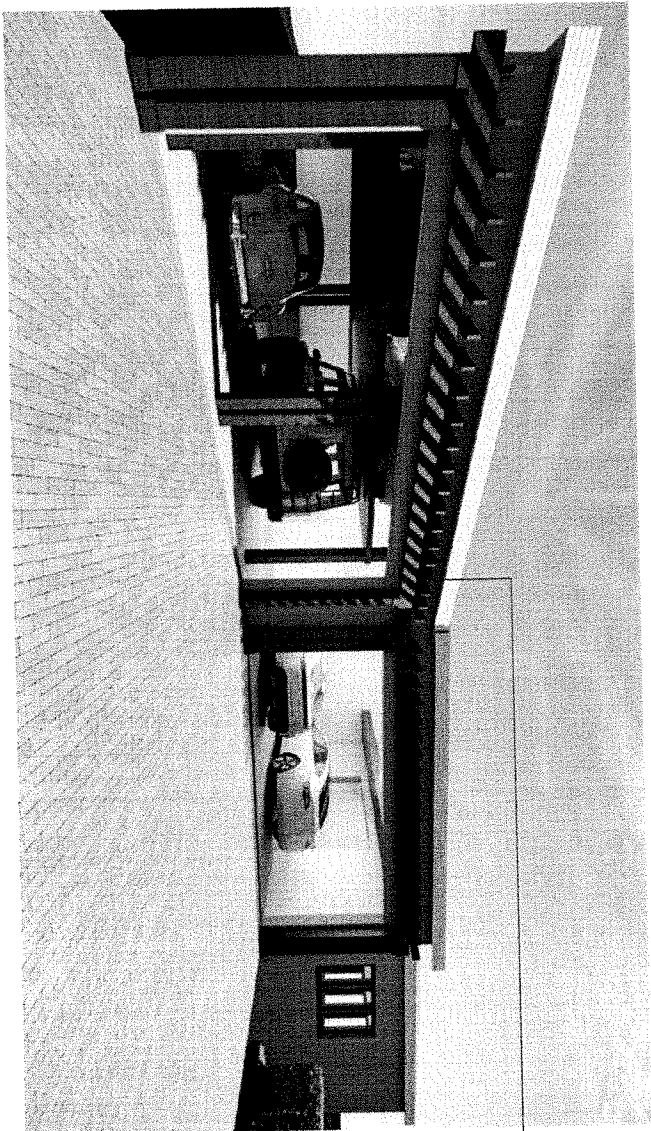
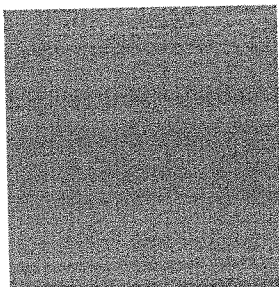
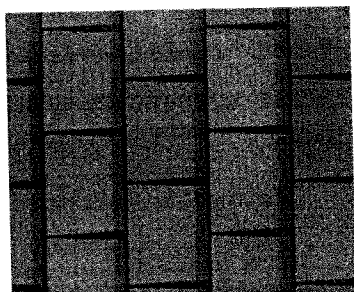
A1.7



SHINGLE TILE ROOF
GREY TO MATCH RESIDENCE

- STUCCO
COLOR: SIERRA HILLS
OR MID TONE GRAY

TRIM
COLOR: KINGSFORD GRAY



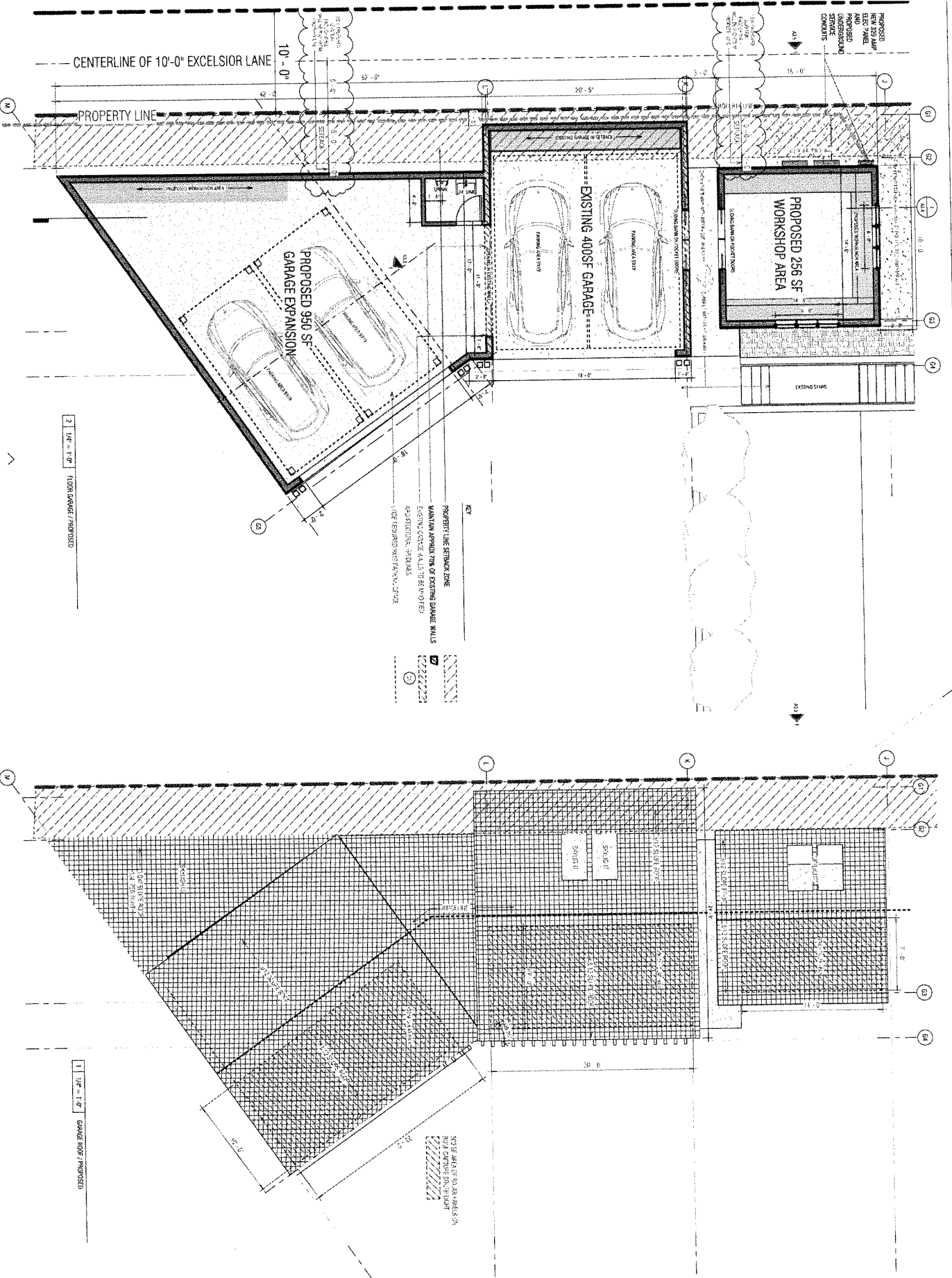
SPELLAMAN GARAGE + WORKSHOP

126 SAN CARLOS, SALSALITO, CA 94965
APR OR BLOODLOT 095-123-06

COMMUNITY DEV. REVIEW

REVISION HISTORY	
#	DATE DESCRIPTION
1	12/01/84 PHASE 1 / CHANGE INITIAL PLANNING REPORT
2	02/06/85 PLANNING PROPOSALS
3	04/06/85 PLANNING REVISIONS
4	07/16/85 PLANNING CLASSIFICATIONS

GARAGE / MATERIAL BOARD



1/4" = 1' - 0"

PROJECT: SPELLAMAN GARAGE + WORKSHOP
 ADDRESS: 1375 SAN CARLOS, SAN CARLOS, CA 94068
 PHONE: (415) 712-1155
 EMAIL: info@spellaman.com
 WEBSITE: www.spellaman.com
 DATE: 10/20/2016
 DRAWN BY: J. SPELLAMAN
 CHECKED BY: J. SPELLAMAN
 SCALE: AS SHOWN



SPELLAMAN GARAGE + WORKSHOP

1375 SAN CARLOS, SAN CARLOS, CA 94068
 APN: 010-000-000-000

COMMUNITY DEV. REVIEW

- 1. PROJECT DESCRIPTION
- 2. PROJECT LOCATION
- 3. PROJECT PHASES
- 4. PROJECT SCOPE
- 5. PROJECT BUDGET
- 6. PROJECT SCHEDULE
- 7. PROJECT RISKS
- 8. PROJECT CONCLUSIONS
- 9. PROJECT RECOMMENDATIONS
- 10. PROJECT APPENDICES

GARAGE PLAN / PROPOSED

A3.1

1/16" = 1'-0"

PROJECT: SPELLAMAN GARAGE + WORKSHOP
OWNER: SPELLAMAN GARAGE + WORKSHOP
ARCHITECT: SPELLAMAN GARAGE + WORKSHOP
DATE: 10/15/2015
SCALE: 1/16" = 1'-0"



SPELLAMAN GARAGE + WORKSHOP

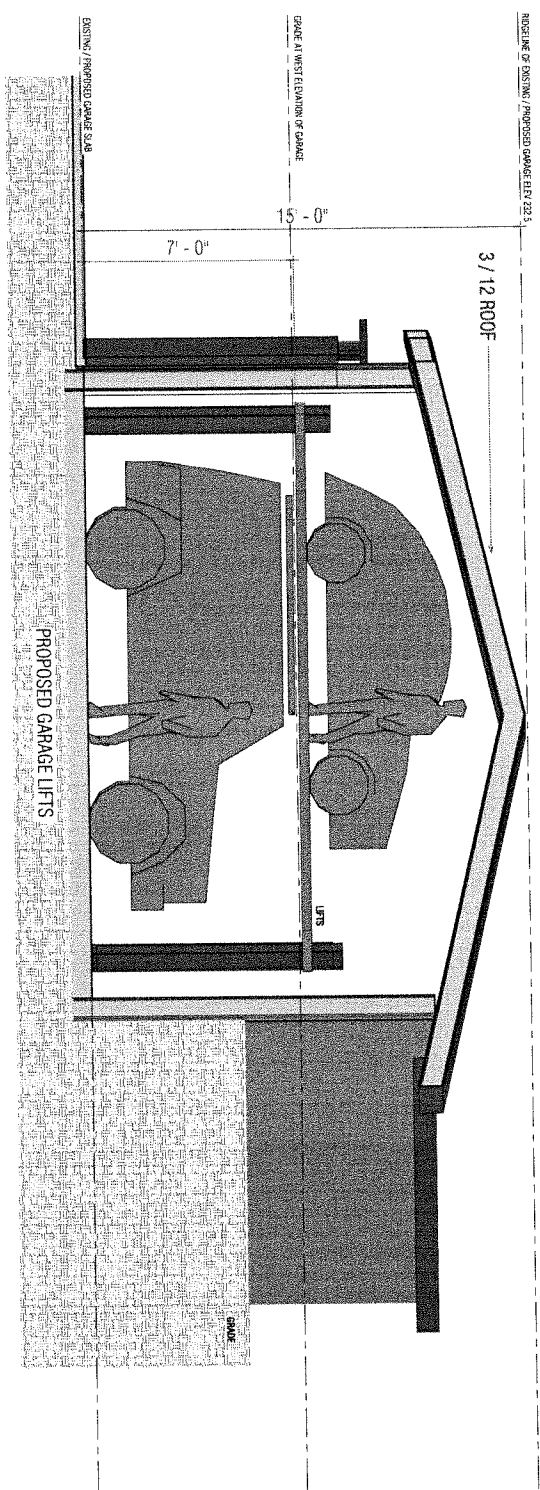
170 SAN CARLOS, SALVATO, CA 94585
ARCHITECT: SPELLAMAN GARAGE + WORKSHOP

COMMUNITY DEV. REVIEW

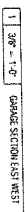
- 1. PROJECT DESCRIPTION
- 2. PROJECT LOCATION
- 3. PROJECT SCOPE
- 4. PROJECT IMPACTS
- 5. PROJECT BENEFITS

GARAGE / SECTION AT LIFTS

A3.3



1 1/16" = 1'-0" GARAGE SECTION AT LIFTS



GARAGE / SECTION EAST
WEST

126 SAN CARLOS, SALINAS, CA 94585
APN OR BLOCK/LOT: 065-123-06

SPENTID: 562770025 4 56 21 PM

#	DATE	DESCRIPTION
1	1/10/24	PHASE 2 / GAZETTE INITIAL PLANNING PERMIT
2	02/06/25	PLANNING RELATIONS
3	06/08/25	PLANNING RELATIONS
4	05/16/25	PLANNING RELATIONS
5	05/27/25	PERMISSIONS

PREPARED BY:

DESIGNER:	McKENZIE DESIGN
DATE:	MARCH 19, 11 30 AM 1986
ADDRESS:	P.O. BOX 804
	SAN FRANCISCO, CA 94108
PHONE:	415 773 3510
PERSON:	SCOTT/INHOUSE DESIGN
OFFICE:	WORK MONTH DESIGN
CLIENT:	PREPARED
PROJECT NO.:	W2003-059

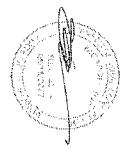
PREPARED BY SCOTT/INHOUSE





PROJECT
NAME
ADDRESS
PHONE
EMAIL
CITY
STATE
ZIP

MANUFACTURED
BY
ADDRESS
PHONE
EMAIL
CITY
STATE
ZIP



SPELLAMAN GARAGE + WORKSHOP

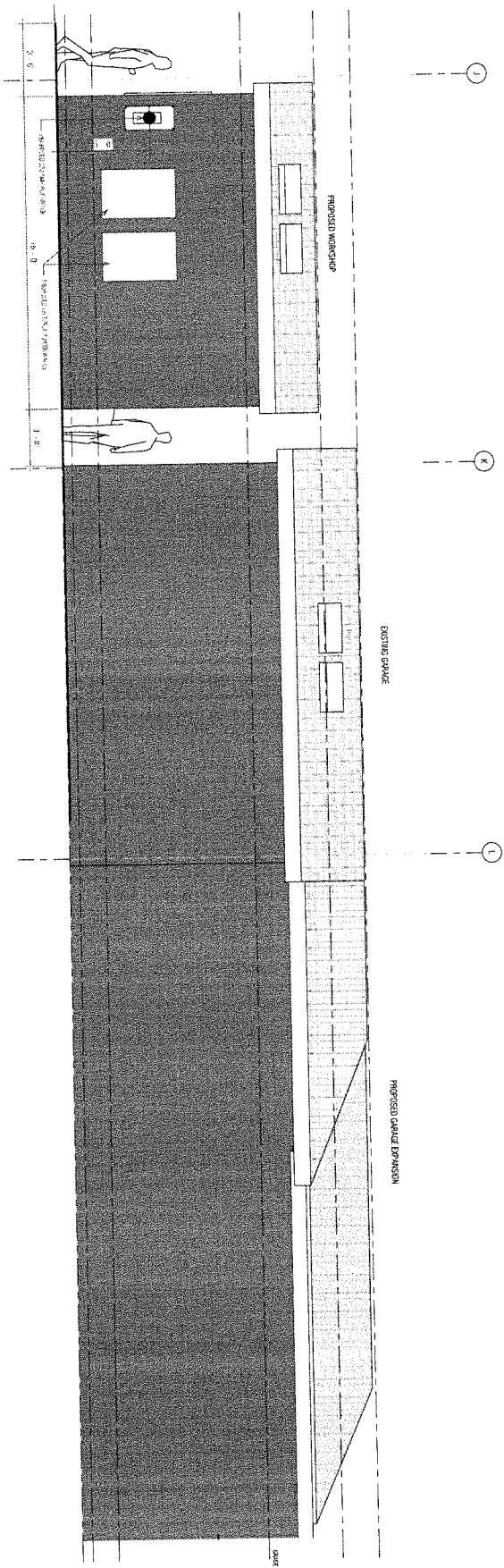
120 SAN CARLOS STREET, LOS ANGELES, CA 90010
4010 10TH STREET, LOS ANGELES, CA 90010

COMMUNITY DEV. REVIEW
PROJECT ADDRESS: 120-130 PM

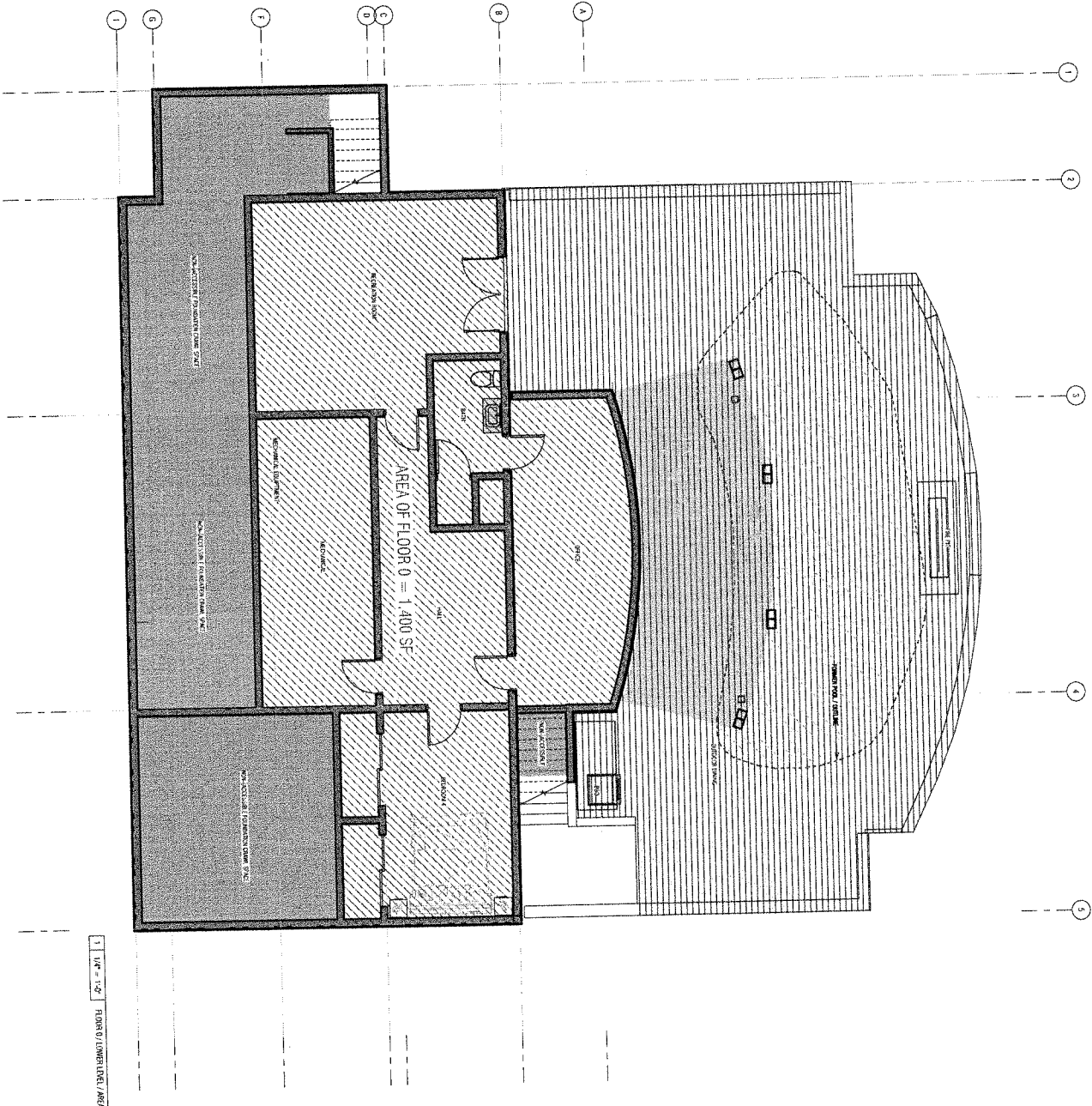
REVISIONS
1. 100% DESIGN
2. 100% DESIGN
3. 100% DESIGN
4. 100% DESIGN
5. 100% DESIGN

GARAGE / NORTH ELEVATION
WITH PROPOSED PSE METER

A3.5



1 3/8" = 1'-0" NORTH / PSE METERS



1" = 1'-0" FLOOR 0 / LOWER LEVEL / AREA

A4.0

PRIMARY RESIDENCE AREA - FLOOR 0

COMMUNITY DEV. REVIEW	
PROJECT: SPELLMAN GARAGE + WORKSHOP	
REVISION: 1.0	
DATE: 10/10/2018	
BY: [Signature]	
FOR: [Signature]	
REASON: [Signature]	
DATE: 10/10/2018	
BY: [Signature]	
FOR: [Signature]	
REASON: [Signature]	

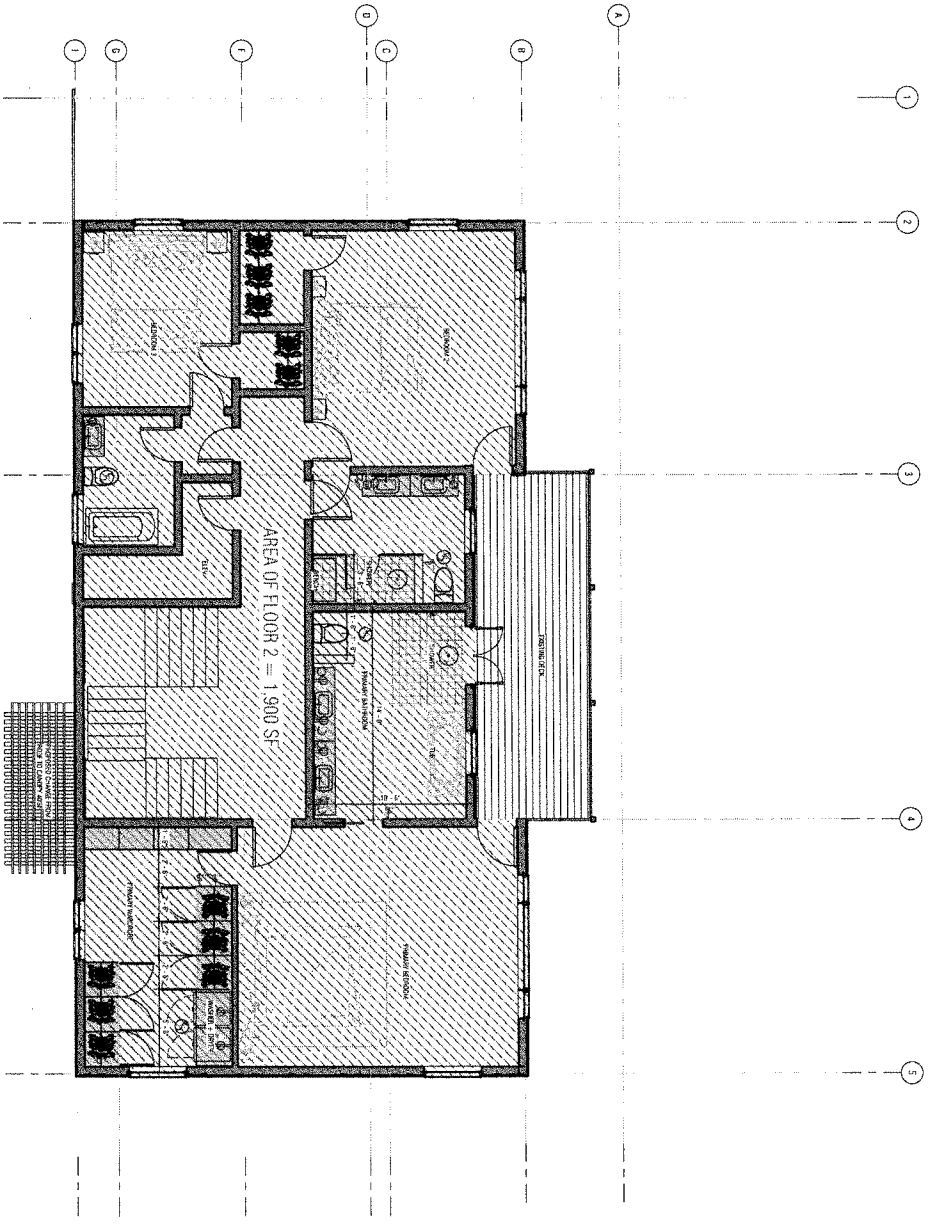
SPELLAMAN GARAGE + WORKSHOP

1000 S. GARDEN ST. SUITE 100
 LOS ANGELES, CA 90006
 TEL: (213) 475-1111
 FAX: (213) 475-1112
 WWW.SPELLAMAN.COM



PROJECT: SPELLMAN GARAGE + WORKSHOP
 ARCHITECT: SPELLMAN
 1000 S. GARDEN ST. SUITE 100
 LOS ANGELES, CA 90006
 TEL: (213) 475-1111
 FAX: (213) 475-1112
 WWW.SPELLAMAN.COM

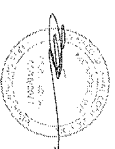




1 1/4" = 1'-0" FLOOR 2 (SPR5.13X1 / A4.2)



PREPARED BY:
 PROJECT: SPELLAMAN GARAGE + WORKSHOP
 DRAWING: FLOOR 2
 DATE: 12/15/2017
 DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SCALE: 1/4" = 1'-0"

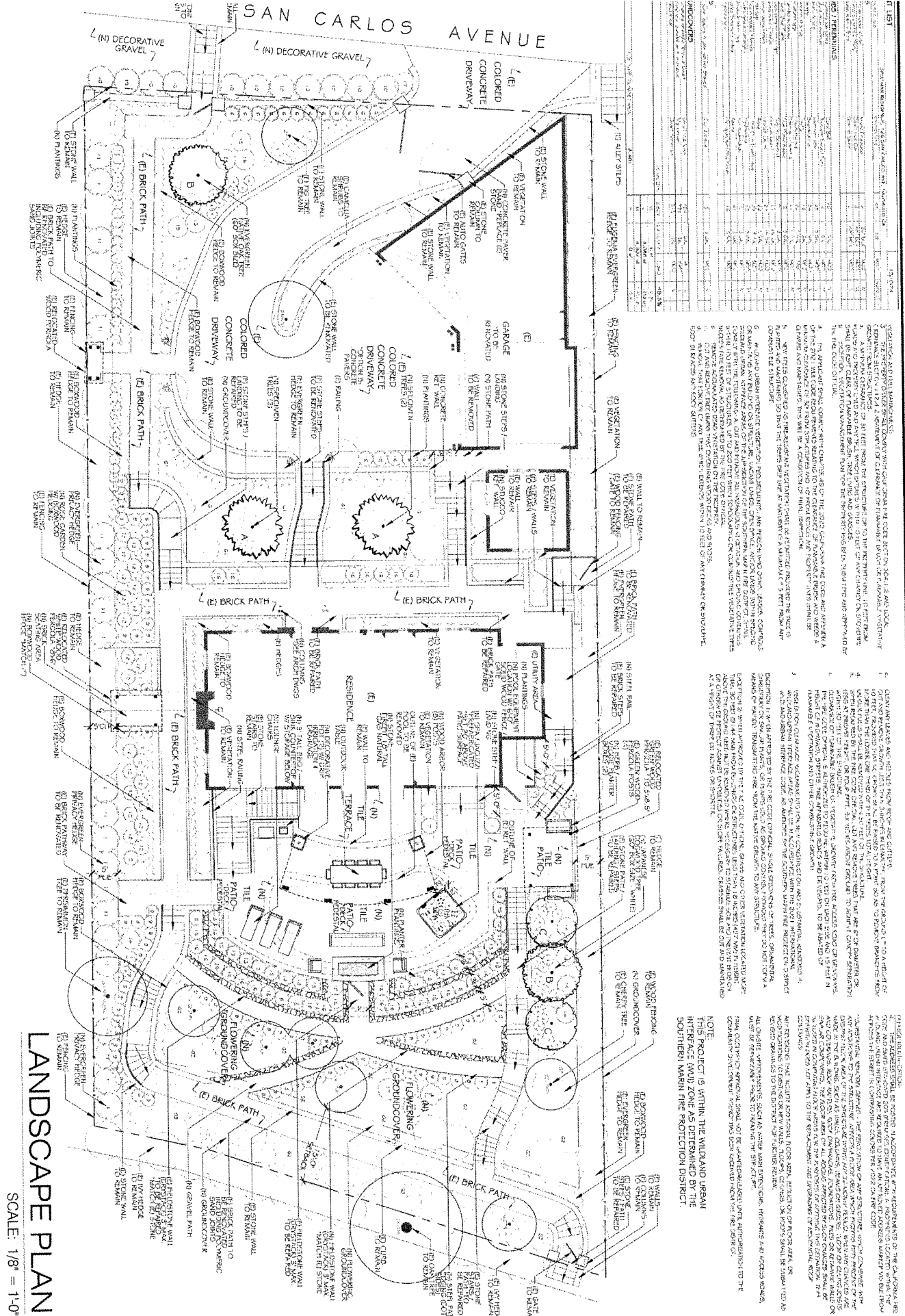


SPELLAMAN GARAGE + WORKSHOP
 12345 67890 12345 67890 12345 67890
 12345 67890 12345 67890 12345 67890

COMMUNITY DEV. REVIEW

DATE	DESCRIPTION
12/15/2017	PRELIMINARY REVIEW
12/15/2017	FINAL REVIEW
12/15/2017	FINAL REVIEW
12/15/2017	FINAL REVIEW

PRIMARY RESIDENCE AREA - FLOOR 2

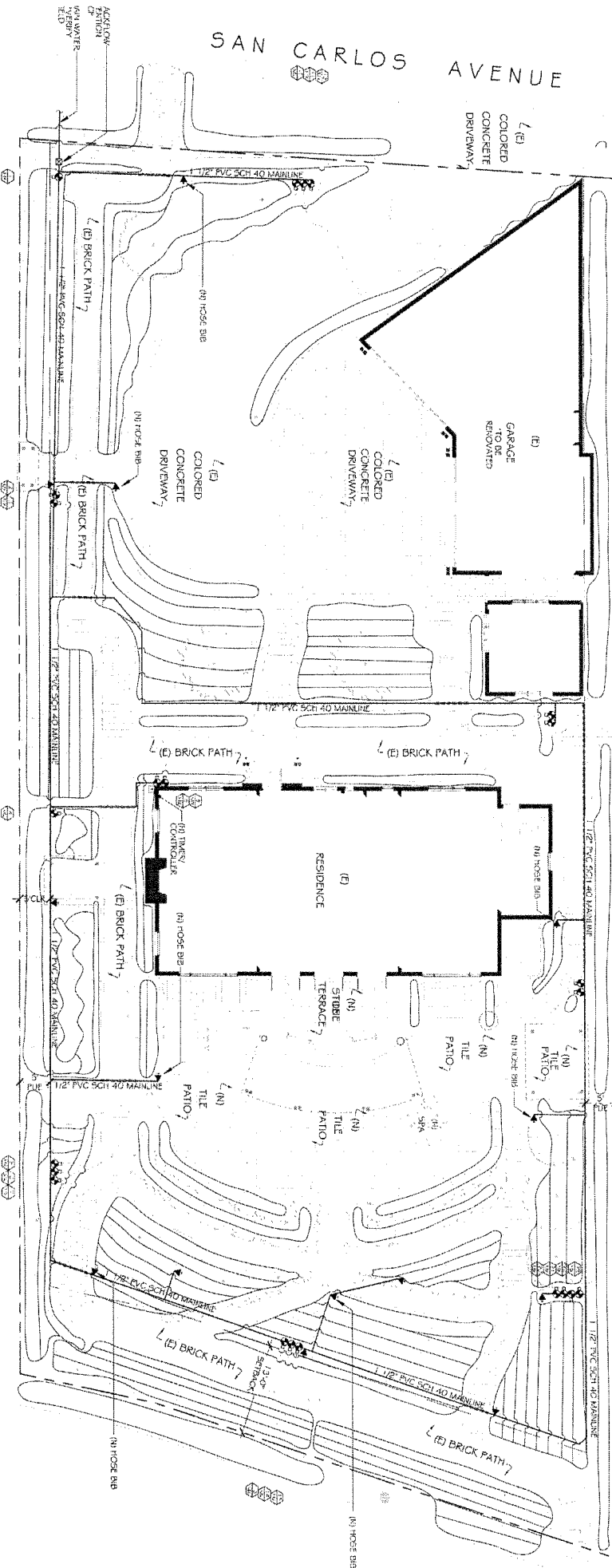


IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PSI	GPM	REMARKS
(1)	IRRIGATION METHOD: GFT, SPRAY, DRP, BUB, BUBBLR, SUB, SUB-SURFACE			
(2)	WATER USE: (L) VERY LOW, (L) LOW, (M) MEDIUM, (H) HIGH, (M) MIXED			
(3)	WEATHERSTATIC SMARTLINE SERIES CONTROLLER	175 max	-	W/ WEATHER STATION
(4)	PRCO 6000 REDUCED PRESSURE ASSEMBLY	60-100	-	W/ SHUT-OFF VALVE
(5)	SHUT-OFF VALVE	60-100	-	PRASS BALL VALVE
(6)	HOSE/BIS	60-100	-	50' TAIL BRASS LINE & FITURE
(7)	IRITROL 100 SERIES CONTROL VALVE	60-100	-	W/ GLOBE VALVE
(8)	FILTER / PRESSURE REGULATOR	30-55	07-2.63	AS NEEDED PER MFG'S SPECS
(9)	HUNTER MP600 BODY W/ MP ROTATOR SERIES	30-55	14-55	(C) CORNER, (I) 1000 etc.
(10)	RAINBOW MP600 BODY W/ MP STRIP SERIES	20-50	02-41	(L) LEFT, (S) SIDE, (R) RIGHT
(11)	RAINBOW MP600 BODY W/ 50 NOZZLE	20-50	13-52	(S) S SERIES, (S) S SERIES
(12)	RAINBOW MP600 BODY W/ 50 NOZZLE	15-30	02-22	AS NEEDED, SEE DETAIL
(13)	PVC SCH 40 MAINLINE	60-100	-	SEE PLAN FOR SIZING
(14)	PVC SCH 40 LATERAL PIPING	30-55	-	SIZING TBD BY CONTRACTOR
(15)	NETFAM TECHLINE CV (SUBSURFACE)	10-30	-	INSTALL PER MFG'S SPECS
(16)	PVC SCH 40 STEERING	-	-	UNDER ALL PAVING / WALLS

IRRIGATION PLAN

SCALE: 1/8" = 1'-0"



HYDRA-CALCULATED IRRIGATION SCHEDULE

DATE: 12/1/11

DESIGNED BY: MICHAEL LANDSCAPE ARCHITECT

PROJECT: SPELLMAN RESIDENCE

1. IRRIGATION SYSTEM SUMMARY

Zone	Area (sq ft)	Plant Type	Water Use (gpm)	Controller	Valve	Filter	Pressure Reg.	Notes
1	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Front Yard
2	800	Grass	0.8	Weatherstatic	Shut-off	None	None	Back Yard
3	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Side Yard
4	2,000	Grass	2.0	Weatherstatic	Shut-off	None	None	Front Yard
5	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
6	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
7	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
8	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
9	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
10	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
11	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
12	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
13	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
14	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
15	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
16	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
17	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
18	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
19	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
20	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
21	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
22	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
23	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
24	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
25	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
26	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
27	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
28	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
29	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
30	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
31	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
32	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
33	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
34	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
35	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
36	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
37	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
38	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
39	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
40	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
41	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
42	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
43	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
44	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
45	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
46	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
47	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
48	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
49	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
50	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
51	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
52	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
53	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
54	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
55	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
56	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
57	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
58	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
59	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
60	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
61	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
62	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
63	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
64	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
65	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
66	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
67	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
68	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
69	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
70	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
71	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
72	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
73	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
74	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
75	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
76	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
77	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
78	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
79	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
80	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
81	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
82	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
83	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
84	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
85	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
86	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
87	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
88	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
89	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
90	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
91	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
92	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
93	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
94	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
95	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
96	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
97	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard
98	1,000	Grass	1.0	Weatherstatic	Shut-off	None	None	Back Yard
99	1,200	Grass	1.2	Weatherstatic	Shut-off	None	None	Side Yard
100	1,500	Grass	1.5	Weatherstatic	Shut-off	None	None	Front Yard

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