

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-17**

**APPROVAL OF A DESIGN REVIEW PERMIT WITH HEIGHTENED REVIEW FINDINGS,
VARIANCE, LOT LINE MERGER AS CONDITIONED, AND RECOMMENDATION TO THE
CITY COUNCIL FOR APPROVAL OF AN ENCROACHMENT AGREEMENT APPLICATION
TO FACILITATE AN EXTERIOR AND INTERIOR REMODEL AT 324 SAUSALITO
BOULEVARD
APN: 065-252-39 & 065-252-54
PROJECT ID: 2024-00195**

WHEREAS, on October 10, 2024, a Design Review Permit, Variance, Lot Line Merger, and Encroachment Agreement application was filed by the Applicant, David Marlatt, on behalf of Property Owners, Patricia E. Glovsky and Robert Metzger, requesting approval of a Design Review Permit, Variance, Lot Line Merger, and an Encroachment Agreement to facilitate an exterior and interior remodel at 324 Sausalito Boulevard (APN: 065-252-39 & 065-252-54); 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 the Design Review Permit, Variance, Lot Line Merger and the Encroachment Agreement requested for the Project and considered the information contained in the staff report as well as any and all oral and written testimony on the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "324 SAUSALITO BLVD", received March 31, 2025; 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 considered the application during a public meeting on April 23, 2025 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on April 23, 2025 the Planning Commission moved to continue this application to a date uncertain after providing comments and direction to staff and the applicant team regarding the proposed application; and

WHEREAS, on April 23, 2025 the Planning Commission moved to continue this application to a date uncertain after providing comments and direction to staff and the applicant team regarding the proposed application; and

WHEREAS, this application was scheduled for a duly noticed public meeting on May 14, 2025, but was unable to be heard due to a lack of quorum; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "324 SAUSALITO BLVD", received June 26, 2025; and

WHEREAS, the Planning Commission considered the application during a duly noticed

public meeting on July 9, 2025 at which time all interested persons were given an opportunity to be heard; 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 Sections 10.54.050(D) & (E), 10.68.050, 10.64.050, and 10.56.060(A-E) can be made; and

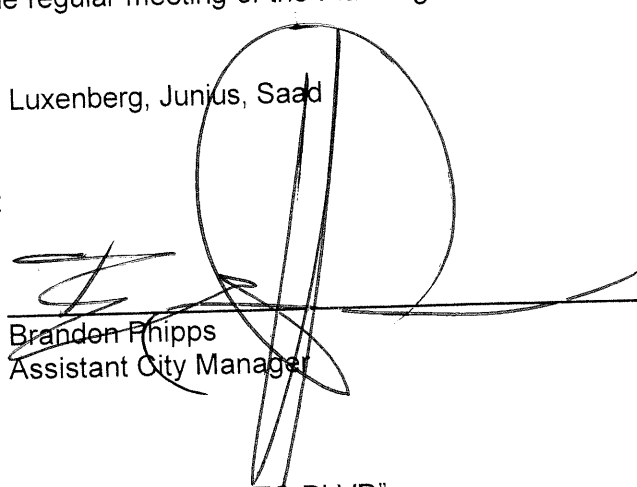
WHEREAS, the Planning Commission finds that the application is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, 15304, and 15305 of the CEQA Guidelines; and

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

1. The recitals are true and correct and incorporated herein by this reference.
2. The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303, 15304, and 15305 of the CEQA Guidelines
3. The Design Review Permit with Heightened Review Findings, Variance, and Lot Line Merger, to facilitate an exterior and interior remodel at 324 Sausalito Boulevard (APN: 065-252-39 & 065-252-54) is hereby 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 "324 SAUSALITO BLVD", received June 26, 2025 (Attachment 3).
4. The Planning Commission hereby recommends that the City Council approve the Encroachment Agreement for 324 Sausalito Boulevard (APN: 065-252-39 & 065-252-54) based upon the attached findings (Attachment 1), subject to the attached Conditions of Approval (Attachment 2), and as shown in the Project plans titled "324 SAUSALITO BLVD", received June 26, 2025 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission on the 9th day of July 2025, by the following vote:

AYES:	Commissioner Member:	Moore, Luxenberg, Junius, Saad
NOES:	Commissioner Member:	
ABSENT:	Commissioner Member:	
ABSTAIN:	Commissioner Member:	Marlatt



Brandon Phipps
Assistant City Manager

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Project Plans, received June 26, 2025, titled "324 SAUSALITO BLVD"

SAUSALITO PLANNING COMMISSION

RESOLUTION NO. 2025-17

July 9, 2025

APN: 065-252-39 & 065-252-54

PROJECT ID: 2024-00195

ATTACHMENT 1: FINDINGS

DESIGN REVIEW PERMIT FINDINGS

The Planning Commission may approve or conditionally approve a Design Review Permit only if the following findings in SMC 10.54.050(D) can be made:

- 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 project is consistent with the general plan, any applicable specific plans, all applicable design guidelines, and purposes outlined in SMC 10.54 – Design Review Procedures. The project seeks to preserve land values and investment through thoughtful architectural and site design by remodeling and reconstructing the existing residence at 324 Sausalito Boulevard so that it is structurally sound, in compliance with the 2022 California Building Code, and in compliance with the site development standards outlined in Sausalito's Zoning Ordinance. The project promotes the preservation of Sausalito's unique visual character by maintaining the bulk, mass, and density of the existing residence while working with the steep nature of the project site.

- 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 complements the surrounding neighborhood by introducing creative solutions which take advantage of the unique characteristics of the site such as its steep slope and downhill orientation. The entry stair enclosure incorporates curved lines which serve to soften the street-facing façade and the southwesterly side stairway has been designed at grade to minimize the presence of elevated structures nearby neighboring properties. The project maintains the mass and bulk of the existing residence while making essential and aesthetic improvements which make the property safe to live in while contributing to the design diversity of Sausalito.

- 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 scale of the existing structure will largely remain the same and the modifications to the entrance enclosure and roofline are appropriately scaled to maintain harmony with the existing architectural character 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 designed to minimize the obstruction of public and private views from private property. The roof line for the main residence is designed to maintain the height of the existing residence with the exception of the sloped portions of roof which will slightly increase in height to form the flat roof. The roof line of the garage does increase with the northwesterly point which measures at 35'-9 ¾" above the average level of natural grade below the structure. The roof slopes downward from left to right to minimize potential view impacts for surrounding properties.

- 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 or silhouette above a ridgeline as the property is not located on a ridge, and the project does not propose any prominent building profile which could appear above a ridgeline.

- 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 project will maintain existing native landscaping which complements the natural environment of the surrounding neighborhood. In addition, the proposed landscape plan proposes to replace disturbed vegetation adjacent to the proposed entryway addition with Leatherwood Ferns and other native vegetation.

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

The project will not adversely affect light and air quality for the project site, nor adjacent properties, nor the general public. The mass and bulk of the residence will largely remain the same and the project ensures that both the site and neighboring properties will continue to have adequate light and air.

- 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 project does not include any chimneys. A new fireplace vent is located on the northerly wall of the main residence which is not visible from the public right-of-way. Exterior lighting at street level has been designed to minimize glare and any lights visible from Sausalito

Boulevard will be night sky compliant.

- 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 incorporates a design which provides a reasonable level of privacy to the site and adjacent properties in the neighborhood. Features of the project have been designed to minimize impacts to mass, bulk, and density. The southwesterly side stairway has been designed at grade to minimize the presence of elevated structures nearby neighboring properties. The window layout is also intended to maintain the level of privacy currently enjoyed by surrounding properties by either reducing in size, removing existing windows, or maintaining the current locations of existing windows.

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

The project will not pose any impact to traffic safety. The project does ease movement by optimizing entrances, circulation, and parking. The new entryway addition eliminates the need to navigate outdoor stairs to access the primary residence entrance. This reconfiguration is convenient in terms of minimizing time outdoors when entering the main residence, and is important for aging in place by eliminating the need to utilize outdoor stairs to access the property. In addition, the front garage door opening has been modified to allow greater vehicular access to the existing garage structure. The garage door opening has been widened to allow two cars to pull straight into the garage and park side-by-side instead of pulling in at an angle. This garage opening modification allows for two 9-foot wide by 19-foot long parking spaces, which is compliant with Sausalito's off-street parking requirements.

- 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 project poses minimal impact to natural features on the site and no impact to protected trees on the site. The project does not remove any trees or significant natural features on the site. To minimize site degradation, the project will use helical piles rather than drilled concrete piers, significantly reducing soil disturbance and protecting the surrounding environment during construction. In addition, landscaping which may be impacted by the proposed entryway addition will be replanted with Leatherwood ferns and other native vegetation to offset any potential adverse construction impacts.

- 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 site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and site coverage. The Heightened Review findings which are outlined in subsection E of SMC 10.54.050 have been addressed in the Heightened Review Findings section below.

- 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 on-site structures do not crowd or overwhelm structures on neighboring properties. The renovations and additions have been carefully planned to avoid obstructing views, enhance livability, improve safety, and increase curb appeal. The sloped ceiling of the new entry core follows the contours of the stairs beneath, complementing the site and existing residence, ensuring a balanced, harmonious integration with the surrounding area. Features of the property such as the southwesterly side stairway has been designed at grade to minimize the presence of elevated structures nearby neighboring properties

DESIGN REVIEW PERMIT – HEIGHTENED REVIEW FINDINGS

For residential projects that require a discretionary design review (either administrative design review or a design review permit) and exceed 80 percent of the permitted floor area ratio (FAR) and/or building coverage limitations, the decision-making body must determine whether or not the site can support maximum build-out, consistent with the following findings in SMC 10.54.050(E):

1. Proposed development of the site maximizes preservation of protected trees.

The development of the site maximizes preservation of protected trees by not posing any adverse impacts on protected trees on the property or in the surrounding area.

2. The site is configured with adequate width and depth to provide yard spaces and setbacks proportional to the size of the structure.

The site as it currently exists, and with the lot line merger, is a substandard lot (less than 5,000 square feet) with a substandard width (less than 50 feet in width). The property also poses development and accessibility challenges as it is a steeply sloped lot with a 67% downhill slope. The project is designed to work with the restrictions that the existing substandard site presents with the unavoidable aspects being addressed through a variance application.

3. The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

The project is designed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points. The height increases for the project are the portions of the existing pitched roof of the main residence which is being rebuilt as a flat roof, and the height increase of the garage roof. The sloped portions of the existing pitched roof of the main residence are being raised into a flat roof to allow for more adequate head height within portions of the third level of the main residence. This design solution is a practical solution for increasing ceiling height within the main residence while minimizing the obstruction of views from surrounding properties. The height increase of the front garage roof also serves

to increase ceiling and head height within the garage structure for greater ease of circulation for the property owners.

- 4. The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.**

The project does not pose any potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities. The project is a residential remodel which will improve the structural stability of the main residence thus ensuring greater stability of the slope and natural grade of the property. The foundation work will allow for minimal alteration to the steeply sloped site topography thus ensuring the stability of both the residence and the natural topography.

- 5. The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures.**

The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures since the site is already steeply sloped downhill with a 67% slope. This downhill slope presents accessibility challenges for the property owners in terms of accessing their rear yard area, and the substandard size of the lot limits the development potential of structures which could facilitate greater access of the rear yard area for the property owners. The project focuses on the remodeling of the main residence and reconstruction of the foundation to ensure the residence is structurally stable on this steep downhill sloped lot.

- 6. The site will provide adequate guest parking either on site or within the immediate street frontage.**

Off-street and on-street parking demand will not change as a result of this project. No new units are proposed as part of this application, and while the existing off-street parking provided by the unpermitted front garage is currently noncompliant with Sausalito's current parking standards, the front garage opening will be modified to allow for greater vehicular ingress and egress. The garage door modification will enable two cars to pull straight into the garage and park side-by-side thus creating two parallel and compliant 9-foot width by 19-foot length parking spaces.

- 7. The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.**

The project ensures the existing landscaping will maximize privacy and minimize the appearance of bulk. While no new landscaping is being proposed as part of this project, the property is on a steeply sloped downhill lot which minimizes visual impact from the street level and is surrounded by Bay trees. The project has been designed to not adversely impact these existing Bay trees which provide a level of natural screening and privacy to the property and surrounding properties.

VARIANCE FINDINGS

The granting authority may approve or conditionally approve a variance only if the following findings in SMC 10.68 can be made:

- 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 project is located on a substandard and steeply sloped downhill lot within the R-2-2.5 residential zoning district. The current size of the lot with the existing residence (APN: 065-252-39) is 4,075-square-feet. The lot with the merging of APN: 065-252-39 and APN: 065-252-54 will result in a larger 4,224-square-foot lot which is still substandard and challenged by steep downhill topography. The steep downhill nature of the lot presents few opportunities to integrate safe and code compliant entry solutions for ingress and egress of the property. Furthermore, the substandard lot size presents greater limitations on potential floor area ratio which do not apply generally to other properties within the R-2-2.5 residential zoning district.

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

The literal enforcement of this title would result in practical difficulty as the property is located on a parcel that is smaller than the minimum parcel size in the R-2-2.5 residential zoning district. The merging of APN: 065-252-39 and APN: 065-252-54 would create a new parcel which is larger in size and closer to compliance with the 5,000-square-foot minimum parcel size in the R-2-2.5 zoning district, but the new lot would still substandard and not compliant. The literal enforcement of this title would preclude an interior staircase and present practical difficulty in terms of navigating through the residence due to the substandard lot size which restricts allowable floor area ratio, and steep downhill topography which warrants solutions for greater ease of navigating through the residence.

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

The variance requested is necessary for the preservation of the property owners' right to make meaningful improvements to their property that support their evolving lifestyle needs and to make their property safer to live in. This is a right which is generally possessed by other property owners within the R-2-2.5 Zoning District on conforming standard lots.

- 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 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 project is remodeling and reconstructing a structurally unsafe and noncompliant residence to make the residence safe, code compliant to the greatest extent possible, and ultimately livable for the current property owners. The new floor area is largely located towards the rear portion of the property which is away from the street level and not nearby adjacent properties. In addition, the new floor area largely consists of

conversions of existing non-livable space within the existing building envelope into livable space. This ensures that the project will be constructed with minimal impact to mass, bulk, and density of the main residence.

- 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 requested variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district. The project is located on a substandard lot with increased floor area ratio limitations as well as topographical challenges presented by the steep downhill nature of the lot. The new floor area is largely within the envelope of the existing residence and will pose minimal impact to mass, bulk, and density.

- 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 such variances will be in harmony with the general purpose and intent of this title and the General Plan. The floor area is largely within the existing envelope of the main residence and is in a manner which maintains the City's residential character through minimal impact to the stepped forms, mass, bulk, and density of the residence relative to the surrounding homes. The project, including the floor area, both preserves the City's residential character and increases the utility and safety of an existing single-family home on a substandard lot for property owners with evolving lifestyle needs.

LOT LINE ADJUSTMENT / MERGER FINDINGS

To approve a lot line adjustment / merger, the Planning Commission must determine that the application meets the findings outlined in SMC Section 10.64.050:

- 1. No new lots will be created.**

The project includes the merger of two substandard lots, measuring 4,075-square-feet and 149-square-feet respectively, into one 4,224-square-foot substandard lot. While the new 4,224-square-foot lot is still substandard within the R-2-2.5 zoning district, the merging of these two substandard parcels results in the elimination of one substandard parcel, and the creation of a larger parcel which is closer to conforming with the 5,000-square-foot minimum parcel size requirement in the R-2-2.5 zoning district. As such, no new additional lots will be created.

- 2. Lot line adjustment will not increase development potential of affected parcels.**

The requirement to make this finding is preempted by state law, as set forth in Government Code section 66412(d), which provides that a local agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- 3. Resultant lots conform with all applicable requirements of this title, including shape, orientation to public right-of-way, use, open space, setbacks and bulk requirements.**

The resultant lot conforms with shape, orientation to public right-of-way, use, open space, setbacks (in the location of the merger), and bulk requirements outlined in the Sausalito Municipal Code. The existing front entry deck of the main residence currently crosses over the southwesterly property line onto APN: 065-252-54. This lot line merger will eliminate this property line encroachment nonconformity and enable the front entryway to comply with required setbacks pursuant to Sausalito Municipal Code (SMC) 10.40.090(D). While the merged lot will still be substandard relative to the applicable minimum parcel area of 5,000 square feet within the R-2-2.5 zoning district, the merged lot measuring 4,224-square-feet will be closer to conformity in terms of parcel area and will eliminate one substandard parcel.

4. When existing lots do not conform with all applicable physical and use requirements of this title, the resultant lots will not increase pre-existing nonconformities.

One existing setback and property line encroachment nonconformity for 324 Sausalito Boulevard (APN: 065-252-39) will be eliminated through this lot line merger. The existing front entry deck of the main residence currently crosses over the southwesterly property line onto APN: 065-252-54. This lot line merger will eliminate this property line encroachment nonconformity and enable the front entryway to comply with required setbacks pursuant to Sausalito Municipal Code (SMC) 10.40.090(D). No other pre-existing nonconformities will be increased as a result of this lot line merger.

5. Resultant lots will not create new nonconformities with this title.

The lot line merger will not result in the creation of new nonconformities with Sausalito's Zoning Ordinance.

6. Resultant lots will be adequate in size and shape to accommodate the uses permitted in the applicable district and all yards, open spaces, walls and fences, vehicular access, parking, landscaping and other features required by this title.

The lot line merger results in a larger lot which will be more adequate in size and shape to accommodate the uses permitted in the applicable district and all yards, open spaces, walls and fences, vehicular access, parking, landscaping, and other features required by the Sausalito Municipal Code. Existing vehicular access and parking will be maintained.

7. Proposed lots will be compatible with the uses and structures normally permitted in the surrounding area.

The resultant lot from this proposal will be compatible with the uses and structures normally permitted in the surrounding area as they will remain zoned R-2-2.5, based on the zoning district in which these parcels are located, and the approval of a lot line merger has no effect on the legally permitted uses and structures for the lot besides for the elimination of a pre-existing front entry deck property line encroachment issue.

8. The proposed lot line configuration will not adversely affect the abutting property or its permitted use.

The requirement to make this finding is preempted by state law, as set forth in Government Code section 66412(d), which provides that a local agency shall limit its review and approval

to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- 9. The proposed lot lines are properly located relative to the adjoining properties, other properties in the vicinity and the public street right-of-way.**

The lot lines are properly located relative to the adjoining properties, other properties in the vicinity and the public street right-of-way. The lot line merger will result in a larger lot that is closer in conformance to any applicable requirements in the general plan and zoning and building ordinances.

ENCROACHMENT AGREEMENT FINDINGS

To recommend City Council approval of the Encroachment Agreement, the Planning Commission must determine that the proposed Project is in conformance with the Encroachment Agreement findings listed in SMC Section 10.56.060(A-E). The Planning Commission has concluded that the necessary findings can be made to support the recommendation to the City Council for approval of the requested entitlement:

- 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 encroachments are compatible with existing driveways, entry stairs, and gate structures in the neighborhood. The proposed encroachments seeks only to replace existing encroachments, legalize an existing encroachment, and provide necessary safe access to this steeply sloping site. These improvements will be compatible with the surrounding neighborhood by replicating the same encroaching structures which are currently established in front of the existing house. The encroaching front stairway and front guardrail are proposed to allow for safe ingress and egress to and from the main residence, and the garage encroachment is to legalize the existing and encroaching front garage which is being reconstructed in the right-of-way.

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

The proposed encroachments will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent because the project seeks to replace in kind existing encroachments and improve the safety of accessing the property. The proposed encroachments do not present an unappealing visual impact, nor do they pose any drainage issues.

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

The proposed encroachments are necessary for the reasonable use and enjoyment of the property since the existing encroachments this project seeks to replace are old,

deteriorating, and not up to current safety standards. The encroachments are necessary for safe site access.

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

The proposed encroachments will not adversely affect public circulation or constitute a hazard to public safety because they are located off of the street area (Sausalito Boulevard) and serve to facilitate safe access to the property. The proposed guardrail serves as a barrier between the driveway and the steep downhill slope of the parcel, the proposed walkway serves as a safe means to access the entryway of the main residence, and the garage encroachment seeks to legalize an existing garage encroachment which is set back from Sausalito Boulevard and has existed for many years without adversely affecting public circulation or constituting a hazard to public safety.

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. [Ord. 1167 § 2, 2003.]

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 because these are modest improvements seeking to replace existing encroachments which are located away from the street (Sausalito Boulevard).

SAUSALITO PLANNING COMMISSION

RESOLUTION NO. 2025-17

July 9, 2025

APN: 065-252-39 & 065-252-54

PROJECT ID: 2024-00195

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 324 Sausalito Boulevard depicted on plans prepared by David N. Marlatt titled "324 SAUSALITO BLVD", received June 26, 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.
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 "324 SAUSALITO BLVD", received June 26, 2025 (Attachment 3), with the following exception:
 - a. The height of the front garage structure shall be modified so that the main residence, including the front garage structure, shall not exceed 32-feet in height pursuant to Sausalito Municipal Code (SMC) 10.40.060(B).
4. The project shall not exceed a maximum floor area ratio of 2,850-square-feet and shall be certified by the architect in the building permit set.
5. The existing walls of the third-floor of the existing residence shall remain and be modified in height to accommodate the new approved roof shown in the set of plans "324 SAUSALITO BLVD", received June 26, 2025 (Attachment 3). These walls shall not be demolished and rebuilt.
6. Prior to issuance of a building permit, the Applicant/Property Owner(s) shall carry out and implement the approved Lot Line Merger within the time limits set forth by the applicable code. The Applicant/Property Owner(s) shall prepare a deed in a form acceptable to the City for recording, and shall be responsible for recording the deed in the Official Records of the County of Marin, including payment of all costs of recording.
7. Pursuant to SMC 10.50.180(B), the Community Development Director is authorized to administratively approve minor modifications to the approved plans.

8. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
9. 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.
10. Prior to issuance of a building permit, the applicants shall reimburse the City for any known unpaid costs associated with the project, including work done by consultants.
11. As a condition of this approval, no alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site.
12. 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.
13. 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.
14. At the time of building permit application, the applicant shall include a Construction Management Plan within the set of construction drawings. Said construction management plans 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 to not overwhelm the surrounding neighborhood, and other information as requested by the Community Development Director.
15. 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:

The following detailed comments shall be addressed prior to the issuance of a building permit. Please respond to each comment on a formal response memo back to the Department of Public Works explaining how and where they are addressed on the plans (if at all).

Grading / Geotechnical Items:

1. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan.
2. Prior to issuance of a Building Permit the foundation plans shall be reviewed and approved by City engineering staff.
3. No grading or excavation operations shall occur between October 15 and April 1 without the written approval of the City Engineer. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence and conclude within a single dry season.
4. Grading and drainage plans will be required in the building permit phase, unless waived in writing by the City Engineer.
5. Provide all retaining wall locations along with their respective top and bottom of wall heights and elevations.

Drainage Items:

6. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the property from the residence to the final termination point(s) shall be clearly shown, labeled and detailed on the project grading and drainage plans. This shall include, but not be limited to, downspouts, piping, retention systems, stormwater routing, stormwater treatment facilities, hydraulic structures, energy dissipaters and foundation drainage systems.
7. California Plumbing Code §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line. Show location of drainage outlets and, if applicable, show how excessive outlet velocities would be limited and controlled with energy-dissipating facilities.
8. Prior to issuance of a Building Permit a construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.
9. The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.

Right of Way Items:

10. All work shall be performed only on the above-referenced property. Applicant/Property Owner(s) shall ensure improvements do not cross the property line threshold. If any work is anticipated to cross property line thresholds, the applicant/property owner(s) shall obtain and submit to DPW a legal, written authorization from all impacted owners. If any work is done in the City right-of-way, an encroachment permit will be required and possibly an encroachment agreement. Information regarding encroachment permit submittal can be found here: <https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>.

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. Prior to issuance of a Building Permit the geotechnical investigation might be required to be submitted for review and approval by the City. The report shall include an evaluation of geological hazard (landslides, liquefaction, ground faulting, and subsidence), stability of the proposed development site including surrounding properties and provide mitigation measures as may be required which shall be incorporated into the project drawings and constructed. The report shall include recommendations to correct identified hazards and to mitigate impacts of the development and provide recommendations for stability of all slopes in excess of 2:1 for static and seismic conditions under saturated conditions. Where instability is found structural improvements shall be designed by a structural engineer and installed as part of the project.
2. Backdrains should be installed behind retaining walls. The drain can consist of either a prefabricated drainage mat (such as Miradrain 6000 or similar) or clean, free-draining gravel. The gravel layer should be at least 12-inches thick and should be wrapped with a non-woven filter fabric (such as Mirafi 140N) to separate it from the surrounding soil. The gravel or drainage mat should be capped with about 12 inches of compacted lower permeability soil.
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 and 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.
4. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
5. 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

stormwater 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.

SAUSALITO PLANNING COMMISSION

RESOLUTION NO. 2025-17

July 9, 2025

APN: 065-252-39 & 065-252-54

PROJECT ID: 2024-00195

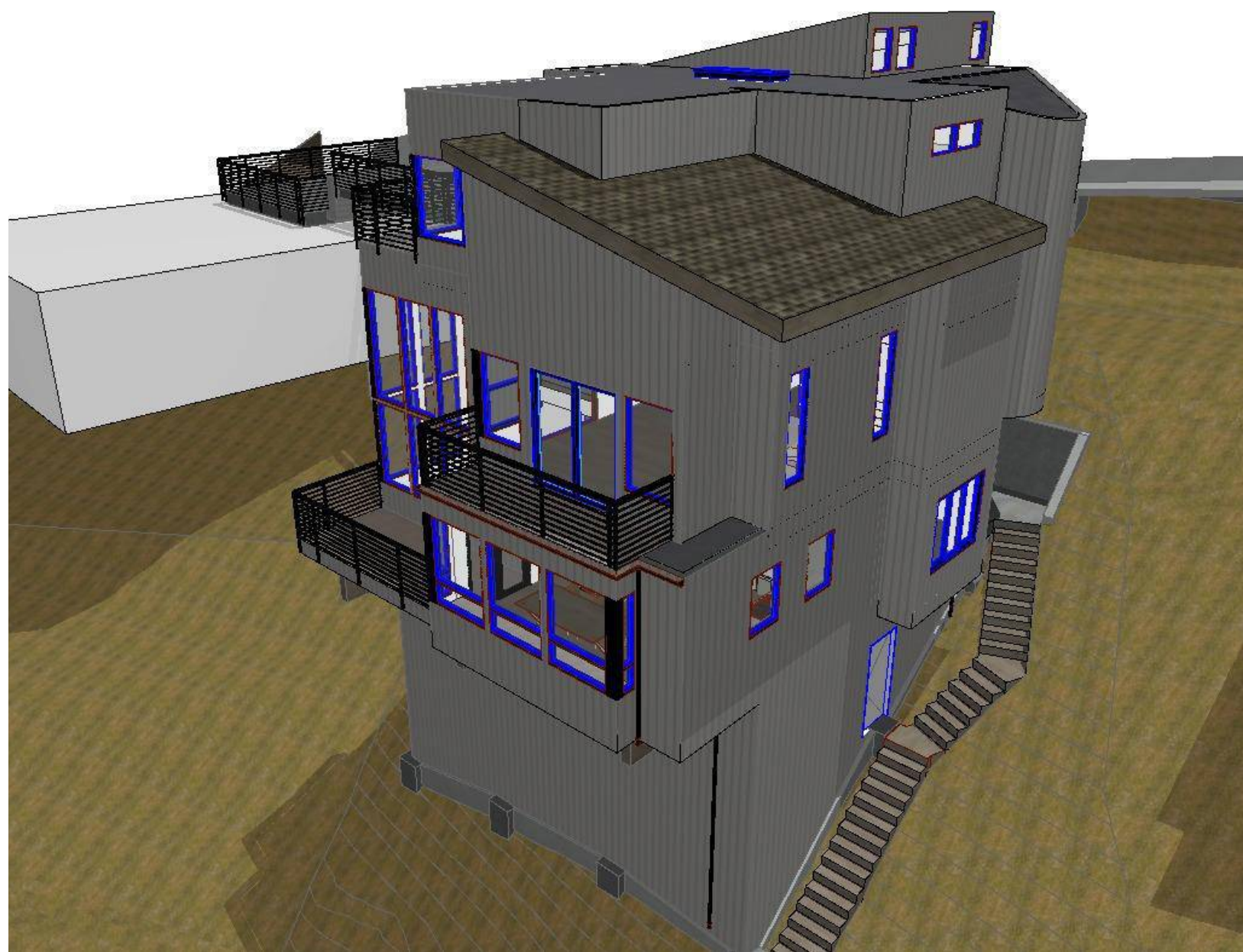
ATTACHMENT 3: PROJECT PLANS



LOCATION



BLDG CODES



324 SAUSALITO BLVD

SAUSALITO, CA

PROJECT DATA

DESCRIPTION: ADD [N] FOUNDATIONS, SHEAR WALL AND OTHER STRUCTURAL UPGRADES TO COMPLY WITH CODE. REMODEL KITCHEN AND BATHROOMS. ADD INTERIOR ACCESS STAIR, CONVERT ATTIC TO AREA FOR FUTURE INTERIOR ADU UNDER DEFERRED PERMIT. REPLACE WINDOWS WHERE INDICATED ON PLANS. ADD VERTICAL SHIPLAP STYLE FIBER CEMENT SIDING. RELOCATE [E] FURNACE AND ADD [N] HEAT PUMP HVAC.

LOCATION: 324 SAUSALITO BLVD
SAUSALITO, CA 94965
APN: 065-252-39
LOT SIZE: 4,224.4 SQ.FT.

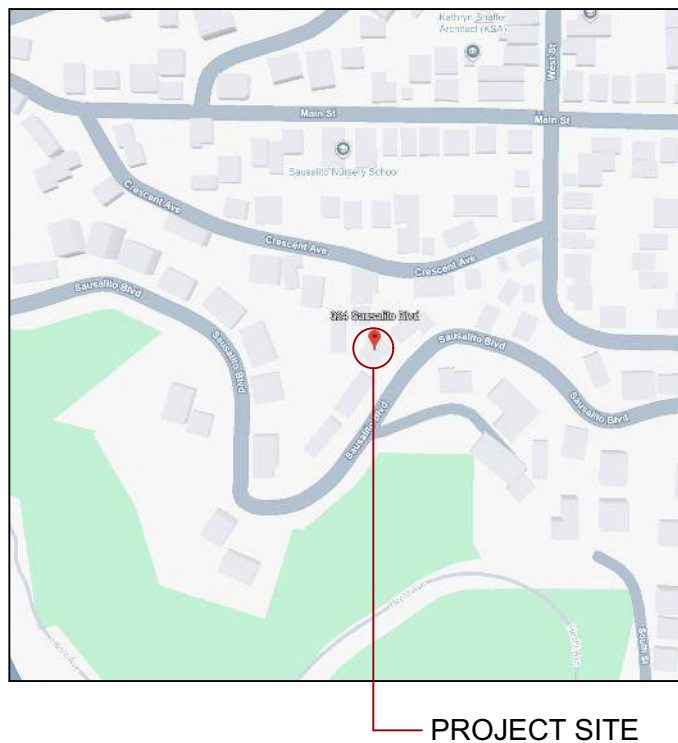
BUILDING AREA CALCULATION:

UNCONDITIONED (GARAGE)	EXISTING 436.2 ft ²	NEW -22.9 ft ²	PROPOSED 413.3 ft ²
CONDITIONED			
1ST STORY	1,122.3 ft ²	46.2 ft ²	1,168.5 ft ²
2ND STORY	1,216.9 ft ²	95.5 ft ²	1,312.4 ft ²
3RD STORY	788.6 ft ²	42.5 ft ²	831.1 ft ²
TOTAL BUILDING AREA:	3,564 ft ²	161.3 ft ²	3,725.3 ft ² (GROSS BLDG AREA)

PARKING:	1	-	1
CAR			
CONSTRUCTION:	V-B		V-B
ZONE:	R-2-2.5		R-2-2.5
OCCUPANCY:	R-3		R-3
NO. OF UNITS:	1		2
NO. OF STORIES:	3		3
FIRE SPRINKLERS:	NO		YES
HISTORIC PRES:	-		-
FAR:	SEE SHEET A0.2		
BUILDING COVERAGE 50%			
MAX IMPERVIOUS AREA 75%			

DEFERRED PERMITS
- MERGE PARCELS 1 & 2
- FIRE SPRINKLERS PER NFPA13D
- APPROX 547 ft² INTERIOR ADU

VICINITY MAP



SEE SHEET A0.2 FOR FAR CALCULATIONS

FIRE PROTECTION

- AUTOMATIC FIRE SPRINKLERS SHALL COMPLY WITH NFPA-13D AND BE INSTALLED BY LICENSED C-16 CONTRACTOR.
- SMOKE AND CO DETECTORS SHALL BE INSTALLED AS REQUIRED BY CODE, WHERE INDICATED ON PLANS, AND POWERED BY 110V AC CURRENT WITH 9V BATTERY BACK-UP.

CODE DATA

2022 CA BUILDING CODE
2022 CA MECHANICAL CODE
2022 CA ELECTRICAL CODE
2022 CA PLUMBING CODE
2022 CA ENERSY CODE
2022 CA GREEN BUILDING CODE
2022 CA RESIDENTIAL CODE
2022 CA EXISTING BLDG CODE

COMPLY WITH ALL LOCAL ORDINANCES AND AMENDMENTS

PROJECT CONTACTS

OWNER: PATRICIA E. GLOVSKY & ROBERT METZGER
324 SAUSALITO BLVD
SAUSALITO, CA 94065

E: pglovsky@polygoncapital.com
T: (415) 377-0155

ARCHITECT: DNM ARCHITECTURE
1A GATE 5 ROAD
SAUSALITO, CA 94965

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T: 415-348-8910

STRUCTURAL ENGINEER: WM STRUCTURAL ENG.
4096 PIEDMONT AVE, STE 279
OAKLAND, CA 94611

ERIK MCGREGOR
E: erik@wmstructural.com
T: (510) 995-6428

CONTRACTOR: TBD

GEOTECHNICAL ENGINEER: PJC & ASSOCIATES
600 MARTIN AVE #210
ROHNERT PARK, CA 94928

PATRICK CONWAY
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T: (707) 584-4804

SURVEYOR: GEISSLER ENGINEERING
83E BEACH ROAD
BELVEDERE, CA 94920

PETER GEISSLER
E: geissler@geissler-engineering.com
T: (415) 887-8704

CIVIL ENGINEER: TBD

ZONING DATA

SITE DEVELOPMENT STANDARD	CODE REQ'T	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
LAND USE	SGL-RSD-IMP	SGL-RSD-IMP	N/C	N/C
NO. OF DWELLING UNITS	2	1	0	1
NO. OF ACCESSORY DU	2	0	0	0
BUILDING HEIGHT	32 ft	29 ft	3 ft	32 ft (EXCL. GARAGE)*
NO. OF PARKING SPACES	2	1	1	2
PARCEL AREA				
GROSS	5000 sf min.	4224.4 sf	NA	4224.4 sf
NET	-	4224.4 sf	NA	4224.4 sf
SETBACKS				
FRONT (SOUTH)	0 ft	0 ft (EXISTING ENCROACHMENT)	N/C	0 ft
REAR (NORTH)	15 ft	22.5 ft	N/C	22.5 ft
RIGHT SIDE (EAST)	5 ft	6.8 ft (AVERAGED)	0.4 ft	7.2 ft (AVERAGED)
LEFT SIDE (WEST)	5 ft	12.6 ft (AVERAGED)	-2.8 ft	9.8 ft (AVERAGED)
FLOOR AREA				
TOTAL PARCEL	-	2527.5 sf	369.8 sf	2897.3 sf
% OF GROSS PARCEL AREA	57% (Prim. Unit)	59.8%	8.8%	68.6%
EACH DWELLING UNIT	-	DU1: 2527.5 sf	DU1: 369.8 sf	DU1: 2897.3 sf
BUILDING COVERAGE				
TOTAL PARCEL	-	1615 sf	17.7 sf	1632.7 sf
% OF GROSS PARCEL AREA	50%	38.2%	0.4%	38.6%
EACH DWELLING UNIT	-	DU1: 1615 sf	DU1: 17.7 sf	DU1: 1632.7 sf
IMPERVIOUS SURFACE AREA				
TOTAL PARCEL	-	1186.3 sf	221 sf	1407.3 sf
% OF GROSS PARCEL AREA	75%	28.1%	5.2%	33.3%
EACH DWELLING UNIT	-	DU1: 1186.3 sf	DU1: 221 sf	DU1: 1407.3 sf

* ACTUAL HEIGHT INCREASES 11.75' FROM EXISTING ROOF RIDGE

VARIANCE REQ'D

DRAWING INDEX

SHT	TITLE	7/25/24	2/20/25	3/21/25	3/31/25	6/26/25
A0.0	PROJECT DATA	X	X	X	X	X
A0.1	GENERAL AND PROJECT NOTES	X				
A0.2	FAR CALCS	X	X	X		X
A0.3	DEMO CALCS	X	X			X
A0.4	HEIGHT & LOT COVERAGE ANALYSIS	X	X			X
A0.5	STORY POLE PLAN		X			X
A0.6	CONSTRUCTION MANAGEMENT PLAN					X
A0.7	LANDSCAPE PLAN					X
A0.8	MATERIALS PRESENTATION					X
A0.9	CONTEXT PRESENTATION					X
A0.10	VIEW PRESENTATION					X
A1.0	SITE PLAN	X	X			
A1.1	FIRST STORY PLANS	X	X			
A1.2	SECOND STORY PLANS	X	X			
A1.3	THIRD STORY (STREET) PLANS	X	X	X		X
A1.4	ROOF PLANS	X	X			X
A2.0	[DEMO] NORTH & EAST ELEVATIONS	X	X			X
A2.1	[N] NORTH & EAST ELEVATIONS	X	X			X
A2.2	[DEMO] SOUTH & WEST ELEVATIONS	X	X			X
A2.3	[N] SOUTH & WEST ELEVATIONS	X	X			X
A3.0	SECTIONS @ GARAGE	X	X		X	X
A3.1	SECTIONS @ STAIRS	X	X		X	X
A3.2	SECTIONS @ ENTRY	X	X		X	X
A3.3	CROSS SECTIONS	X	X		X	X
A3.4	STAIR SECTIONS	X	X			X
A5.0	TYPICAL ASSEMBLIES	X	X			
A6.0	WINDOW & DOOR SCHEDULES	X	X			X



www.dnmarchitecture.com

DNM ARCHITECTURE
DNM Architecture • 1A Gate 5 Road • Sausalito, CA 94965
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ZONING PERMIT

PROJECT DATA

23.0726
324 SAUSALITO BLVD
324 SAUSALITO BLVD
SAUSALITO, CA 94965

APN: 065-252-39

REVISIONS		
#	REASON	DATE
1.		2.20.2025
2.		3.21.2025
3.		3.31.2025
4.		6.26.2025
5.		
6.		

07/25/2024

A0.0

GENERAL NOTES

1. The word "Contractor" as used herein shall mean the general contractor, subcontractors and all persons directly or indirectly employed by any of them.
2. The term "contract documents" shall mean all of the drawings, schedules and specifications and other written orders issued by Architect, engineers, and other design professionals for the purpose of constructing the project.
3. Contractor shall promptly notify Client's representative if the Contractor becomes aware during the performance of the work that the contract documents are at variance with applicable code requirements. If Contractor performs work which they know or should know is contrary to applicable code requirements without the agreement of Client, Contractor shall be responsible for such work and shall bear the resultant losses including without limitation the costs or correcting defective work.
4. Contractor shall perform the work in accordance with the current edition of the all applicable code requirements including all local ordinances, rules, regulations, and lawful orders of all authorities having jurisdiction over Client, Contractor, the Project, the Project site, the Work, or the prosecution of the Work.
5. Contractor shall take field measurements to verify field conditions and carefully compare the contract documents with such field measurements, conditions and other information known to Contractor before commencing the work. Errors, inconsistencies, or omissions discovered at any time shall be promptly reported in writing to the Client and Architect.
6. **DO NOT SCALE DRAWINGS.** Written dimensions take precedence. Dimensions are to face of stud or face of concrete unless otherwise noted. Elevation dimensions are to subfloors and plates U.N.O. Larger scale drawings take precedence over smaller scale drawings.
7. Contractor shall carefully study and review the contract documents and information furnished by Client and shall promptly report to Client or Client's representative any errors, inconsistencies, or omissions in the contract documents or inconsistencies with applicable code requirements observed by the Contractor. If Contractor performs any construction activity which they know or should know involves an error, inconsistency or omission referred to above without notifying and obtaining the written consent of Client or Client's representative, Contractor shall be responsible for the resultant losses including, without limitation, costs of correcting defective work.
8. All standard notes contained herein are typical U.N.O.
9. Contractor shall be solely responsible for the coordination of all subcontractors' work and the completion of said work. Contractor shall review all materials and workmanship and reject defective workmanship without waiting for Architect or Client to reject the work.
10. Contractor shall provide certificates of insurance acceptable to Client prior to commencement of work.
11. Contractor warrants to Client that all materials and equipment to be furnished are new unless noted otherwise and all work will be of good quality and free from faults and defects.
12. All trade names and brand names contained herein establish quality standards. See "Product Requirements" for requirements regarding substitutions.
13. Where construction details for a part of the Project are not shown, the work shall be the same as other similar work for which details are shown.
14. Contractor shall be solely responsible for scheduling and the work conditions of the job site including safety of persons and property and for the compliance of applicable OSHA safety standards.
15. Contractor shall protect all installed work and materials stored on the site from adverse weather conditions, vandalism and theft. Any materials or work left unprotected and then damaged or stolen shall be replaced at the expense of Contractor.
16. Contractor shall obtain all change orders in writing prior to commencing any work not included in the original contract. Failure to obtain such authorization may invalidate Contractor's claim to additional compensation.
17. Contractor shall provide adequate shoring and bracing against gravity and seismic loads and take sole responsibility for the design and construction of such bracing until all structural items have been installed per the contract documents.
18. Contractor shall guarantee their work and that of their subcontractors for minimum of one year from the date of Substantial Completion. Contractor's guarantee shall not void or shorten additional warranties that may be available to Client through product manufacturers or consumer law.
19. The contract documents and all copies thereof furnished to Contractor are the property of Architect or other design professionals and are not to be used on other work.
20. IN EITHER LOCAL CONDITIONS OR CLEANING AND WASTE MANAGEMENT: DEBRIS BOX SERVICE MUST BE THROUGH BAY CITIES REFUSE. THE CITY OF SAUSALITO HAS AN EXCLUSIVE FRANCHISE AGREEMENT WITH BAY CITIES REFUSE AND RECYCLING SERVICES 415.332.3646.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND ALL CODE REQUIREMENTS UNDER WHICH THE PLANS AND SPECIFICATIONS WERE APPROVED.

ABBREVIATIONS

@	At	DIM	Dimension(s)			RWD	Redwood
A.F.F.	Above Finished Floor	DN	Down	INT.	Interior	S.A.D.	See Architectural Drawings
ADJ	Adjacent	DR	Dining Room	INS.	Insulation	SCHED	Schedule
AGG	Aggregate	DWG.	Drawing	JST	Joist	S.D.	Smoke Detector
ALUM	Aluminum	[E]	Existing	JT	Joint	S.E.D	See Electrical Drawings
APPROX	Approximate	EA.	Each	K.	Kitchen	SECT	Section
ARCH	Architect, Architectural	E.J.	Expansion Joint	LAV.	Lavatory	SF	Square Foot or Feet
B/T	Between	ELEC	Electrical	L.F.	Linear Foot or Feet	SGL.	Single
BC	Bottom of curb	ELEV	Elevation	LR	Living Room	SHT	Sheet
BD.	Board	EQ.	Equal	LVL	Laminated Vertical Lumber	SIM.	Similar
BK	Back of Walk	EXP	Expansion	MAX	Maximum	SPEC	Specification, Specified
BLDG.	Building	EXT.	Exterior	M.B.	Metal Bolt	S.S.	Stainless Steel
BLK.	Block or Blocking	F.D.	Floor Drain	MTL	Metal	S.S.D.	See Structural Drawing
BM	Beam	FDN.	Foundation	[N]	New	STD	Standard
BR	Bedroom	F.F.	Finished Floor	N.I.C.	Not in Contract	STOR	Storage
BRK.	Brick	FIN.	Finish	N.T.S	Not to Scale	SW	Shear Wall
CAB.	Cabinet	FLR	Floor	NO.	Number	T.C.	Top of Curb
C.F.	cement fiber	F.O.S	Face of Studs	O.C.	On Center	T.F.	Top of Footing
C.J.	Control Joint	FRPL	Fireplace	O.H.	Opposite Hand	T.O.P.	Top of Plate
CLG.	Ceiling	FT.	Foot or Feet	OPG.	Opening	T.W.	Top of Wall
C.L.	Centerline	FTG.	Footing	OPP.	Opposite	TEMP	Tempered, Temporary
CLR	Clear	FURN.	Furnace	OSB	Oriented Strand Board	THK	Thick
C.M.U.	Concrete Masonry Unit	GA	Gauge	P.T.	Pressure Treated	TS	Tube Steel
COL	Column	GALV	Galvanized	PART.	Partition	TYP.	Typical
CONC	Concrete	GRD	Ground	PL	Plate, Property Line	U.N.O.	Unless Noted Otherwise
CONT.	Continuous	GRN	Granite	PLWD	Plywood	V.I.F.	Verify in Field
CTR	Center	GYP.	Gypsum	PLYWD	Plywood	W/	With
CTRL.	Control	HB	Hose Bib	PSL	Parallel Strand Lumber	W.C.	Water Closet
D.B.I.	Dept. of Bldg. Inspection	HDR	Hold Down	PT	Paint, Painted	WD.	Wood
DBL	Double	HDR	Quantity	QTY.	Quantity	WO	Without
DEMO	Demolish	HDWR	Hardware	RCPT	Receptacle	W.W.F.	Welded Wire Fabric
DET.	Detail	INCL.	Include	REQ.'D	Required	W.W.M.	Welded Wire Mesh
D.F.	Douglas Fir			REV.	Revision		
DHW	Domestic Hot Water			RM	Room		
DIA.	Diameter			R.O.	Rough Opening		

WUI FIRE NOTES

1. 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.
2. The applicant shall comply with California Fire Code and Public Resource Code 4291 requirements relating to the clearance of flammable brush and weeds. A minimum clearance of 30' from structures and 10' from roads and property lines shall be maintained.
3. 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.
- EXCEPTION 1: When approved by the Fire Code Official, single specimens of trees, ornamental shrubbery or similar plants, or plants used as ground covers, provided they do not form a means of rapidly transmitting fire from the native growth to any structure.
- EXCEPTION 2: When approved by the Fire Code Official, grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize soil and prevent erosion.
4. 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 2019 CA Fire Code.
- b. 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.
5. 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.
6. 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.

PROJECT NOTES

PHASING

Contractor shall coordinate phasing of Work and occupancy date(s) with Client. Contractor shall provide safety and security measures as appropriate if building is occupied before the Project completion date.

PERMITS & RELATED FEES

- Client will pay for:
- Permits and fees related to planning entitlements
 - Building permit fees
 - Permit fees for any work contracted directly by the Client outside of the Project scope
 - Required HERS and other third-party special inspection fees

Contractor will pay for all other permits and fees as part of the Work, including but limited to:

- Electrical, plumbing, mechanical permits, if not included under general building permit
- Electrical, plumbing, and mechanical permits
- Street use and temporary encroachments for the Work
- Temporary power
- Debris removal and landfill diversion or other impact fees

CONSTRUCTION SCHEDULE

Provide a construction schedule before start of the Work including key milestones, long lead materials and trades, inspections, and dates when Client selections are required. Update the construction schedule as needed, and no less frequently than each payment request.

LOCAL CONDITIONS

Contractor is responsible to respect all local ordinances relating to work hours, street use permits, debris collection, and any other relevant local ordinances and regulations.

WORK BY CLIENT

Water, electric, and gas meter upgrades are contracted with local utilities and paid by Client.

Client will coordinate scheduling and item delivery with Contractor. Any item not specifically listed as being supplied by the Client is assumed to be supplied by the Contractor. Contractor should coordinate Client items with other trades, indicate preferred delivery location, coordinate project schedule, and inform Client when items must be chosen and delivered so as to not delay the Project.

Client shall be responsible to deliver items to the site on time, without defects and in good working order. Contractor shall be responsible to offload items, inspect for visible damage or defects, inventory items against packing list, and store items in a secure and dry location as may be required until they are installed. Contractor shall immediately report to Client all items which are missing or appear defective or damaged. Such items shall be replaced by Client at Client's expense and the Project schedule adjusted as necessary.

ALLOWANCES

- Allowances should be provided for items for which no specific product is selected.
- Allowance items are to both furnish and install, e.g. a stone countertop, or to furnish items only with installation included in the base contract, e.g. tile.
- NO ALLOWANCE ITEM SHOULD BE ORDERED WITHOUT THE CLIENT'S EXPRESS AUTHORIZATION.**
- Contractor shall provide Client a schedule of the date when final selection and purchase of each allowance item must be completed to avoid delaying the Work.
- Contractor shall submit written proposals for purchase of allowance items prior to placing order. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- Contractor shall return unused materials purchased under an allowance to manufacturer or supplier for credit to Client, if possible. If requested by the Client, unused materials should be saved and prepared for storage at Client's expense. Otherwise, removal of unused material is Contractor's responsibility.
- Contractor shall examine products covered by an allowance promptly on delivery for damage or defects. Contractor shall return damaged or defective products to manufacturer for replacement.

TESTING REQUIREMENTS

Testing and inspecting services may be required to verify compliance with certain requirements specified or indicated in Special Inspections document or the plans. These services do not relieve Contractor of responsibility for compliance with the contract document requirements.

- Testing and inspecting services shall be performed by independent certified testing agencies, the Engineer of Record or Architect as indicated by the special inspection requirements.
- Client will provide testing and inspecting services not specified to be provided by Contractor.
- Contractor is responsible for scheduling inspections and tests and notifying testing agencies.
- Contractor shall pay for additional testing and inspecting required as a result of tests and inspections indicating noncompliance with requirements which are no fault of the Client.
- Contractor to cooperate with testing agencies and provide auxiliary services as requested, including the following:
 - Access to the Work.
 - Incidental labor and facilities to assist inspections and tests.
 - Adequate quantities of materials for testing, and assistance in taking samples.
 - Facilities for storing and curing test samples.
 - Security and protection for samples and test equipment.

TEMPORARY FACILITIES AND CONTROLS

Contractor shall provide and pay for temporary facilities including:

- Power if required
- Toilets; comply with all regulations-including but not limited to regulations for type, number, location, operation, and maintenance of fixtures and facilities.
- Storage as required.
- Heating and cooling as required, including but not limited to heating and cooling for curing materials or for protecting installed construction from adverse weather.
- Environmental controls as required by authorities having jurisdiction including but not limited to erosion and sediment control.

Personnel remaining after Substantial Completion are permitted to use permanent facilities-only with the consent of Client.

CALGREEN REQUIREMENTS

- Contractor to comply with all CalGreen measures as specified in the contract documents
- Contractor is responsible for all required waste management documentation, including but not limited to GreenHalo

CLEANING AND WASTE MANAGEMENT

Contractor shall:

- Collect waste daily and legally dispose of waste off-site when containers are full.
- Dispose of material according to applicable laws and regulations.
- Not allow construction debris to accumulate more than one week.
- Remove all waste and surplus materials as needed to maintain a clean, safe, and orderly work site throughout the construction process.
- Clear interior spaces prior to the start of finish painting and the application of other finishes.
- Assure proper protection of waste and materials in case of weather changes during nights & weekends.
- At the conclusion of construction, clean the project per Closeout Requirements.

PRODUCT REQUIREMENTS

Substitutions are permitted only with prior consent by Client with evaluation by the architect.

Request product substitutions in writing with adequate documentation including product to be replaced and documentation showing compliance of proposed substitution with applicable requirements. List changes to other Work and schedules required to accommodate the substitution and any proposed changes in the Contract Sum or the Contract Time should the substitution be accepted. Submit requests sufficiently in advance of when materials are required in the Work to allow processing of request and subsequent submittals, if any. Do not submit unapproved substitutions on Shop Drawings or other submittals.

Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions:

- Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces
- Deliver products to Project site in manufacturer's original sealed container or packaging, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Include Chain of Custody documentation, if required.
- Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged, properly protected, and labeled.
- Store materials in a manner that will not endanger Project structure.
- Store products that are subject to damage by the elements undercover in a weather tight enclosure above ground, with ventilation adequate to prevent condensation.

Provide products that comply with the Contract Documents, are undamaged, and are new at the time of installation

- Supplied by the same kind from a single source. Ceramic tile and fabrics must be of a single production batch.
- Provide products complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect.
- Select products to comply with all the following that are applicable:
 - Where a product or manufacturer is named, provide the indicated item.
 - Where a product is described with required characteristics, provide a product that complies with those characteristics.
 - Where compliance with performance requirements is specified, provide products that comply and are recommended in writing by the manufacturer for the application.
 - Where compliance with codes, regulations, or standards, is specified, select a product that complies with the codes, regulations, or standards referenced.
- Unless otherwise indicated, Client or the architect will select color, pattern, and texture of each product from the manufacturer's full range of options that includes both standard and premium items.

EXECUTION AND CLOSEOUT REQUIREMENTS

Maintain a copy of the Contract Drawings as record drawings. Mark drawings to show installation that varies from the Work originally shown and provide to Client.

Provide Client with all available operation and maintenance data including but not limited to the manufacturer's operation and maintenance brochures, spare parts list, wiring diagrams, and copies of warranties.

Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:

- Remove labels that are not permanent. **DO NOT REMOVE DOOR AND WINDOW LABELS UNTIL FINAL INSPECTION IS PASSED.**
- Clean transparent materials and mirrors. Remove excess glazing compounds. Replace chipped or broken glass.
- Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave floors broom clean.
- Clean all mechanical, electrical, and plumbing equipment and fixtures.
- Clean the site. Sweep paved areas; remove stains, spills, and foreign deposits. Restore yard areas disturbed by construction

Before requesting Substantial Completion inspection, complete the following:

- Obtain and submit liens and other releases permitting Client unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
- Complete startup testing of systems and instruction of operation and maintenance personnel.
- Remove temporary facilities and controls.
- Complete final cleaning requirements
- Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- If requested by Client, facilitate delivery of spare parts, extra materials, and similar items to storage facility indicated by Client. Client will reimburse Contractor for standard and reasonable travel costs.

Upon request for inspection, Client will proceed with inspection and advise Contractor of unfulfilled requirements. Client will reinspect the Work on receipt of notice that the Work has been completed. Client will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.



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GENERAL AND PROJECT NOTES

23.0726

324 SAUSALITO BLVD

324 SAUSALITO BLVD

SAUSALITO, CA 94965

APN: 065-252-39

REVISIONS

#	REASON	DATE
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____

07/25/2024

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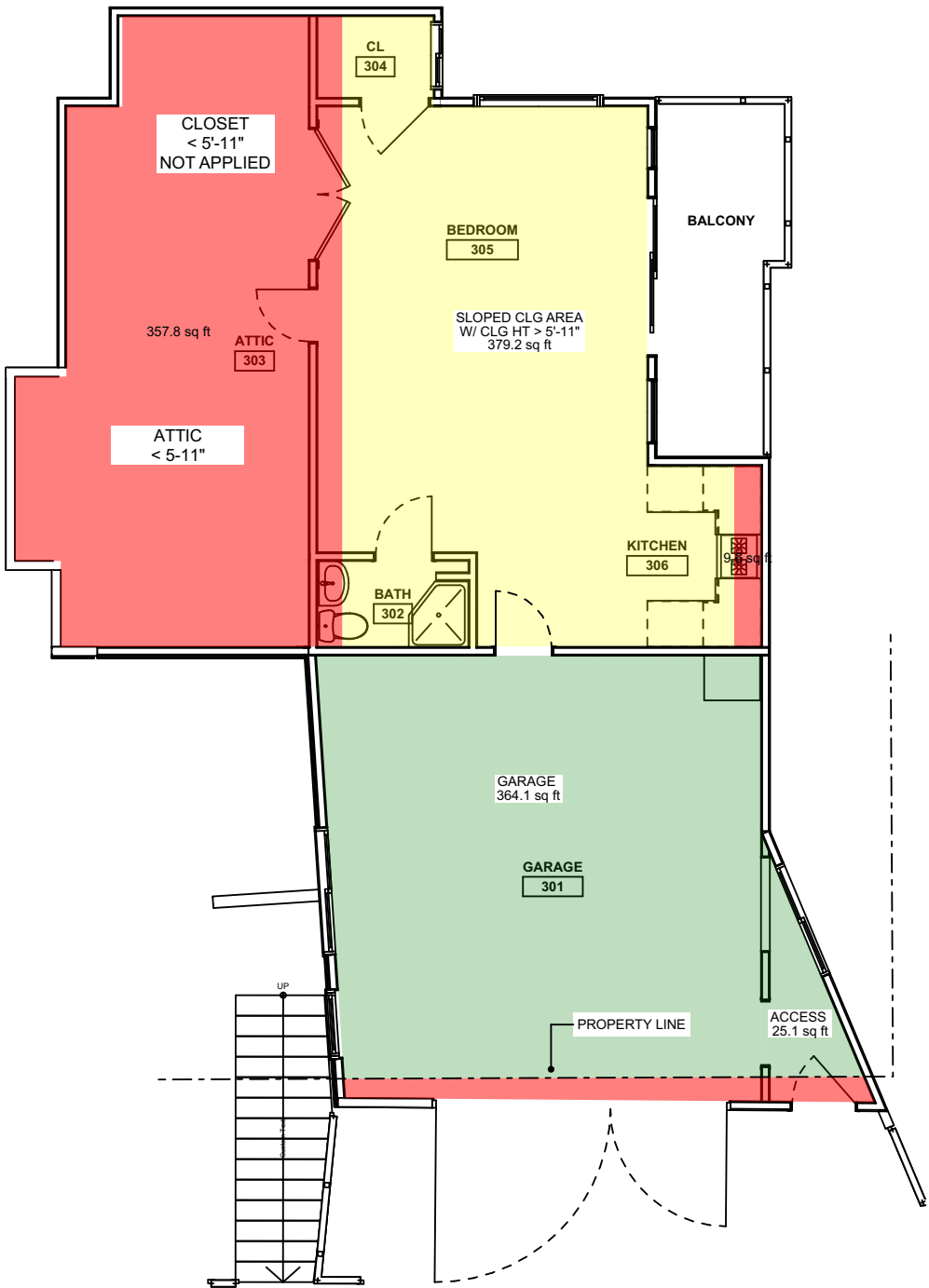
SUMMARY FAR ANALYSIS			
	MAX PERMISSIBLE	EXISTING	PROPOSED
FAR	2401.1 SF	2527.5 SF (EXCL. 389.2 SF GARAGE)	2897.3 SF (EXCL. 370 SF GARAGE)

PERMISSIBLE FAR = 4224.4 SF x (0.65-(((4224.4 SF (LOT) - 3000)/3000) x 0.2)) = 2401.1 SF

AFTER ADU CONVERSION	
PRIMARY DWELLING	ADU
2290.3 SF	546.8 SF

EXISTING FAR CALCULATION	
1ST STORY	1134.2 SF*
2ND STORY	1014.1 SF
3RD STORY	379.2 SF
TOTAL	2527.5 SF

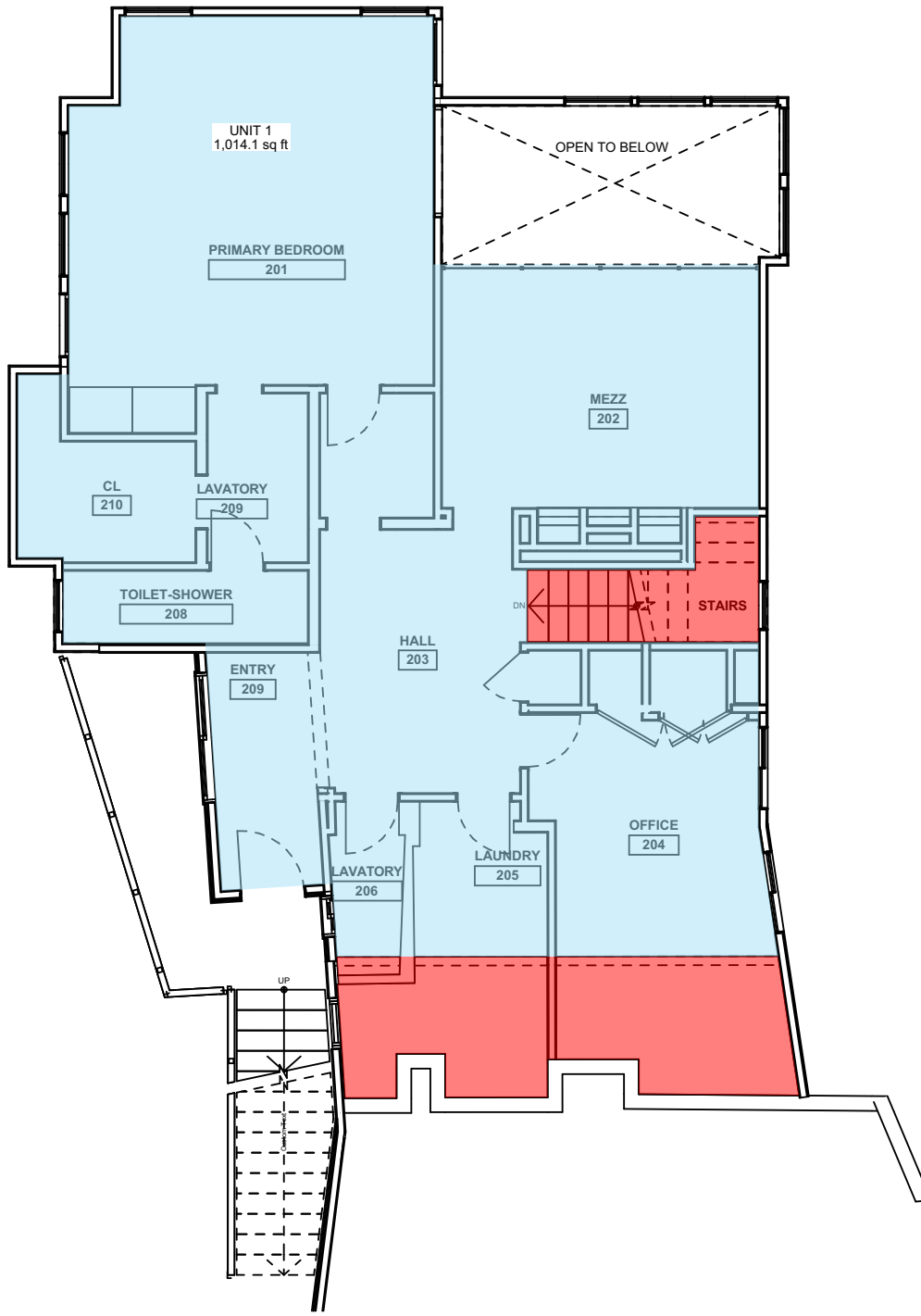
*	SNGL HEIGHT	DBL HEIGHT	
	972.2 SF	+ 108 SF (x1.5)	= 1134.2 SF



EXISTING 3RD STORY FAR

6

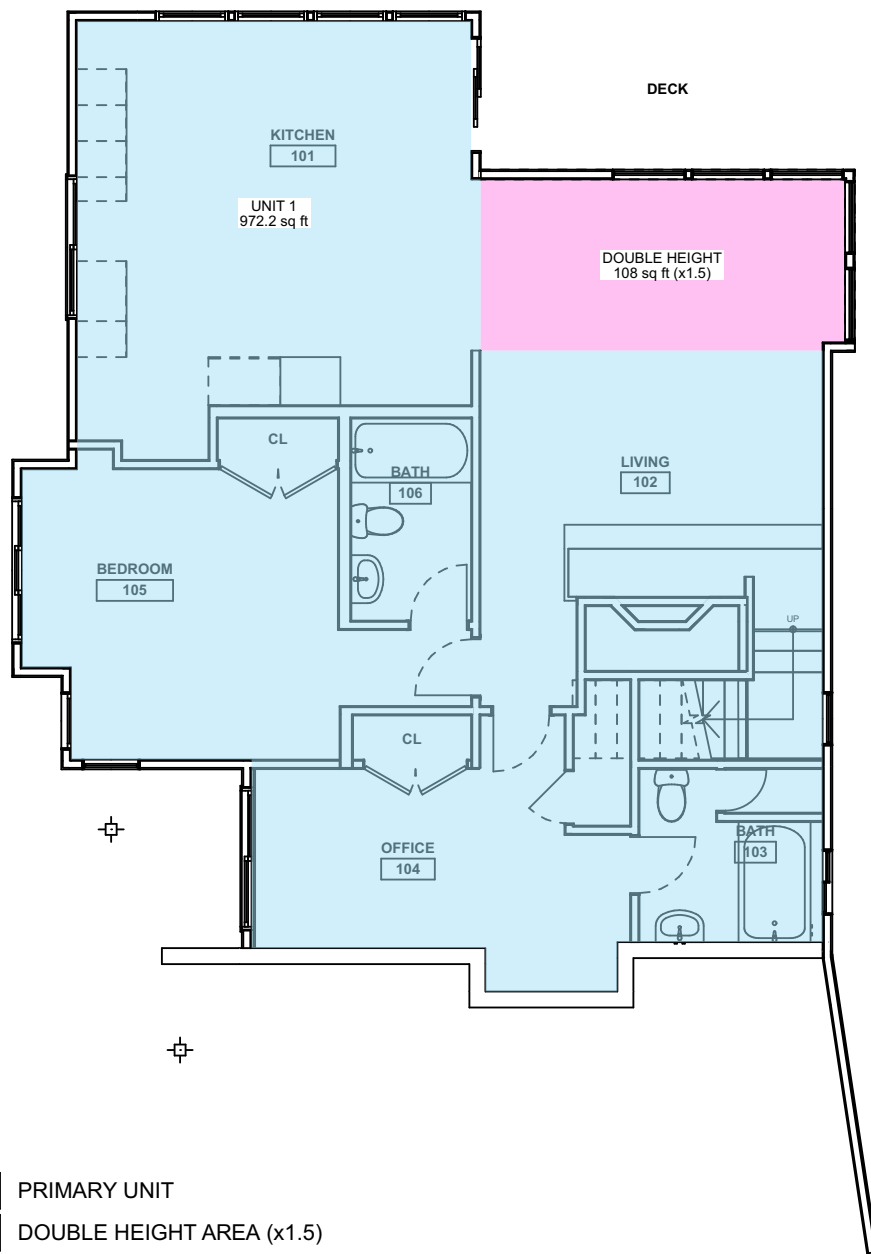
SCALE: 1/8" = 1'-0"



EXISTING 2ND STORY FAR

4

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



EXISTING 1ST STORY FAR

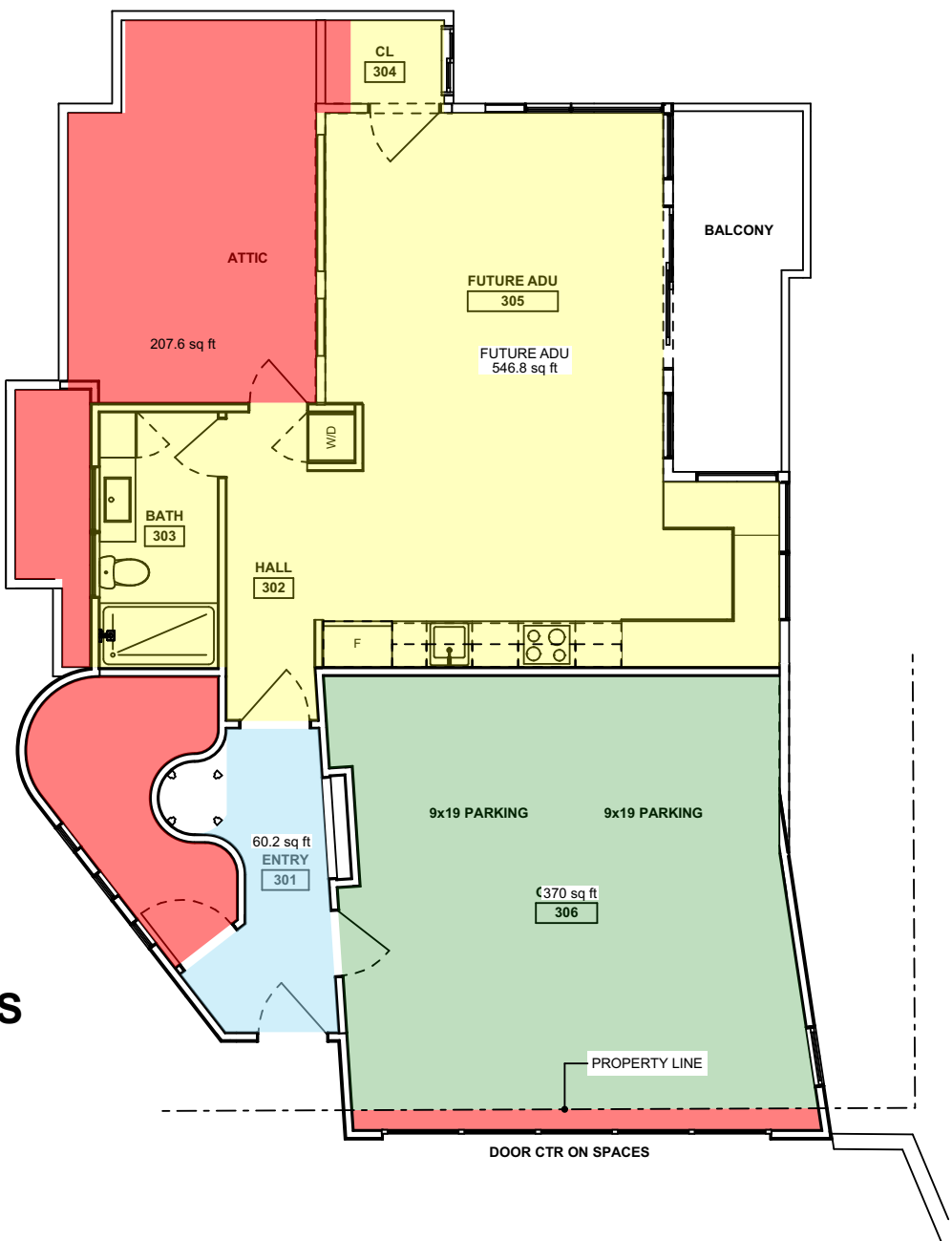
2

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

PROPOSED FAR CALCULATION	
1ST STORY	1180.5 SF*
2ND STORY	1109.8 SF
3RD STORY	607 SF
TOTAL	2897.3 SF

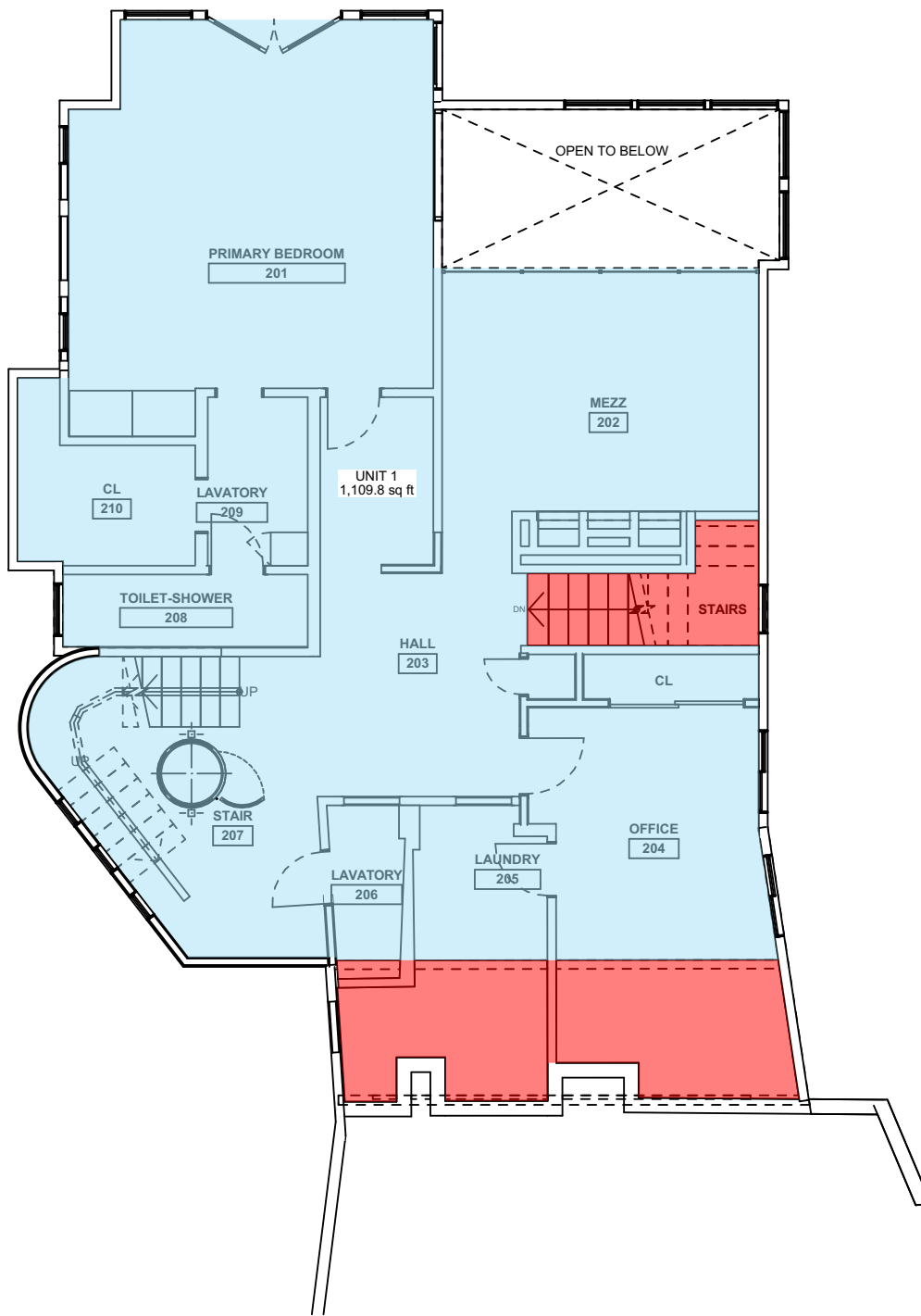
*	SNGL HEIGHT	DBL HEIGHT	
	1018.5 SF	+ 108 SF (x1.5)	= 1180.5 SF

FAR AFTER ADU	
1ST STORY	1180.5 SF*
2ND STORY	1109.8 SF
3RD STORY	0 SF
PRIM. UNIT	2290.3 SF
COMMON	60.2 SF
ADU	546.8 SF
TOTAL	2897.3 SF



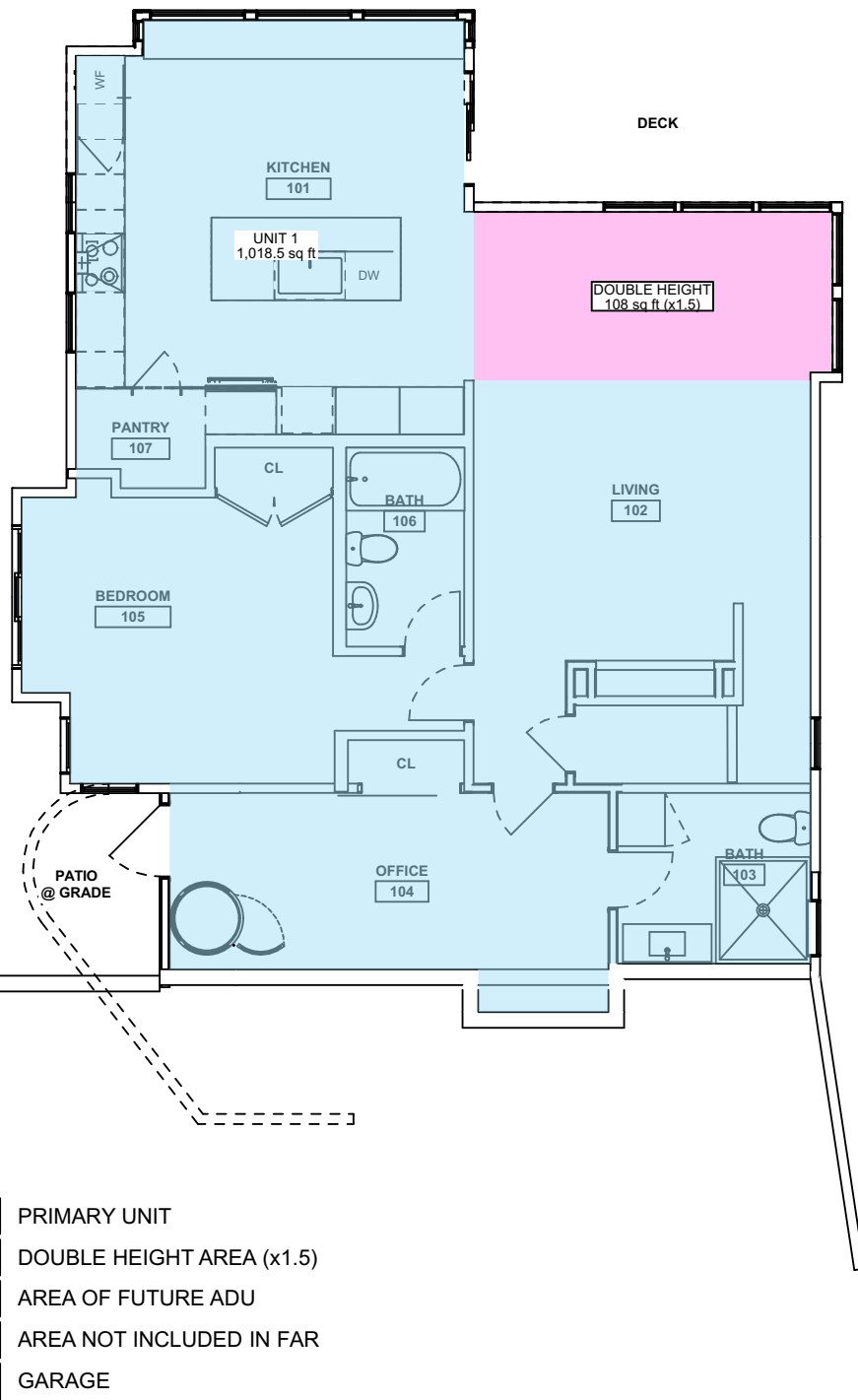
PROPOSED 3RD STORY FAR

5



PROPOSED 2ND STORY FAR

3



PROPOSED 1ST STORY FAR

1



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FAR CALCS

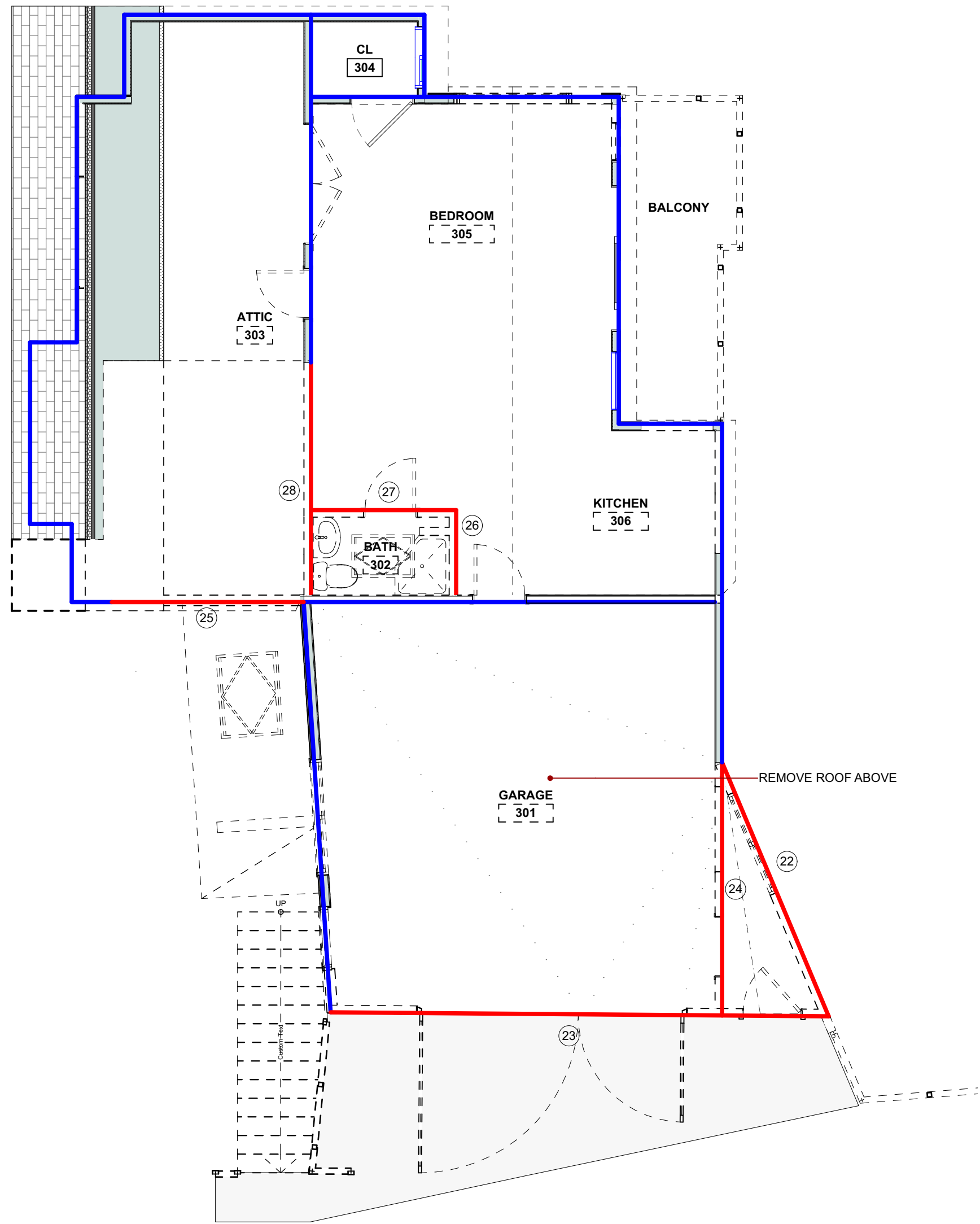
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324 SAUSALITO BLVD
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SAUSALITO, CA 94965

APN: 065-252-39

REVISIONS	
#	REASON
1.	DATE 2.20.2025
2.	DATE 3.21.2025
3.	DATE 6.26.2025
4.	
5.	
6.	

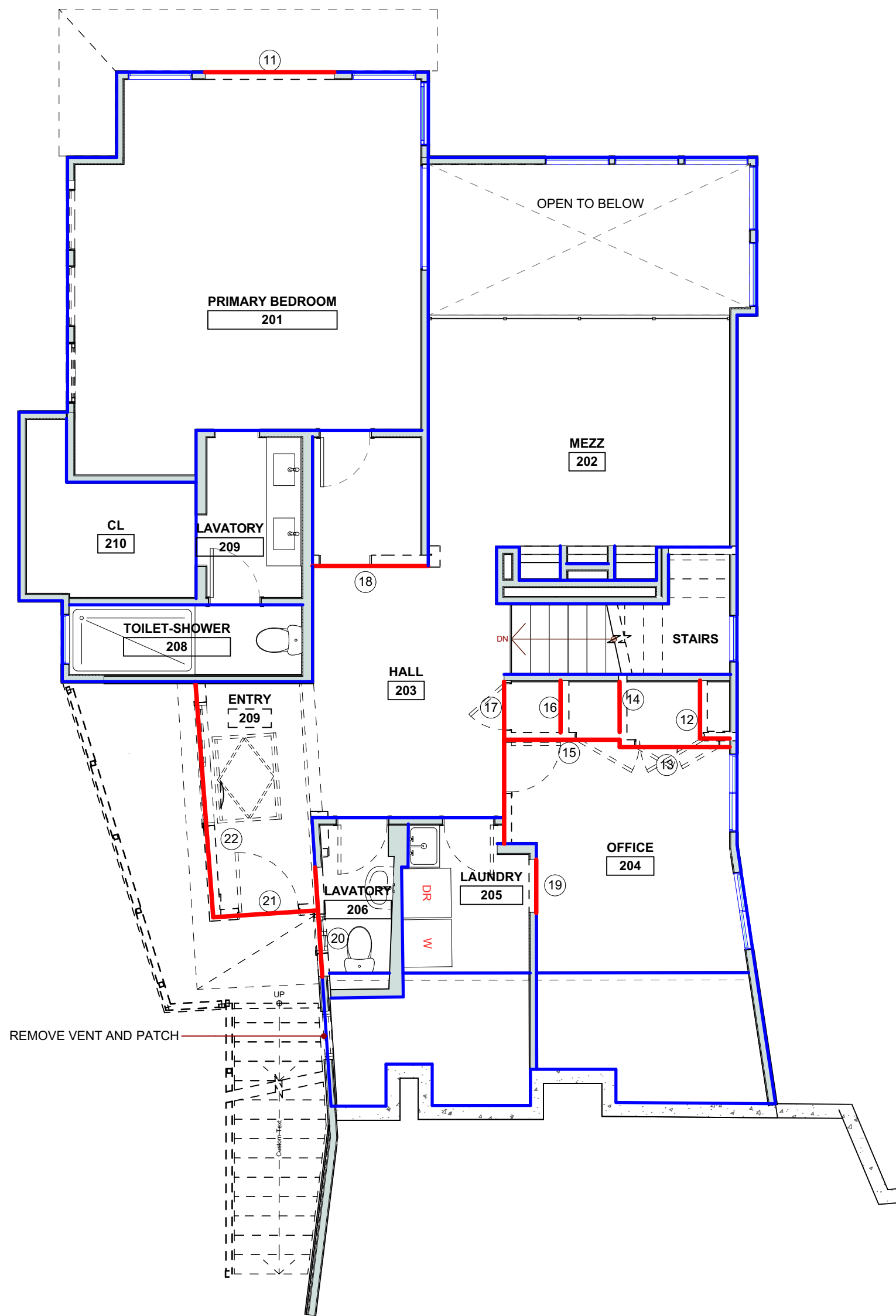
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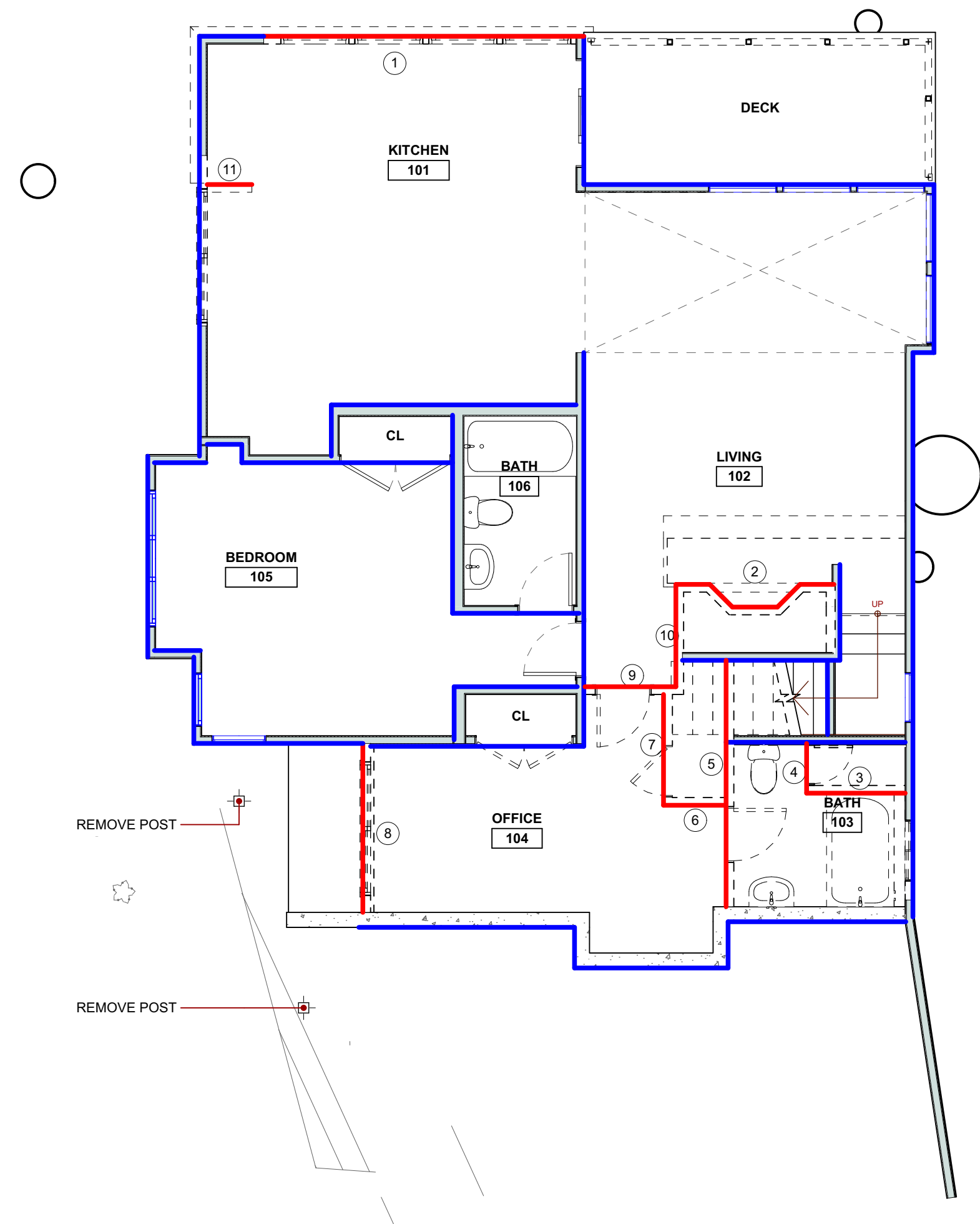
DEMO THIRD STORY

4



DEMO 2ND STORY

3



DEMO 1ST STORY

2

Interior Walls	Existing (LFT)	Demo (LFT)	To Remain (LFT)	Total Remain (LFT)
1st Story	152.8	43.5	109.3	72%
2nd Story	178.0	34.5	143.5	81%
3rd Story	78.0	35.0	43.0	55%

Exterior Walls	Existing (LFT)	Demo (LFT)	To Remain (LFT)	Total Remain (LFT)
1st Story	140.5	21.5	119.0	85%
2nd Story	174.5	27.0	147.5	85%
3rd Story	171.5	47.5	124.0	72%

Combined Walls	Existing (LFT)	Demo (LFT)	To Remain (LFT)	Total Remain (LFT)
1st Story	293.3	65.0	228.3	78%
2nd Story	352.5	61.5	291.0	83%
3rd Story	249.5	82.5	167.0	67%

Total Walls (LFT)	Existing (LFT)	Demo (LFT)	To Remain (LFT)	Total Remain (LFT)
	895.3	209.0	686.3	77%

Floor Area	Existing (SF)	Demo (SF)	To Remain (SF)	Total Remain (SF)
1st Story	1,147.2	0.0	1147.2	100%
2nd Story	1,216.9	0.0	1216.9	100%
3rd Story	1224.4	20.9	1203.5	98%

Roof Area	Existing (SF)	Demo (SF)	To Remain (SF)	Total Remain (SF)
1st Story	63.2	63.2	0.0	0%
2nd Story	83.7	83.7	0.0	0%
3rd Story	1,379.8	1,050.2	329.6	24%

Total Floor & Roof	Existing (SF)	Demo (SF)	To Remain (SF)	Total Remain (SF)
	5,115.2	1218.0	3897.2	76%

1st Floor Demo: Exterior	
Wall No.	Length
1	14.0
8	7.5

1st Floor Demo: Interior	
Wall No.	Length
2	8.0
3	4.5
4	2.0
5	11.0
6	2.5
7	5.0
9	4.0
10	4.5
11	2.0

2nd Floor Demo: Exterior	
Wall No.	Length
11	6.0
20	5.0
21	5.0
22	11.0

2nd Floor Demo: Interior	
Wall No.	Length
12	2.5
13	5.0
14	3.0
15	5.5
16	2.5
17	8.0
18	5.5
19	2.5

3rd Floor Demo: Exterior	
Wall No.	Length
22	13.5
23	24.5
25	9.5

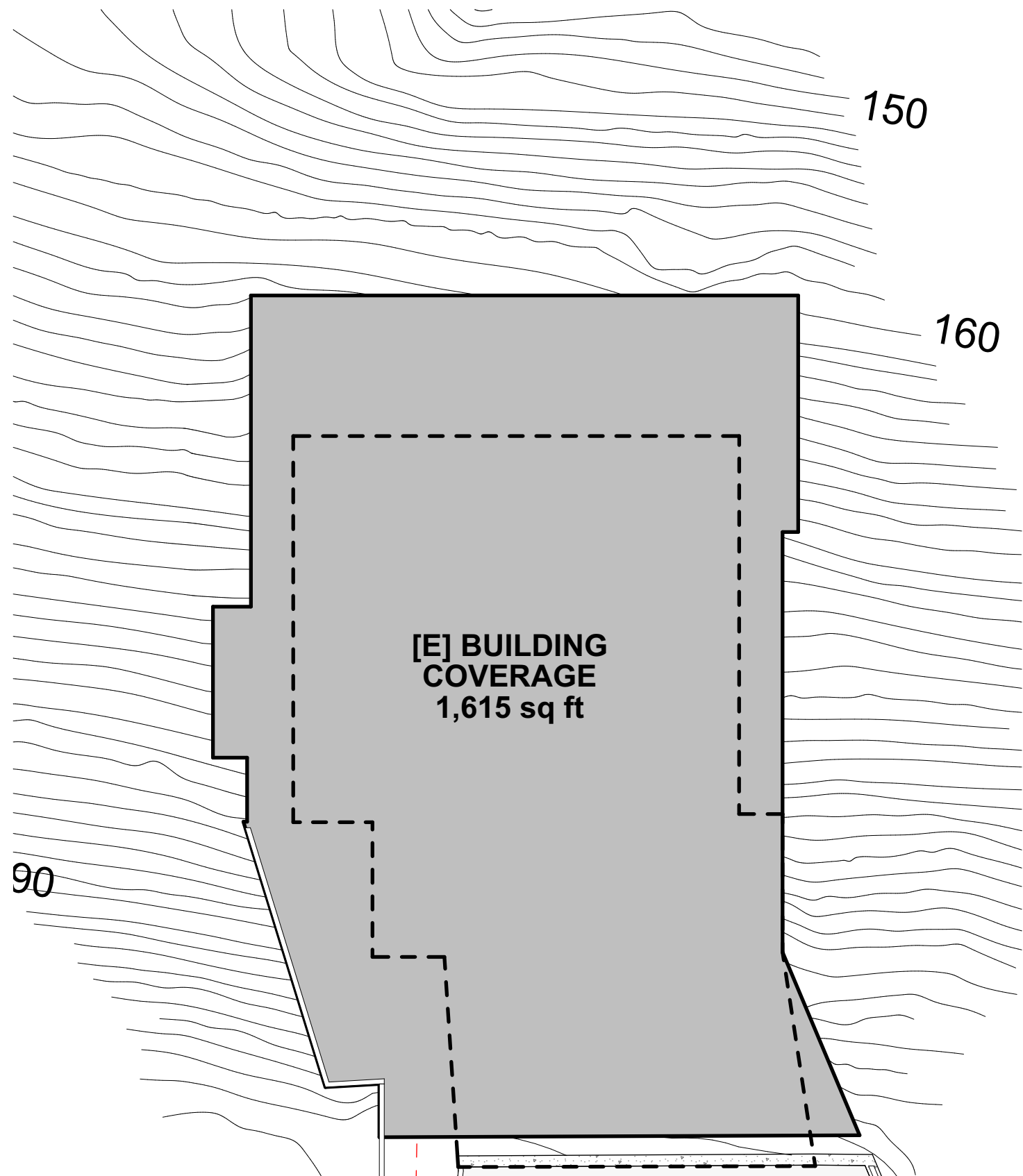
3rd Floor Demo: Interior	
Wall No.	Length
24	12.5
26	4.0
27	7.0
28	11.5

1

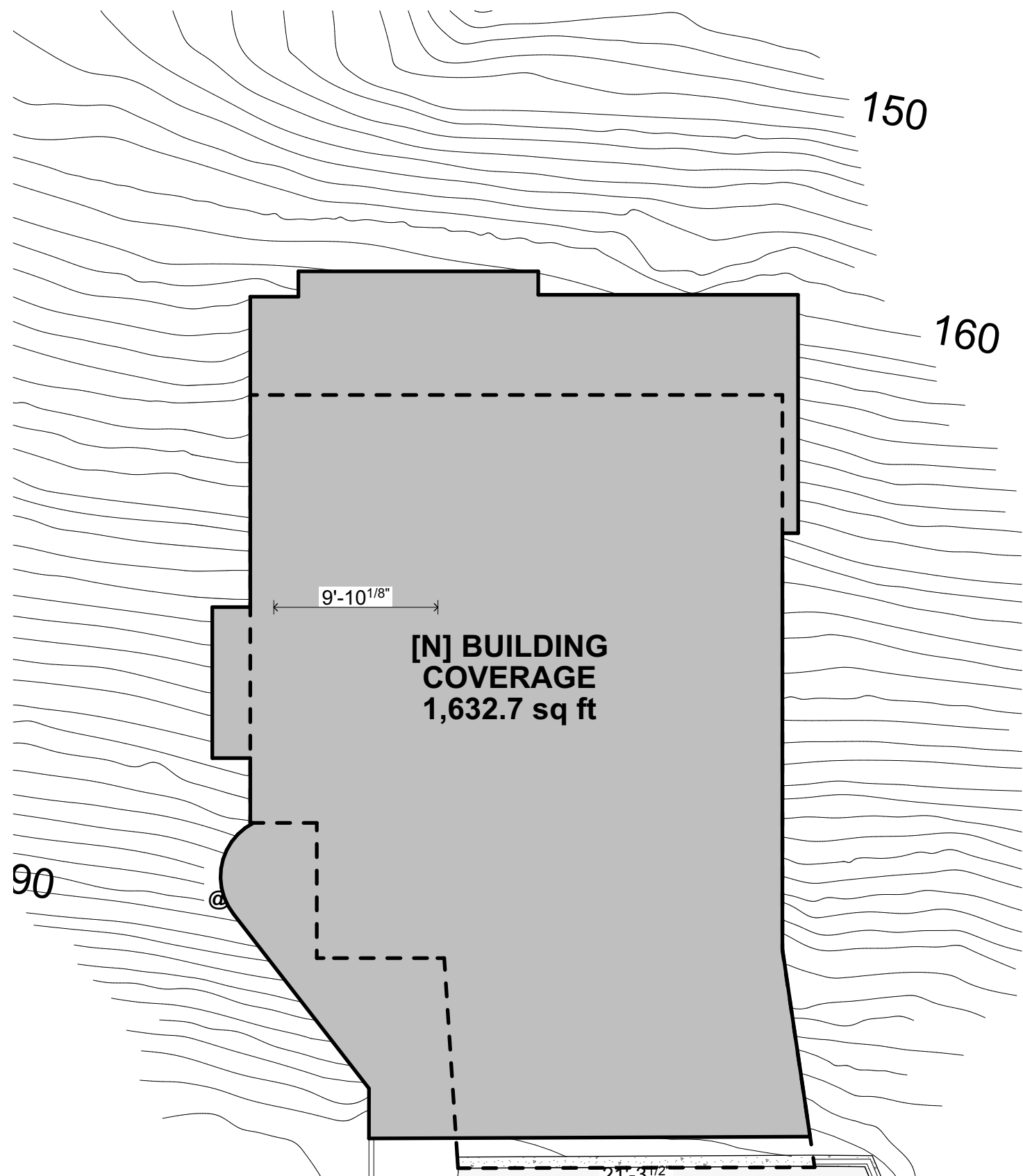


#	REASON	DATE
1.		2.20.2025
2.		6.26.2025
3.		
4.		
5.		
6.		

AREA CALCS			
LOT SIZE: 4224.4 sf			
	MAX ALLOWABLE	EXISTING	PROPOSED
LOT COVERAGE	1854.5 sf (43.9%)	1615 sf (38.2%)	1632.7 sf (38.6%)
IMPERVIOUS SURFACE	3168.3 sf (75%)	1186.3 sf (28.1%)	1407.3 sf (33.3%)

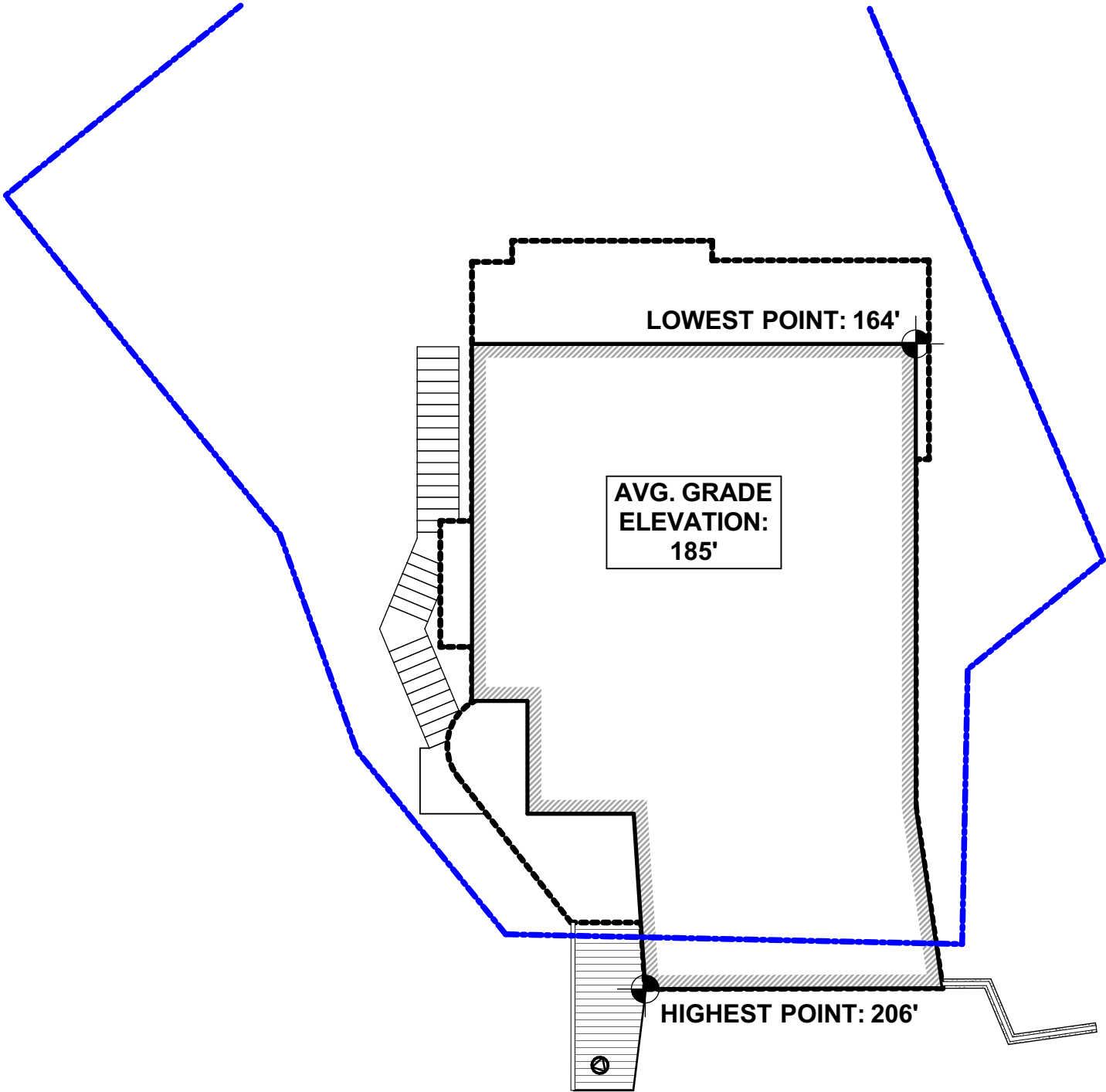


EXISTING LOT COVERAGE CALCS 6



PROPOSED LOT COVERAGE CALCS 5

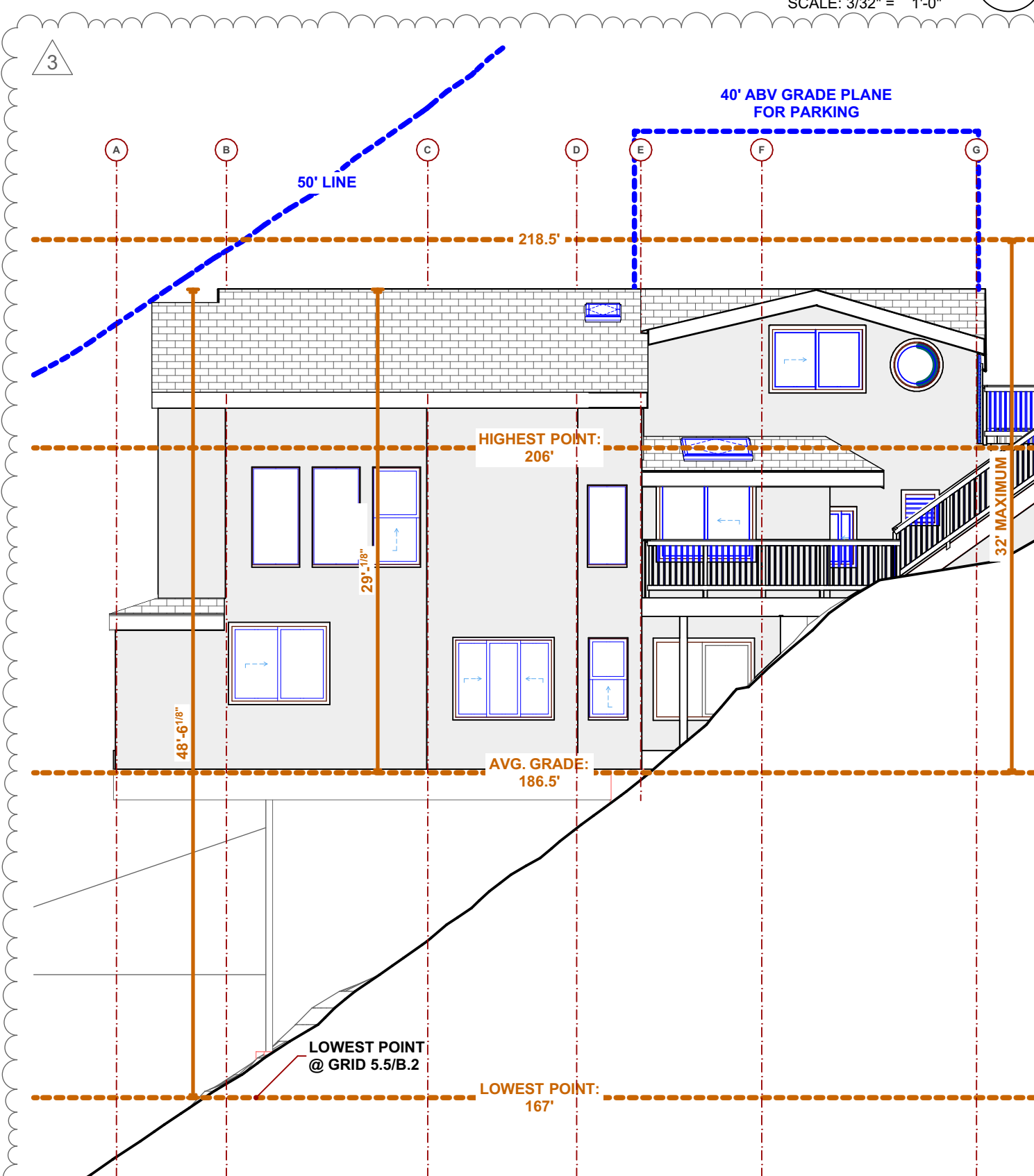
HEIGHT ANALYSIS			
	MAX ALLOWABLE	EXISTING	PROPOSED
HEIGHT ABV. AVG. GRADE	32'	29'	32' (EXCL. GARAGE)
MAX HEIGHT @ ANY POINT	50'	49'	50'
LOWEST POINT		167'	164'
AVG. GRADE		186.5'	185'
HIGHEST POINT		206'	206'



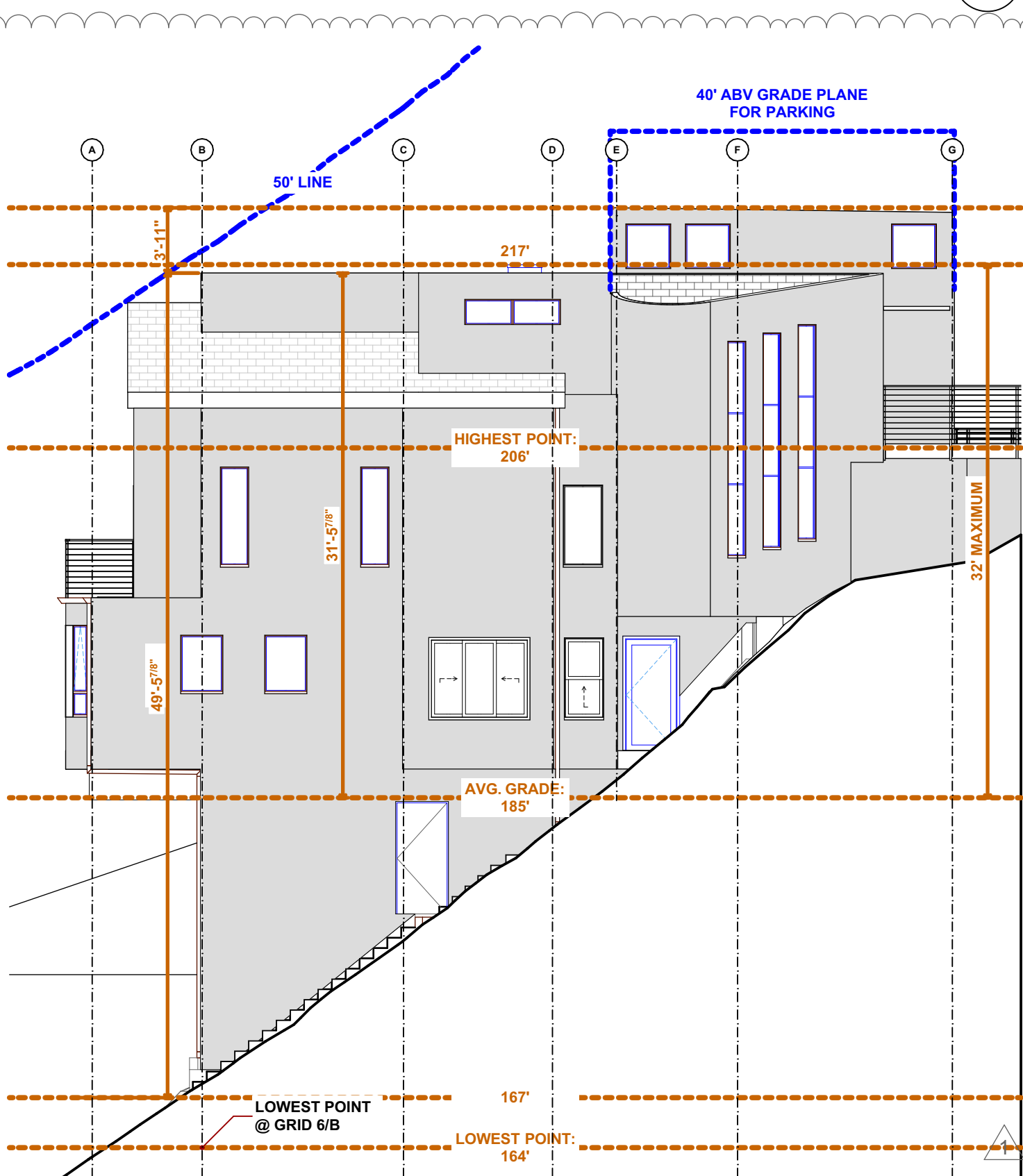
REFERENCE PLAN FOR AVG GRADE 4



REF PLANE FOR MAX. HEIGHT 2



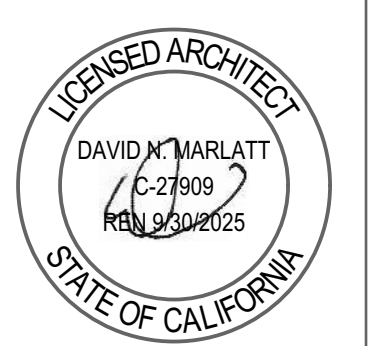
HEIGHT LIMIT OF EXISTING BUILDING 3



HEIGHT LIMIT OF PROPOSED BUILDING 1



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LICENSED ARCHITECT
DAVID A. MARLATT
C-27809
RAN 03/2025
STATE OF CALIFORNIA

ZONING PERMIT

HEIGHT & LOT COVERAGE ANALYSIS

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REVISIONS	
#	REASON
1.	DATE 2.20.2025
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STORY POLE PLAN

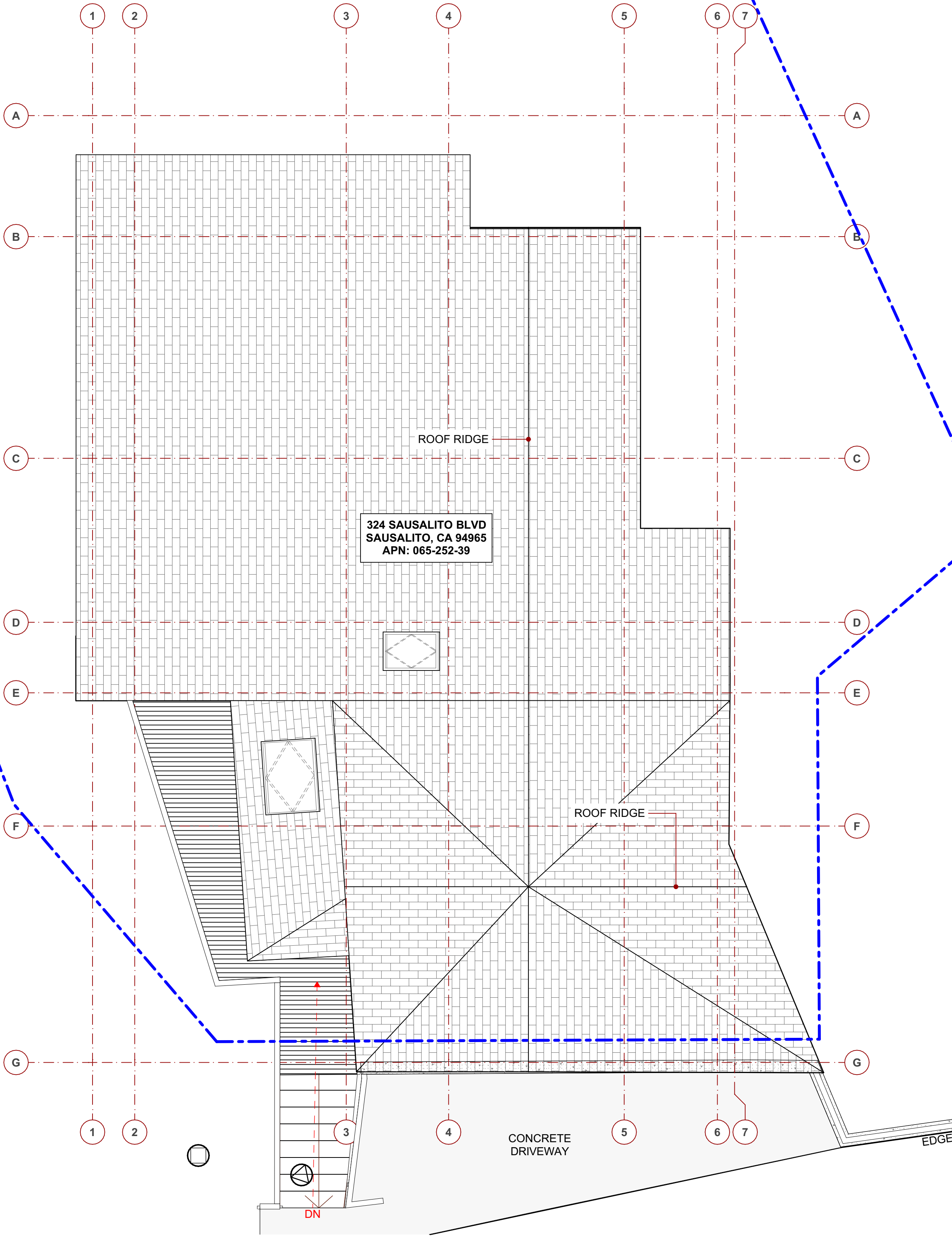
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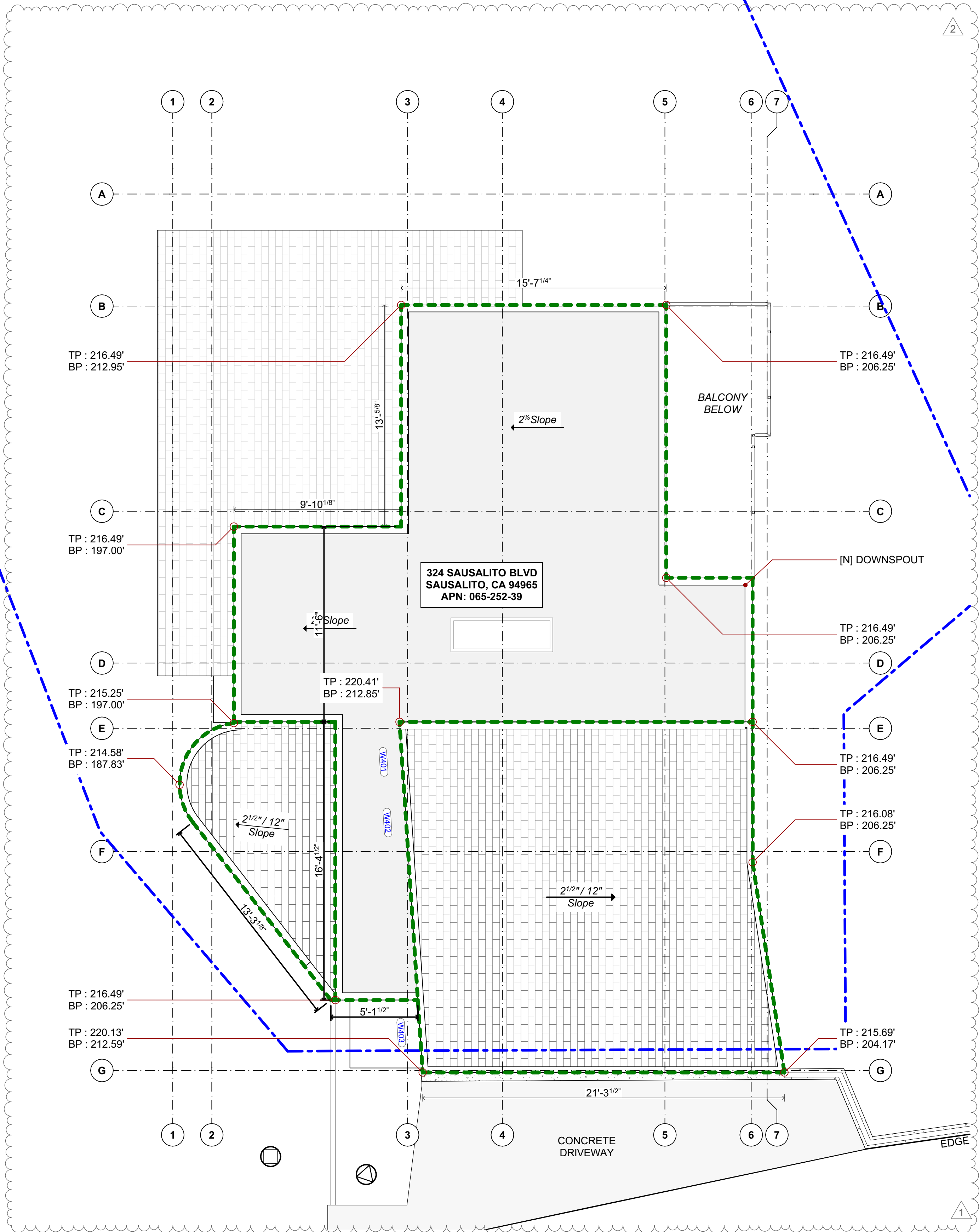
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UPDATED STORY POLE PLAN : EXISTING ROOF

2

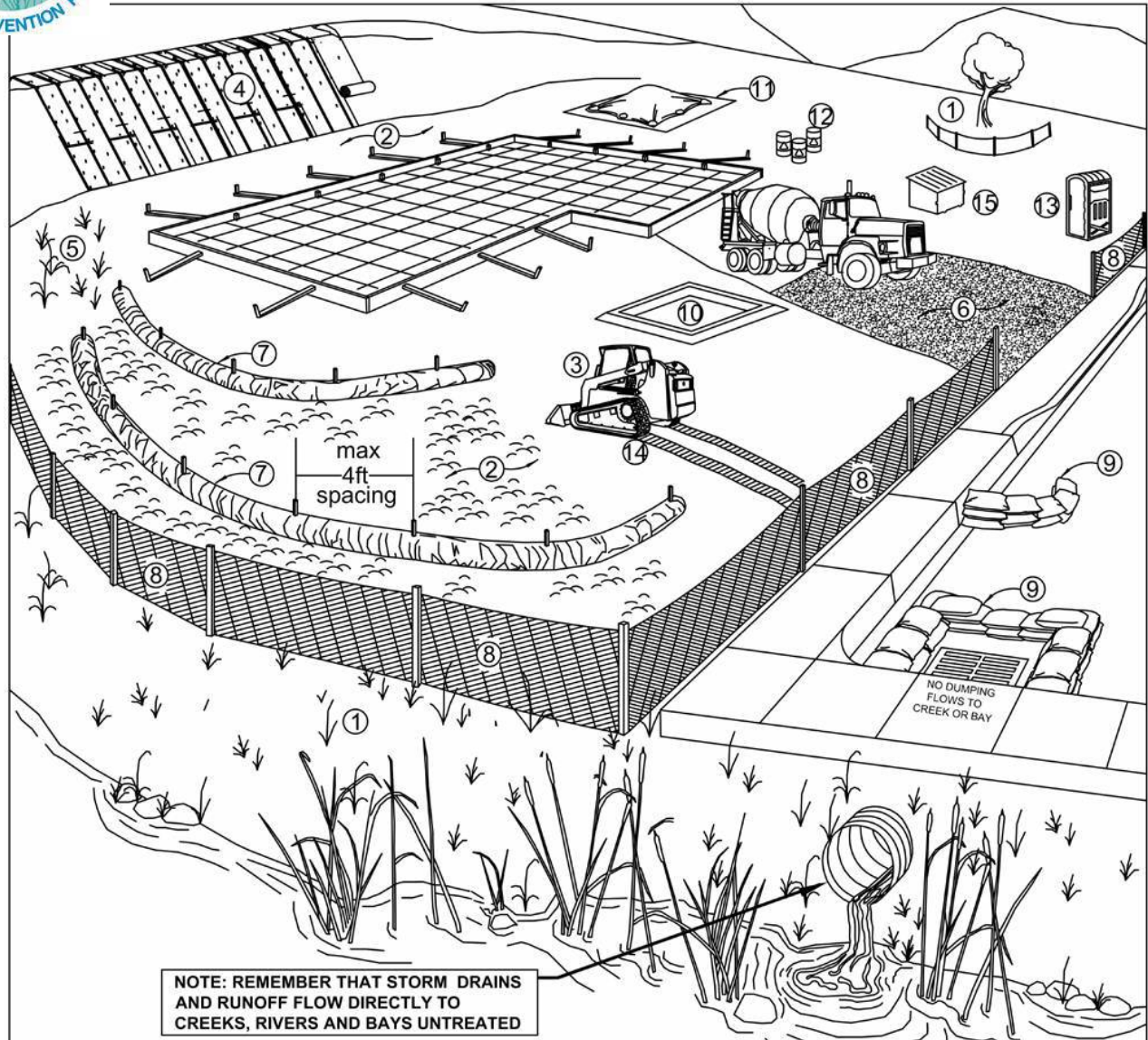


UPDATED STORY POLE PLAN : PROPOSED ROOF

1



Marin County Stormwater Pollution Prevention Program
Minimum Control Measures
For Small Construction Projects



Erosion Controls	Sediment Controls	Good Housekeeping
NS. Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS. Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

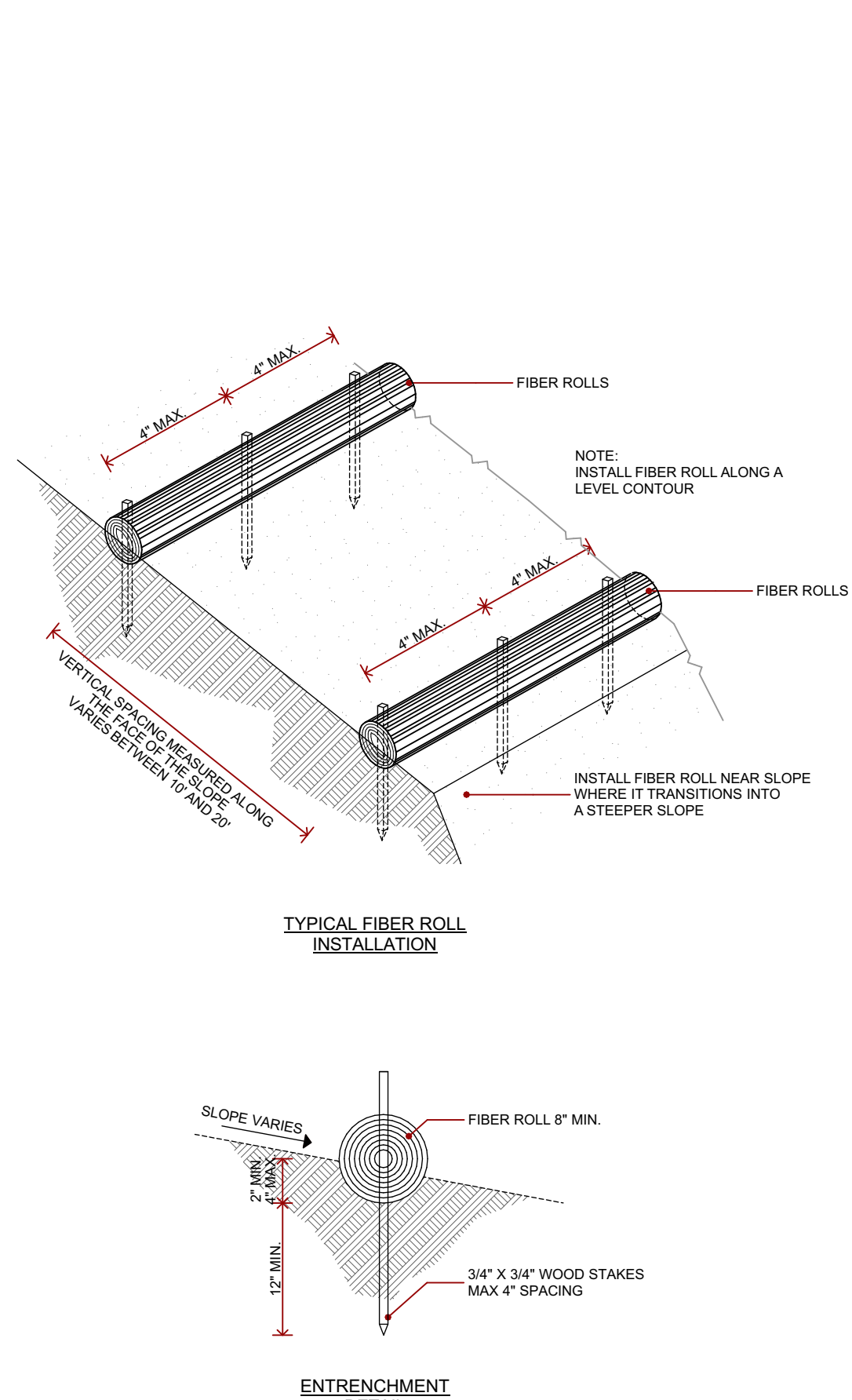
NS=not shown on graphic

Note: Select an effective combination of control measures from each category. Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. Inspect and maintain the control measures before and after rain events, and as required by the local agency or state permit.

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the California Best Management Practices Handbook Portal. Construction at <http://www.casqa.org>. Caltrans factsheets are available in the Construction Site BMP Manual March 2003 at <http://www.dotd.ca.gov/hq/construct/stormwater/manuals.htm>. Visit www.mcstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Control Measure	General Description
Erosion Control Best Management Practices	
N/A Scheduling	Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.
1 Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.
2 Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.
3 Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). For more info see the following factsheets: CASQA: EC-15.
4 Erosion Control Blankets	Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.
5 Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.
Sediment Control Best Management Practices	
6 Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-2.
7 Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).
8 Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.
9 Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use fabric for silt fence fabric for drain inlet protection. For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.
N/A Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering: http://www.marincounty.org/depts/pwd/divisions/mcstoppp/development/_media/Files/Departments/PW/mcstoppp/development/TrenchingSWReoMCSTOPPPFinal6_0_9.pdf . For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.
Good Housekeeping Best Management Practices	
10 Concrete Washout	Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. For more info see the following factsheets: CASQA: WM-4; or Caltrans: WM-4.
11 Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.
12 Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.
13 Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.
14 Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic traps under equipment. Immediately clean up any spills or drips. For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.
15 Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.



WATTLE DETAILS

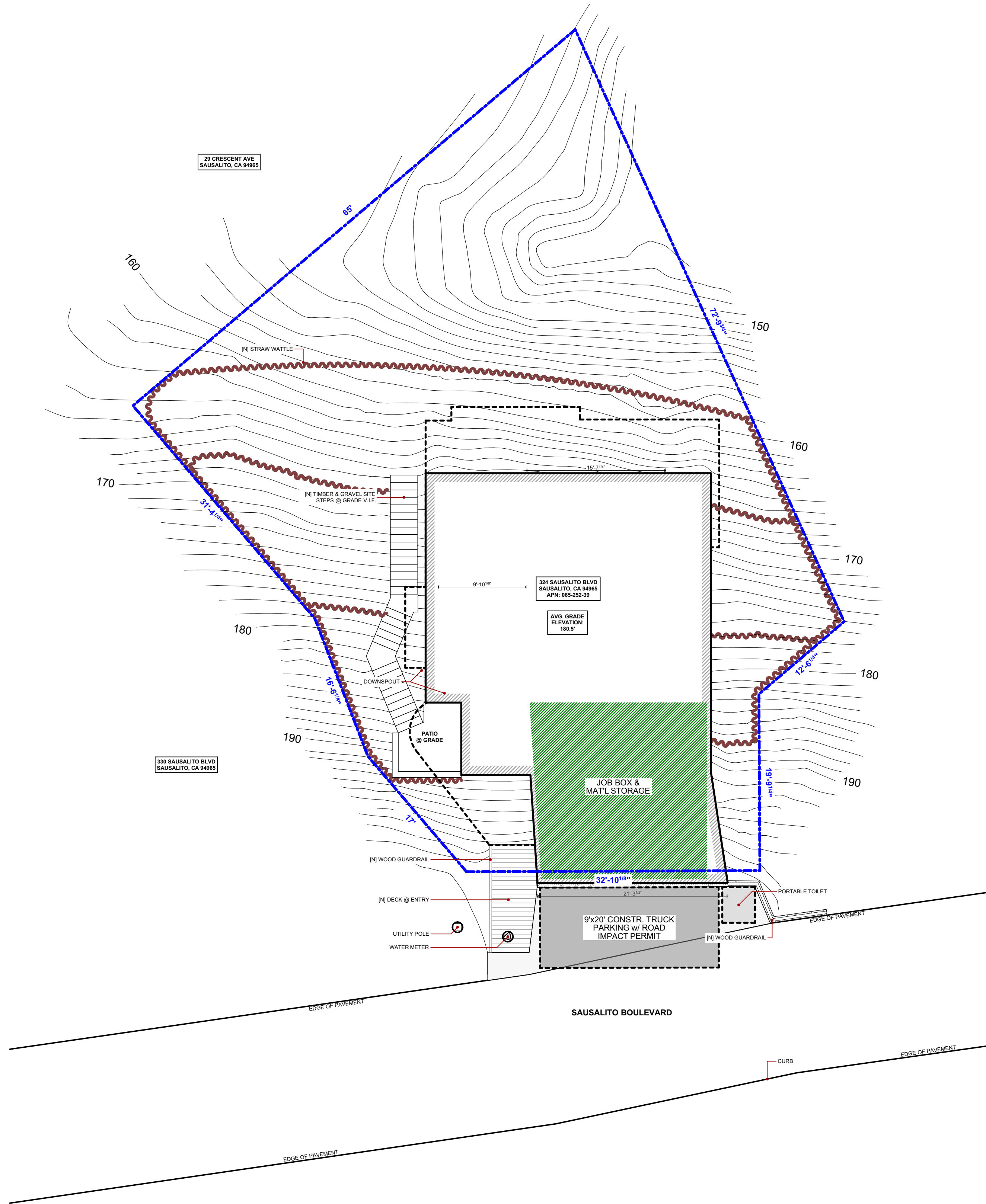
SCALE: 1:8.13

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esc-measures-for-small-construction-projects

SCALE: 1:1.02

2



PROPOSED CONSTRUCTION MANAGEMENT PLAN

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

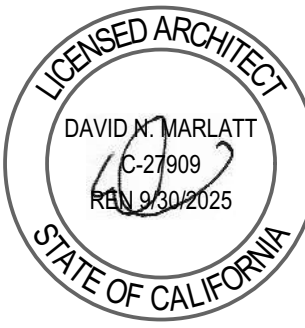
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CONSTRUCTION MANAGEMENT PLAN

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REVISIONS

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A0.6



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LANDSCAPE PLAN

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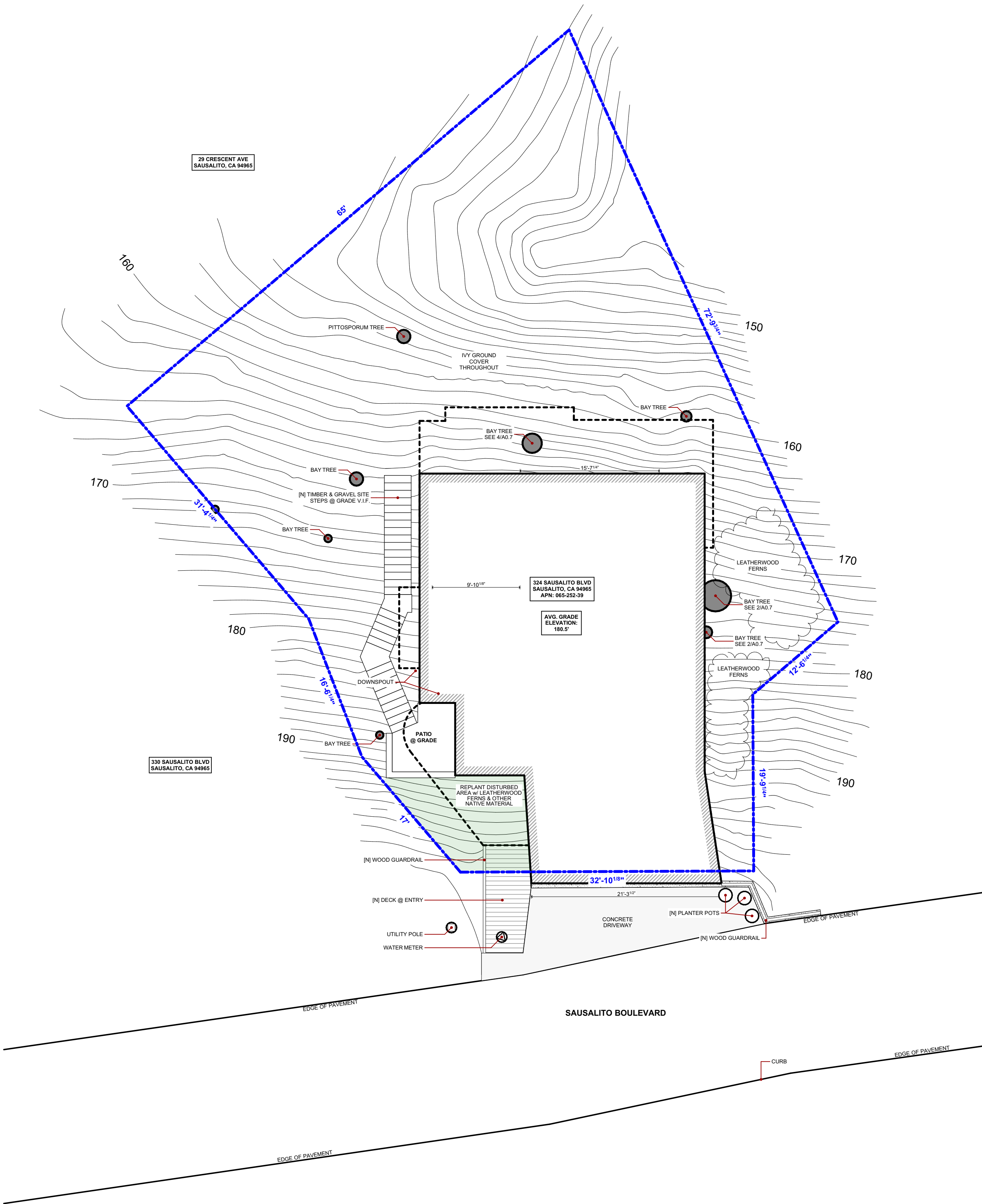
APN: 065-252-39

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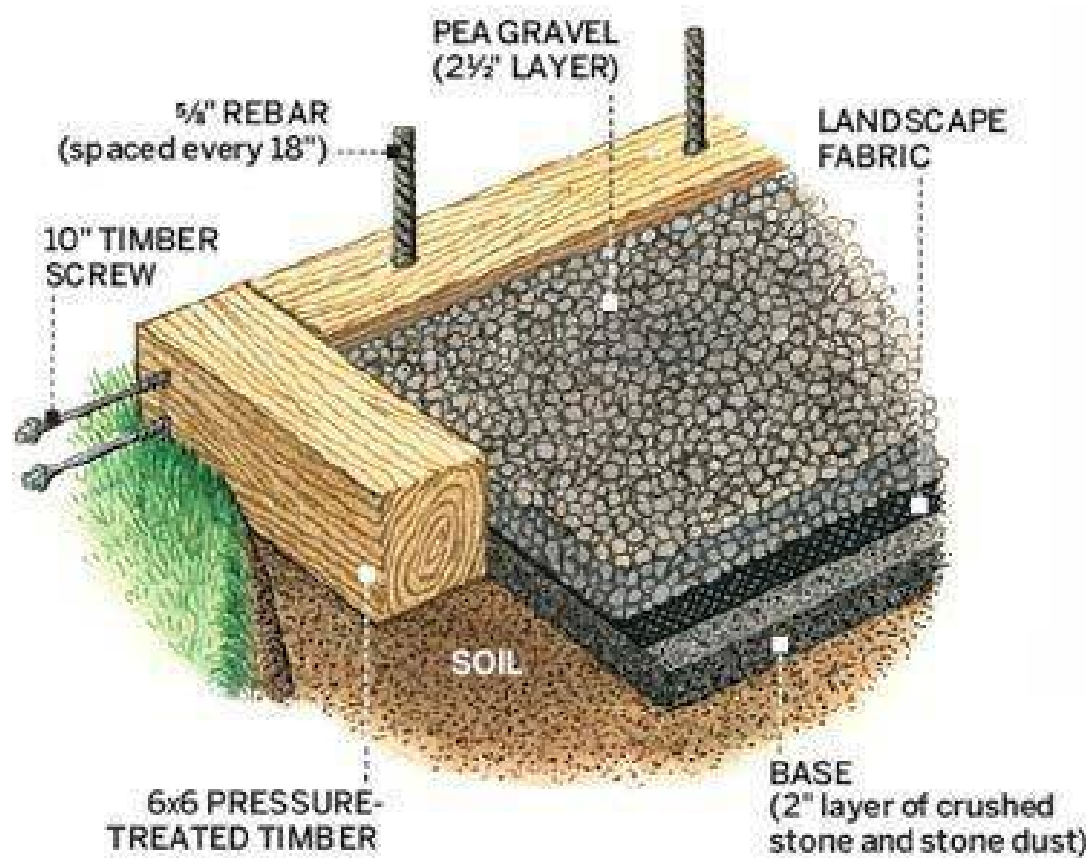
A0.7



PROPOSED LANDSCAPE PLAN

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

1



TYP. SITE STAIR DETAIL

SCALE: 1:0.93

3



SITE TREES EAST

SCALE: 1:7

2



SITE TREE NORTH & WEST

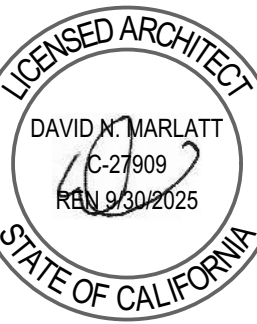
SCALE: 1:7

4



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MATERIALS PRESENTATION

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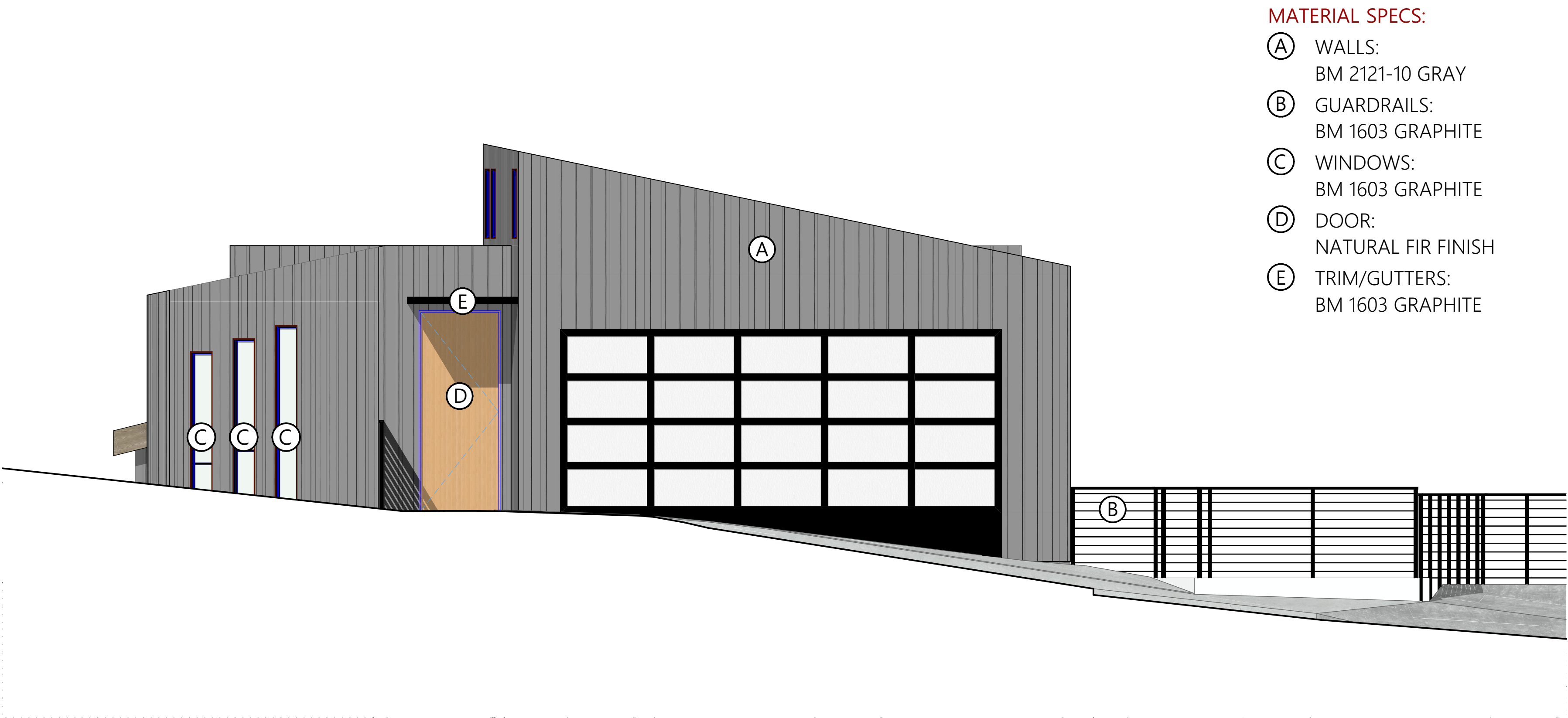
06/26/2025

A0.8

REFERENCE IMAGE: 77 GLEN DR, SAUSALITO



324 SAUSALITO BLVD, SAUSALITO STREET ELEVATION



MATERIAL SPECS:

- (A) WALLS:
BM 2121-10 GRAY
- (B) GUARDRAILS:
BM 1603 GRAPHITE
- (C) WINDOWS:
BM 1603 GRAPHITE
- (D) DOOR:
NATURAL FIR FINISH
- (E) TRIM/GUTTERS:
BM 1603 GRAPHITE

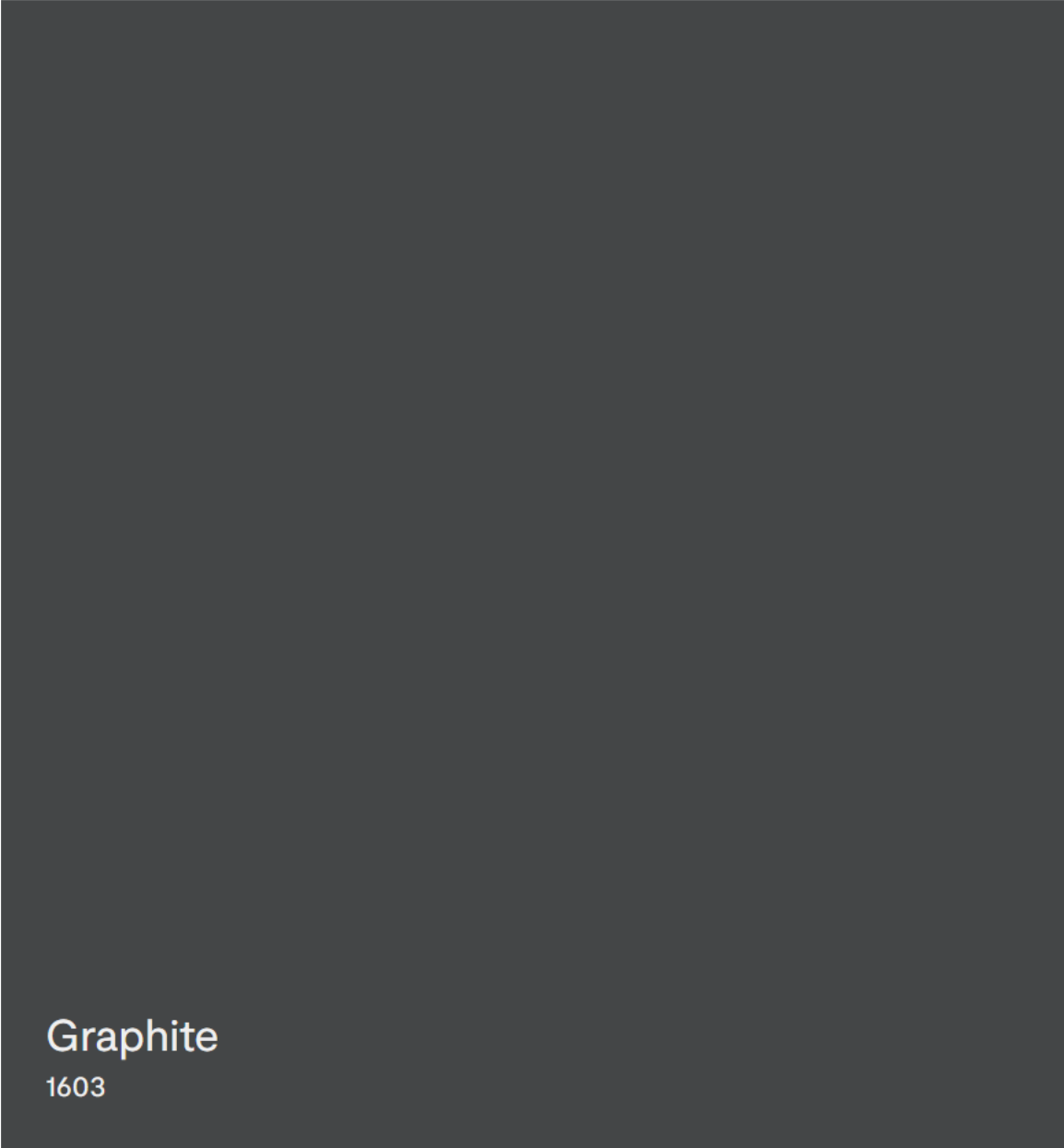
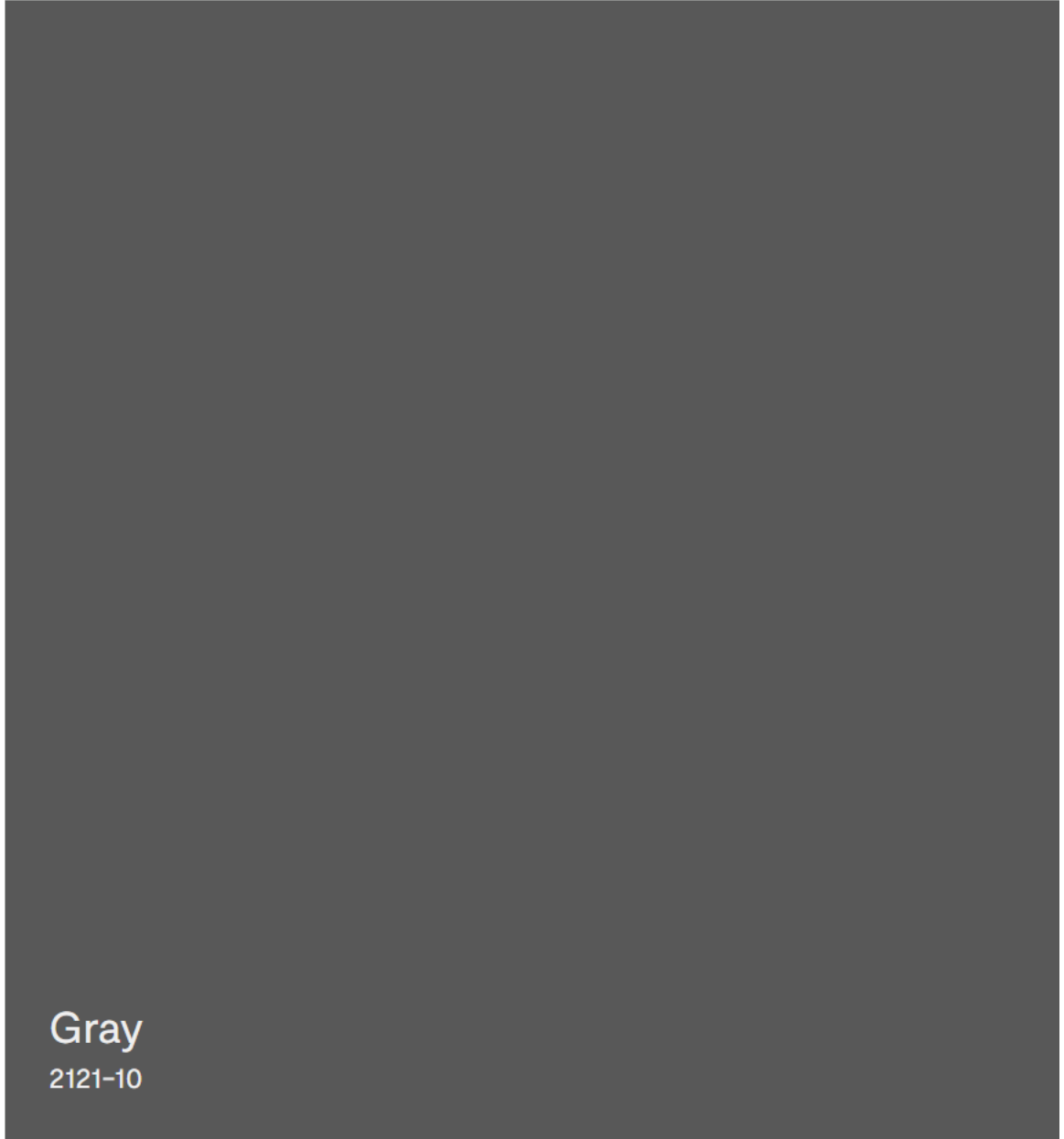
DOOR REFERENCE



GUARDRAIL REFERENCE



BENJAMIN MOORE PAINT SAMPLES





324 SAUSALITO BLVD EXISTING STREET VIEW



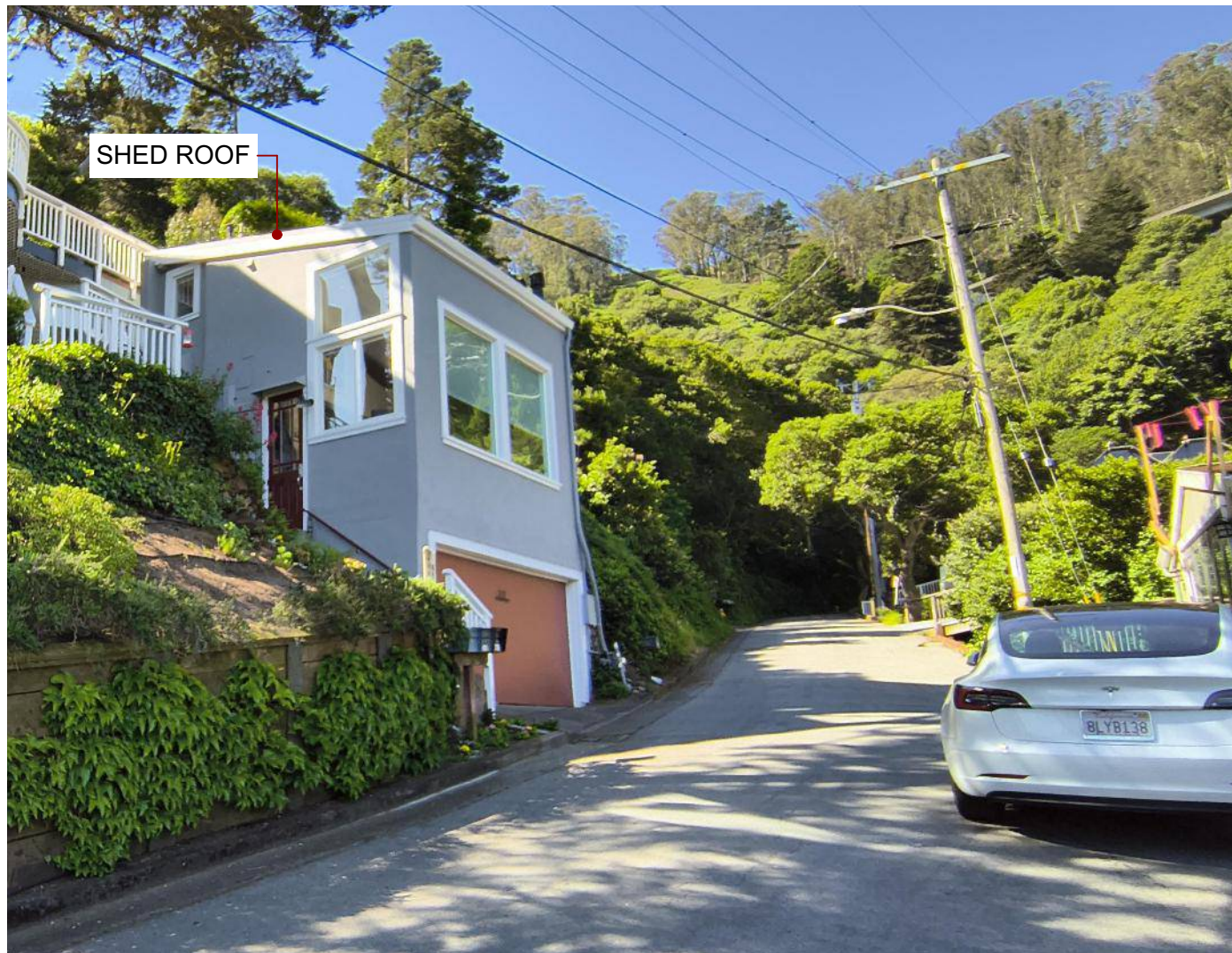
324 SAUSALITO BLVD PROPOSED STREET VIEW



338 & 336 SAUSALITO BLVD



332 & 330 SAUSALITO BLVD



317 SAUSALITO BLVD



304 & 308 SAUSALITO BLVD



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CONTEXT PRESENTATION

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NEIGHBORHOOD VIEW PLAN DEMONSTRATES THAT 338 SAUSALITO BLVD'S VIEW OF 324 SAUSALITO IS BLOCKED BY 330 - 332 SAUSALITO BLVD.



NEIGHBORHOOD 3D VIEW 2 DEMONSTRATES THAT 317 SAUSALITO BLVD IS LOCATED DOWNHILL FROM 324 SAUSALITO.



NEIGHBORHOOD 3D VIEW 1 DEMONSTRATES THAT 338 & 317 SAUSALITO BLVD ARE BOTH LOCATED ABOVE 324 SAUSALITO'S ROOF ELEVATION.



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VIEW PRESENTATION

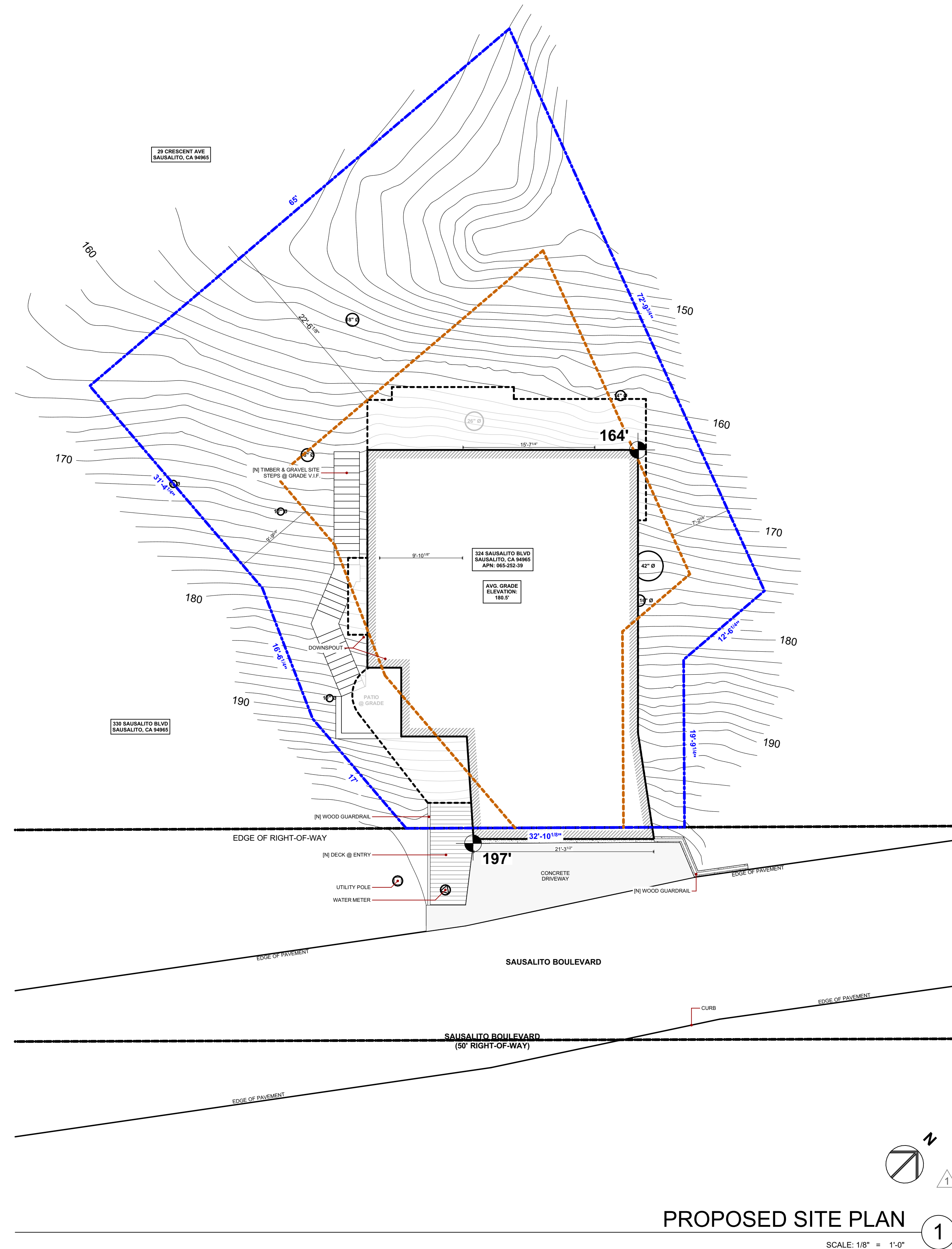
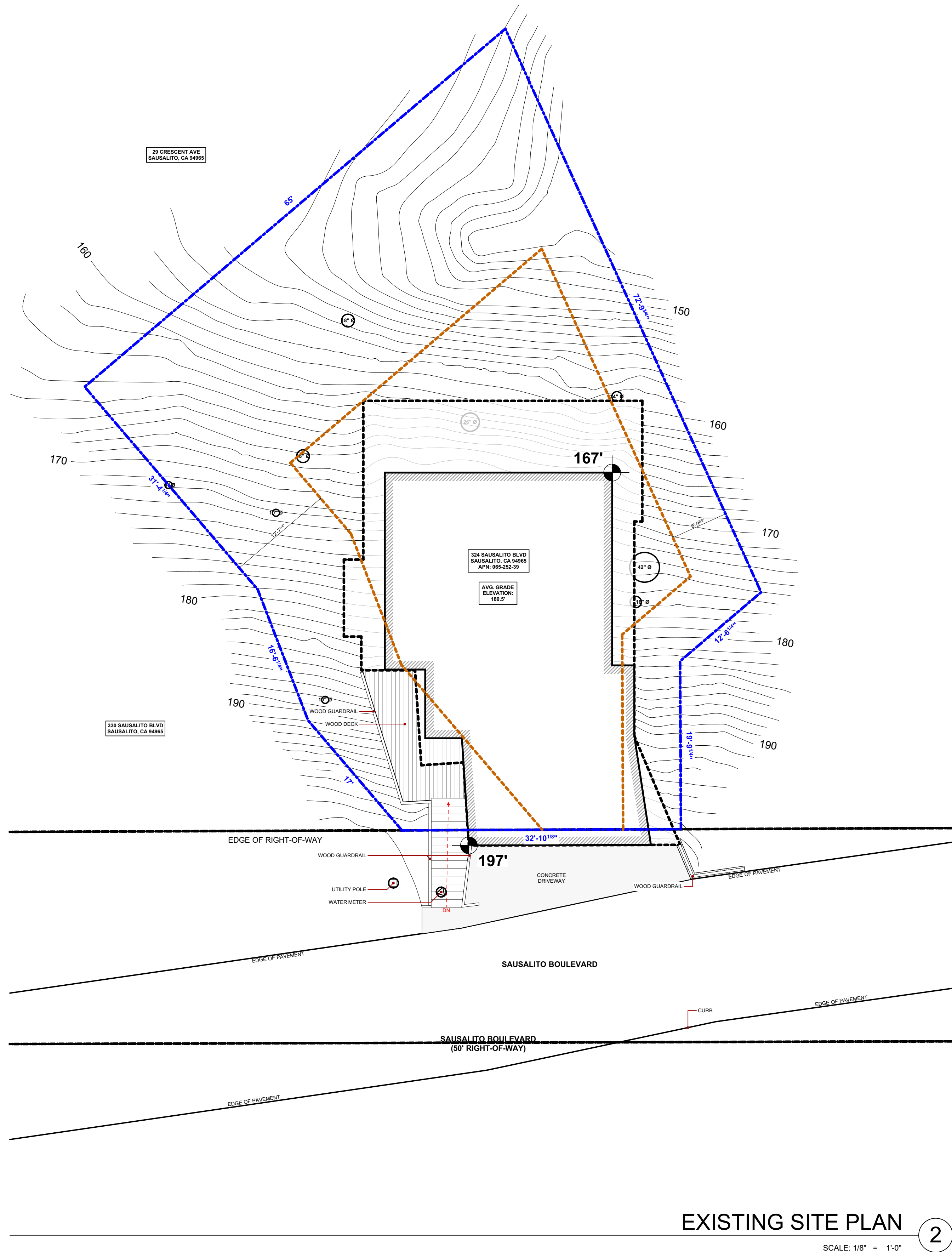
23.0726
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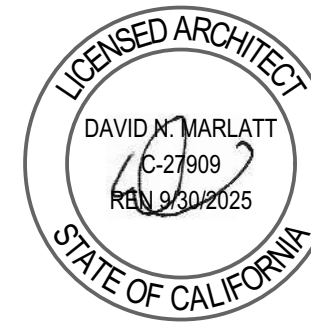
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SITE PLAN

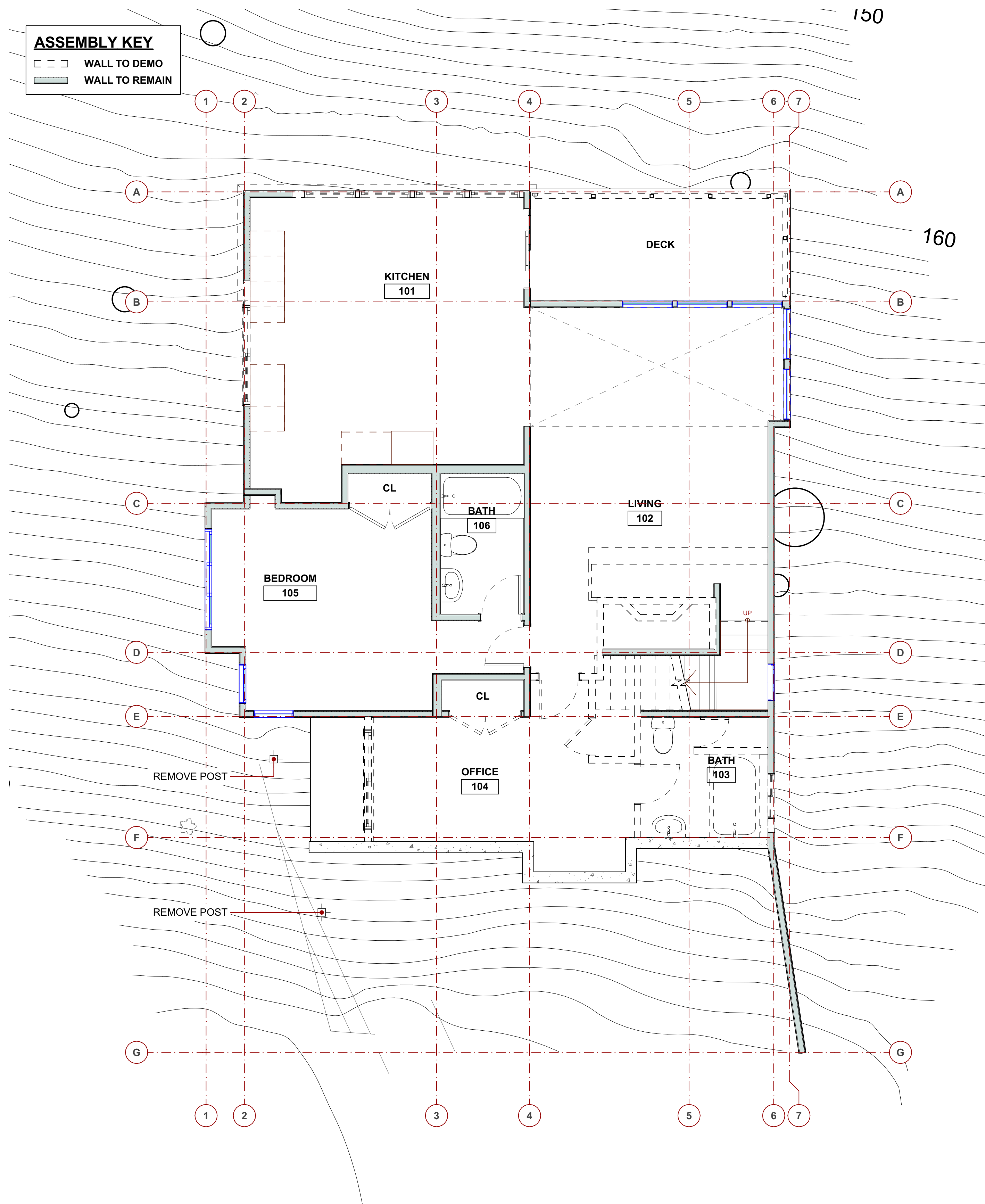
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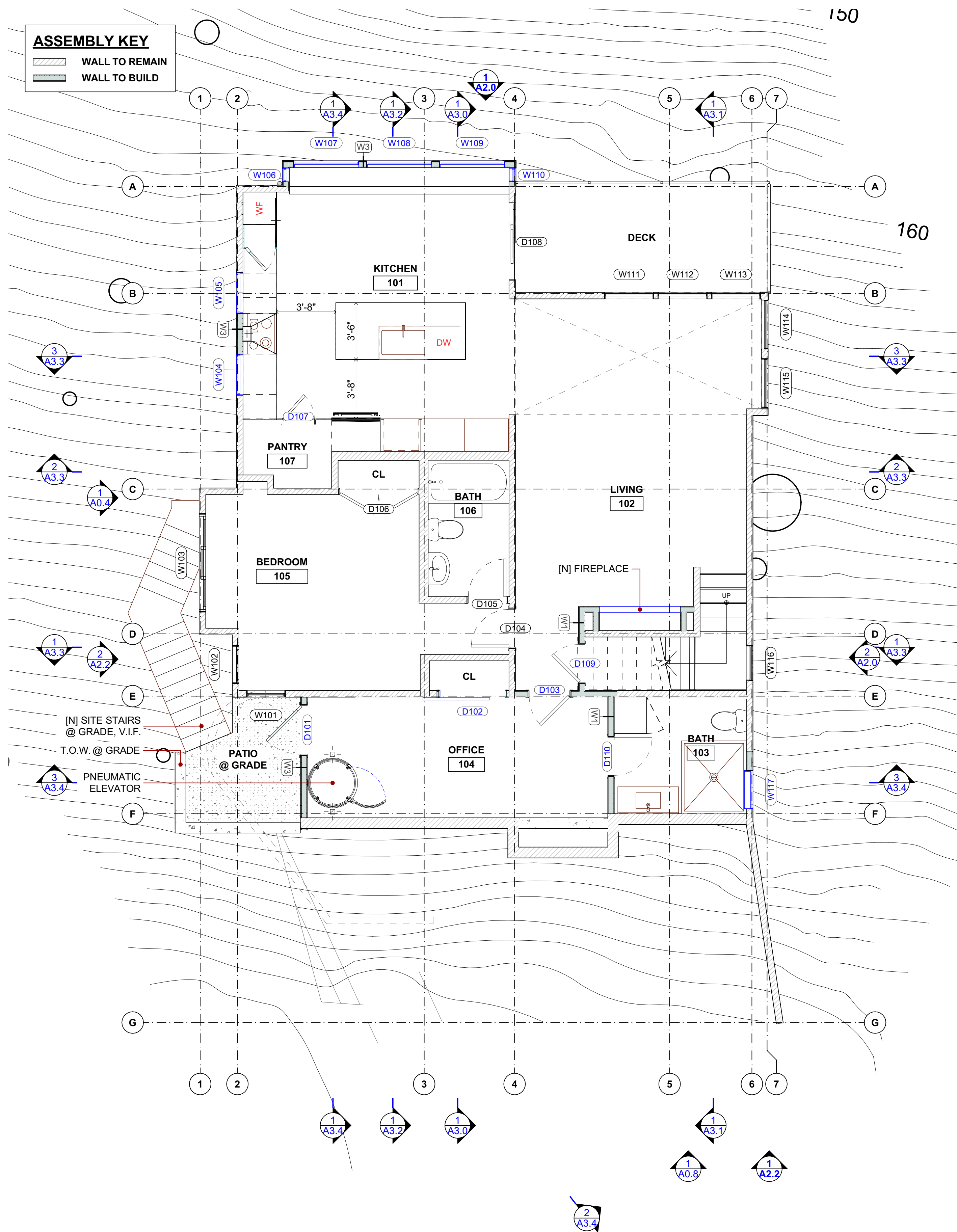
A1.0



DEMOLITION 1ST STORY

2

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



PROPOSED 1ST STORY

1

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



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FIRST STORY PLANS

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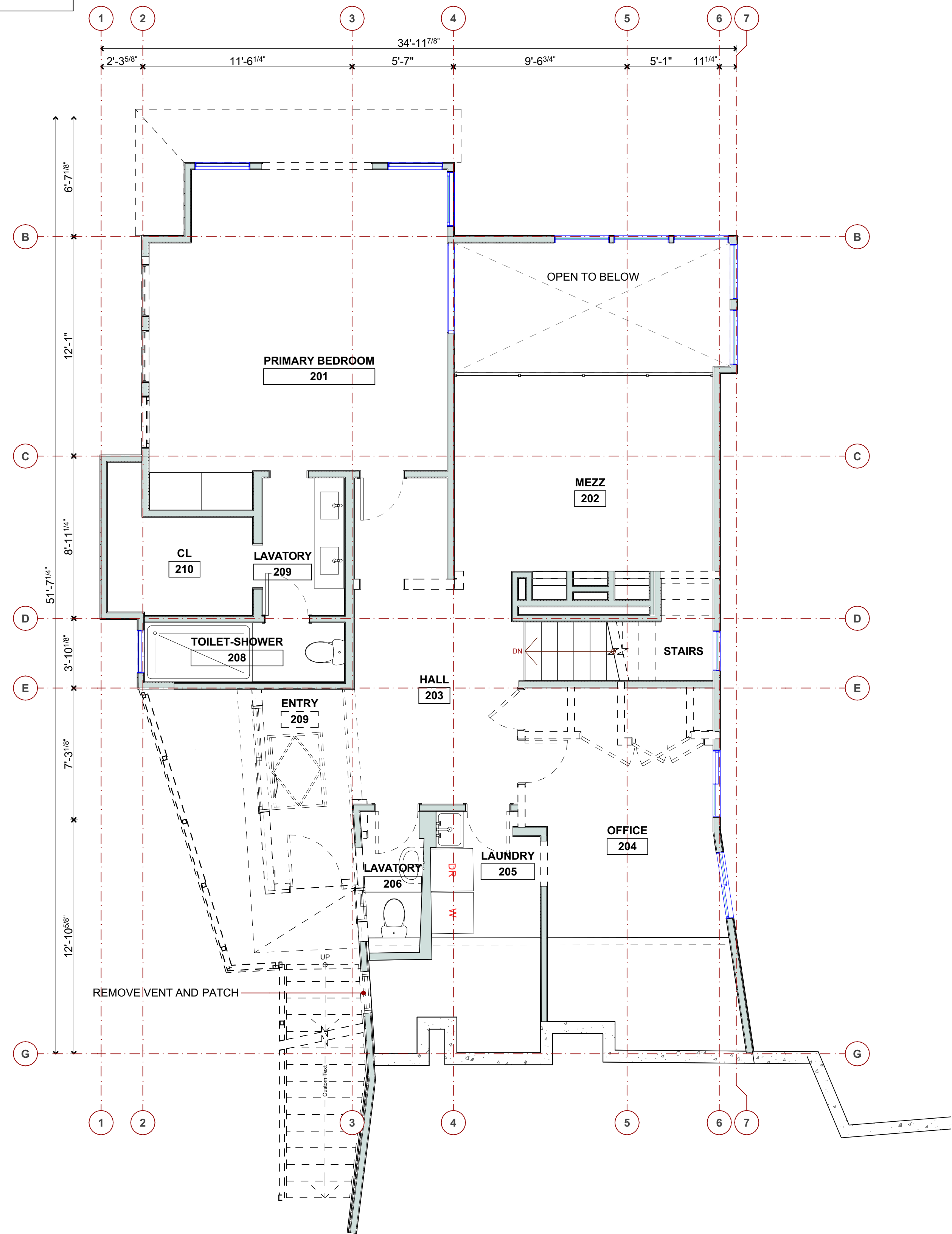
07/25/2024

A1.1

ASSEMBLY KEY

--- WALL TO DEMO

--- WALL TO REMAIN



DEMOLITION 2ND STORY

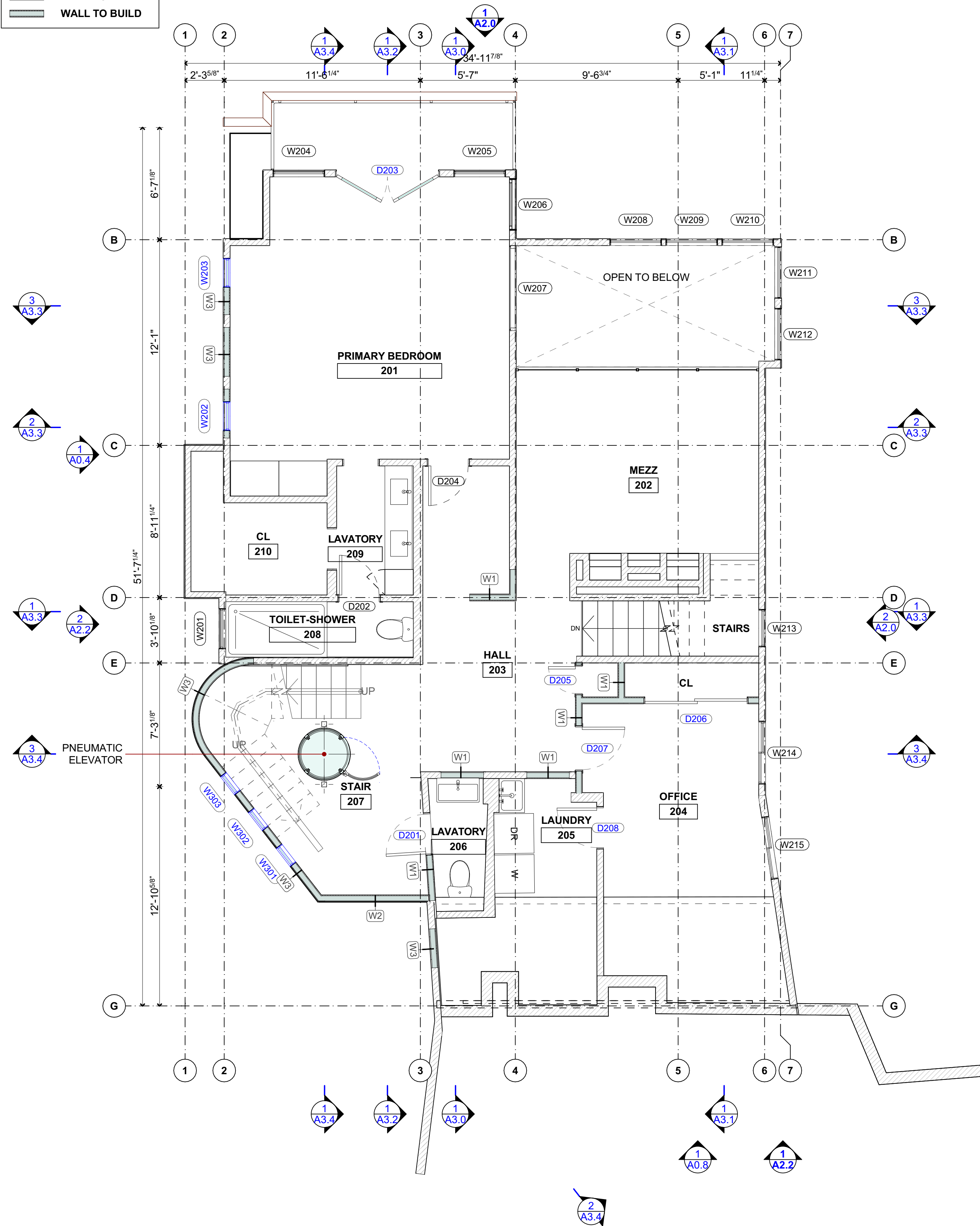
SCALE: 1/4" = 1'-0"

2

ASSEMBLY KEY

--- WALL TO REMAIN

--- WALL TO BUILD



PROPOSED 2ND STORY

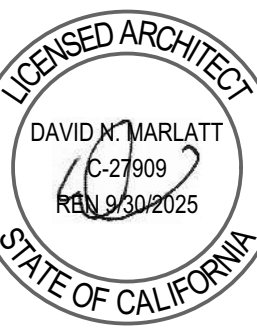
SCALE: 1/4" = 1'-0"

1



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SECOND STORY PLANS

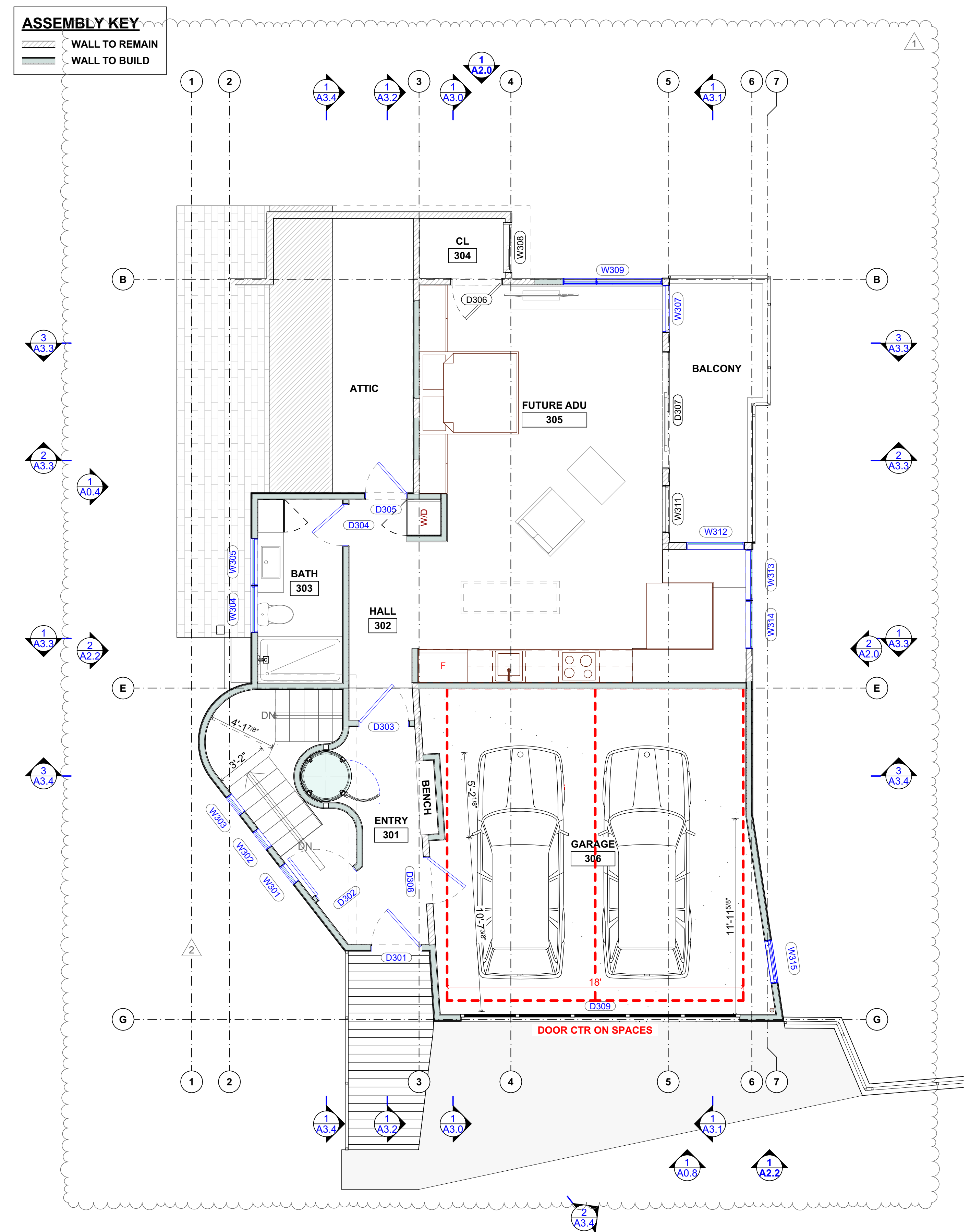
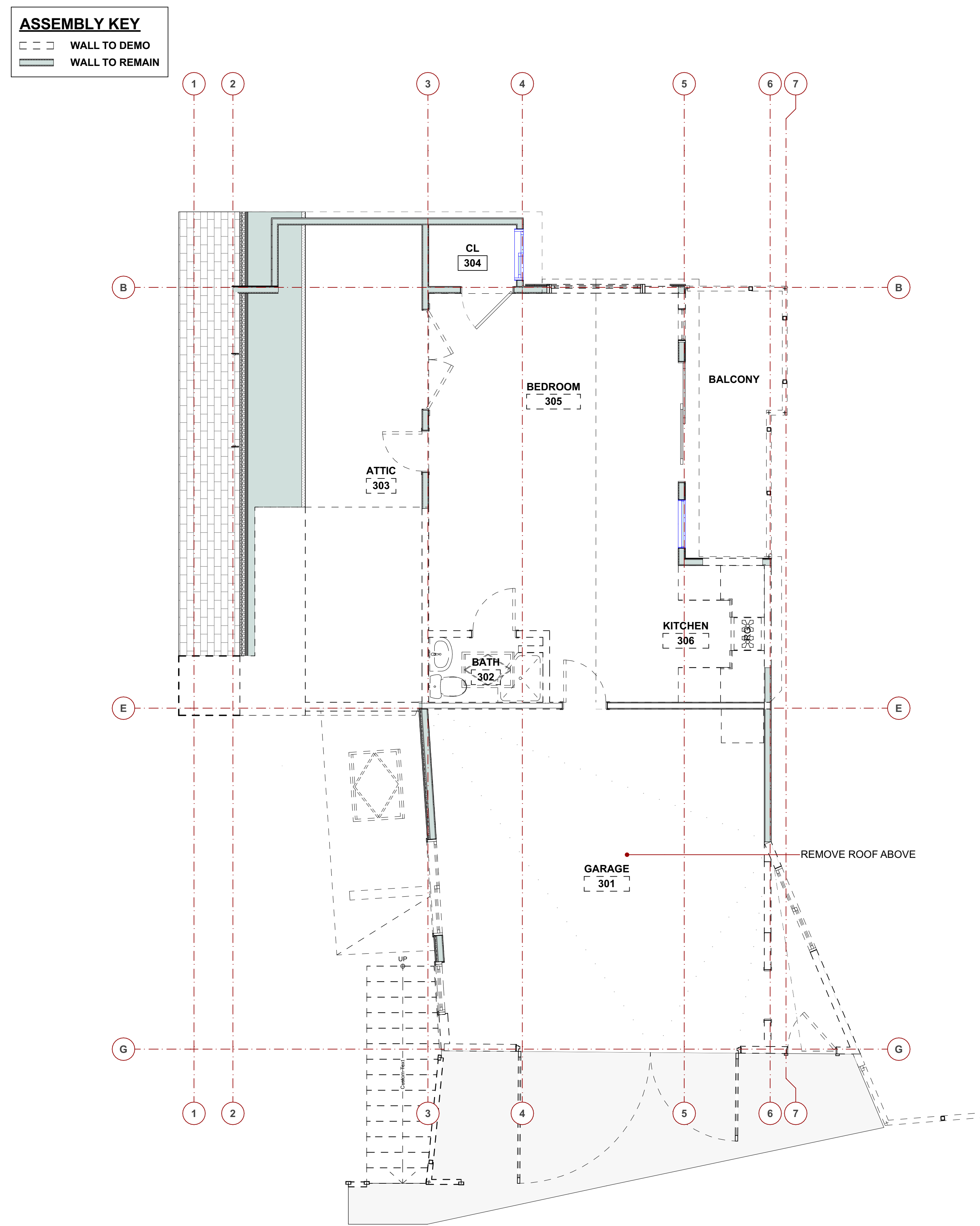
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A1.2



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THIRD STORY (STREET) PLANS

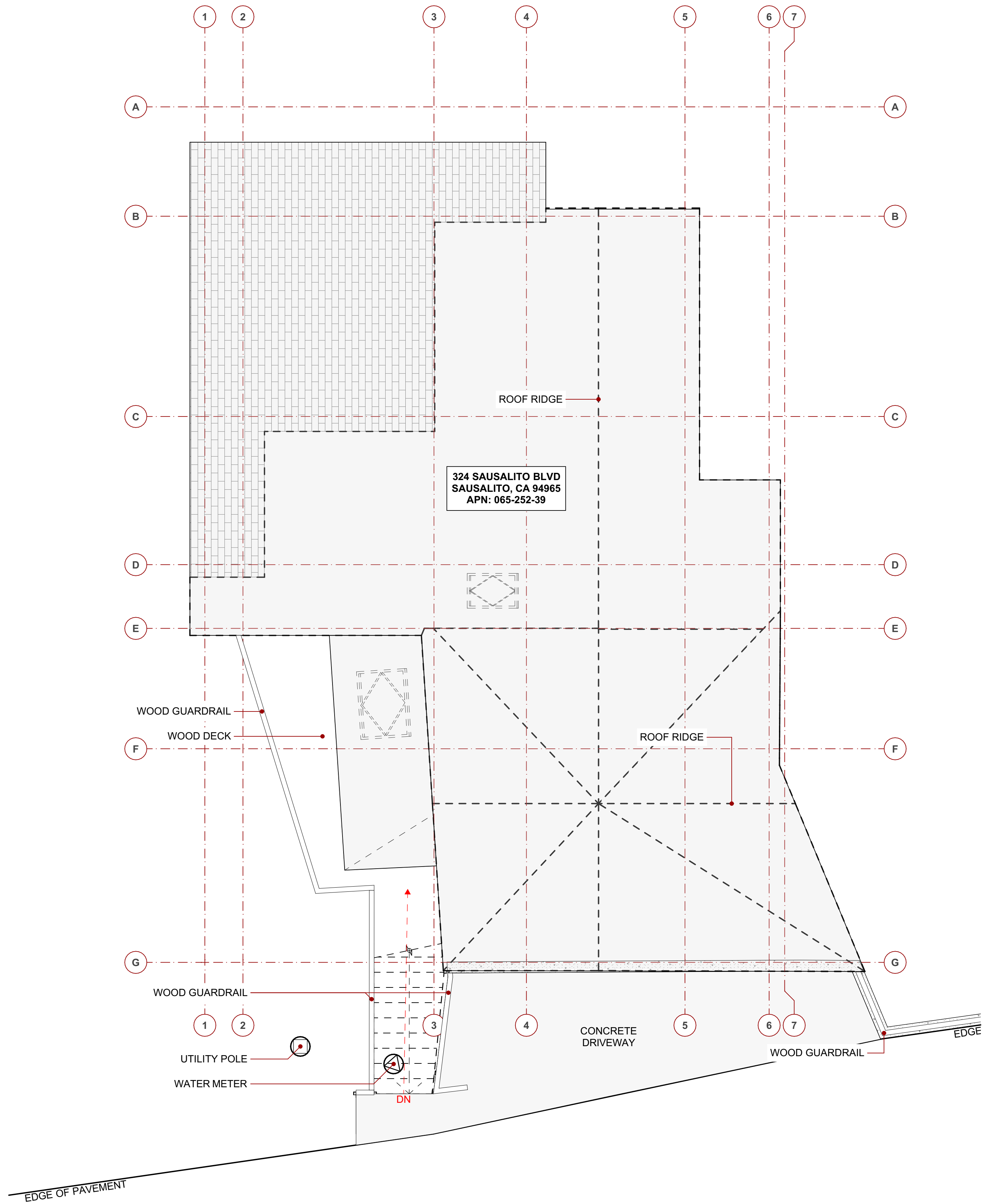
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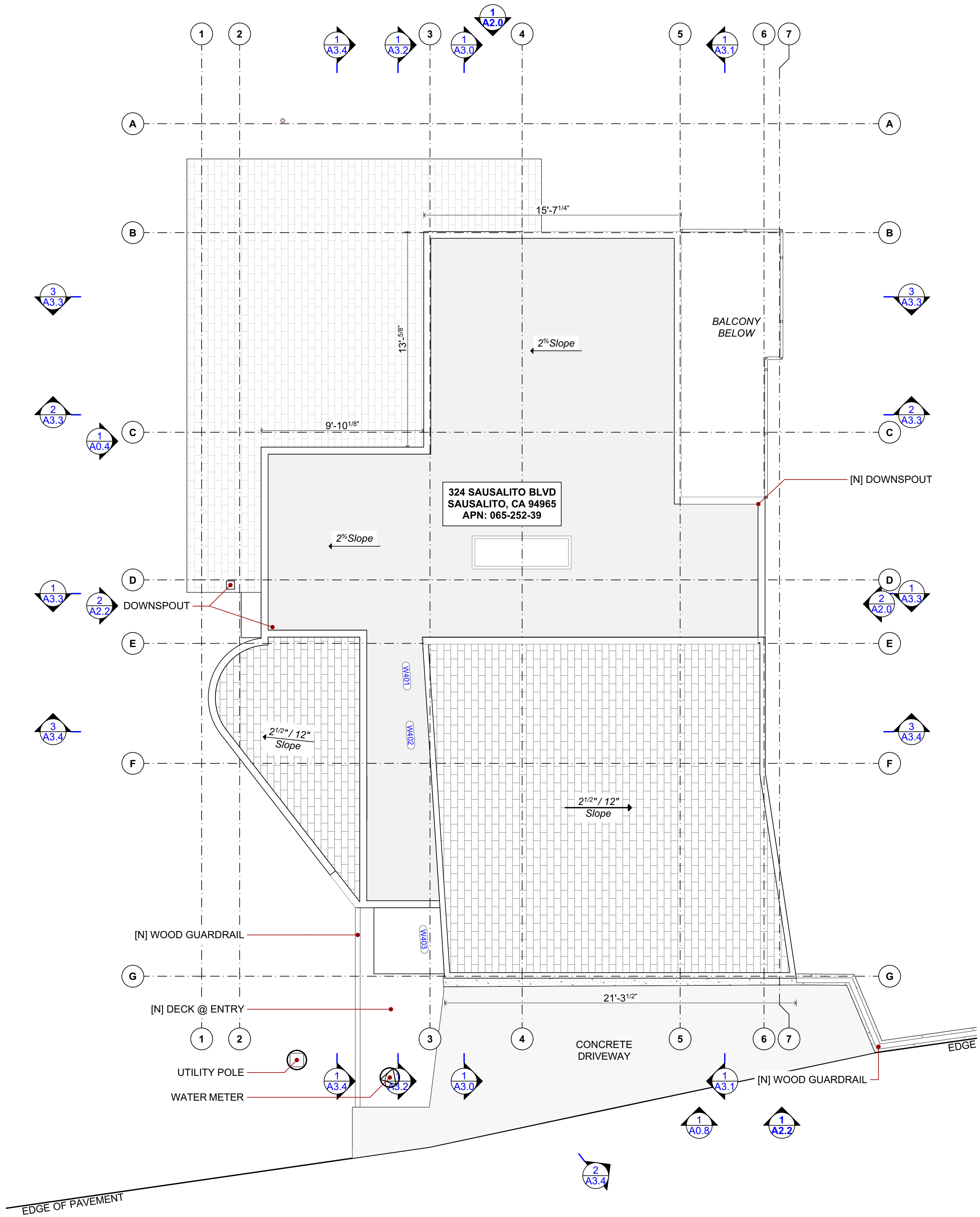
A1.3



DEMOLITION ROOF

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

2



PROPOSED ROOF

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

1



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ROOF PLANS

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[DEMO] NORTH & EAST ELEVATIONS

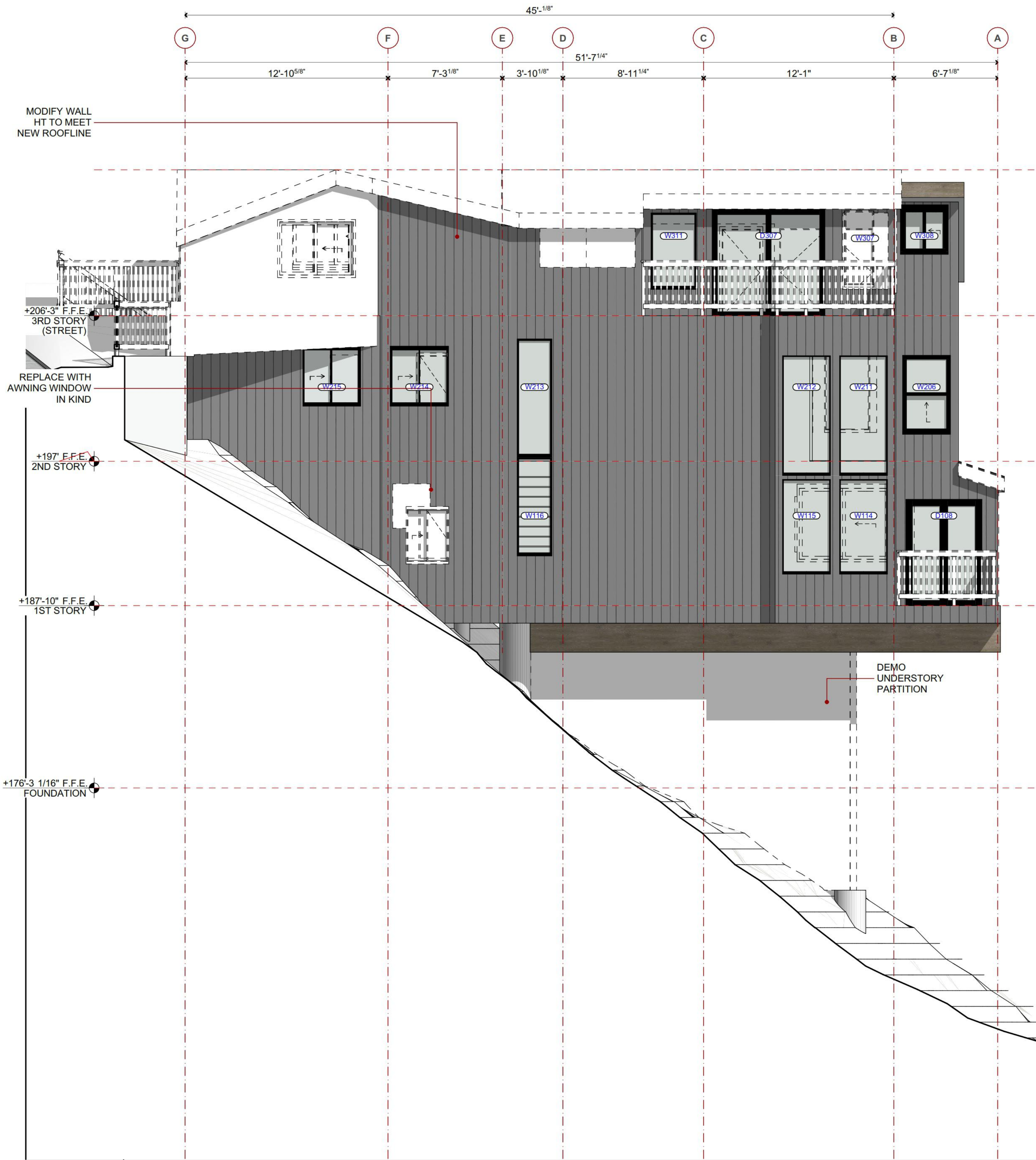
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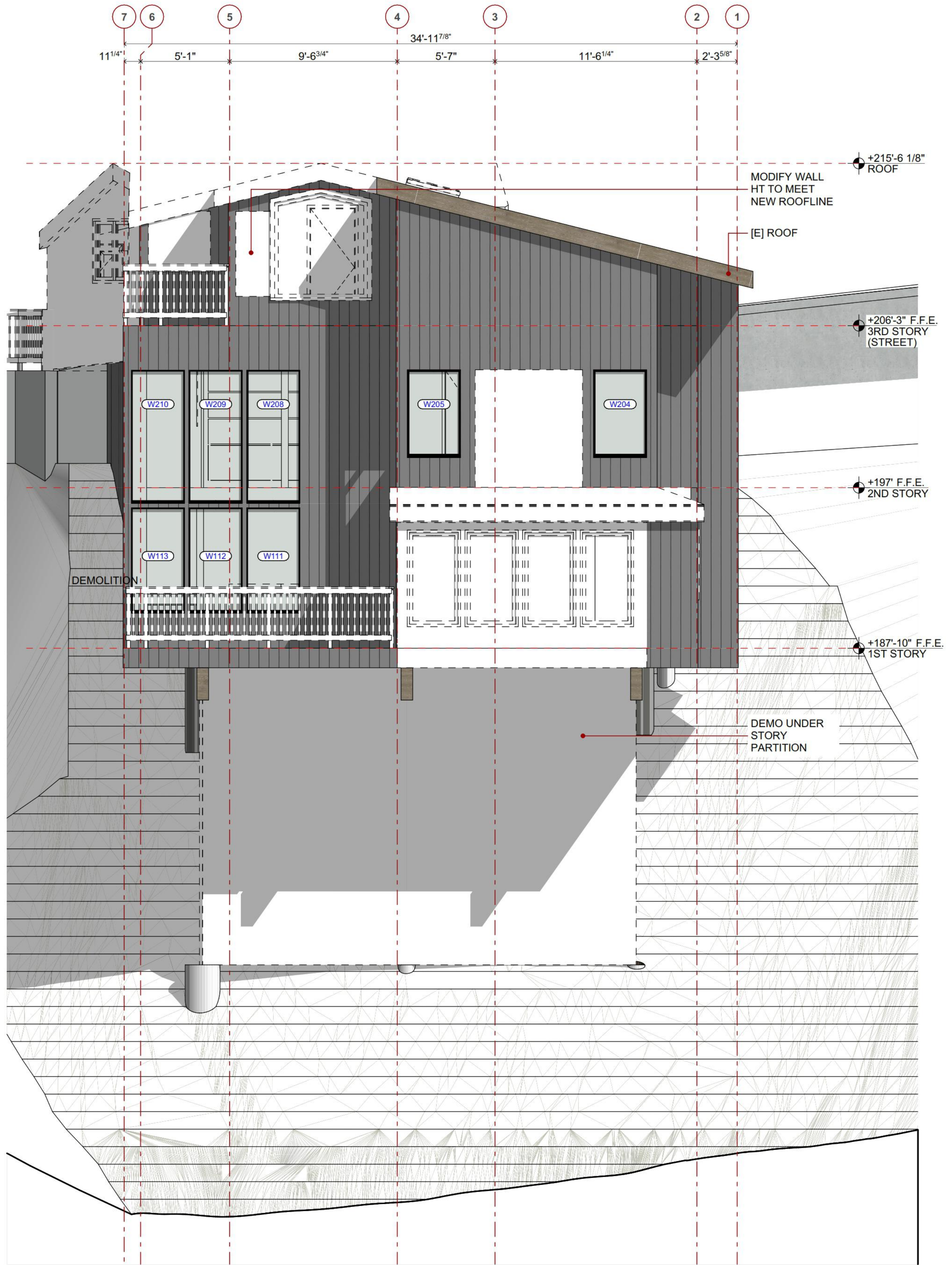
07/25/2024

A2.0



DEMOLITION EAST ELEVATION 2

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



DEMOLITION NORTH ELEVATION 1

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



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[N] NORTH & EAST ELEVATIONS

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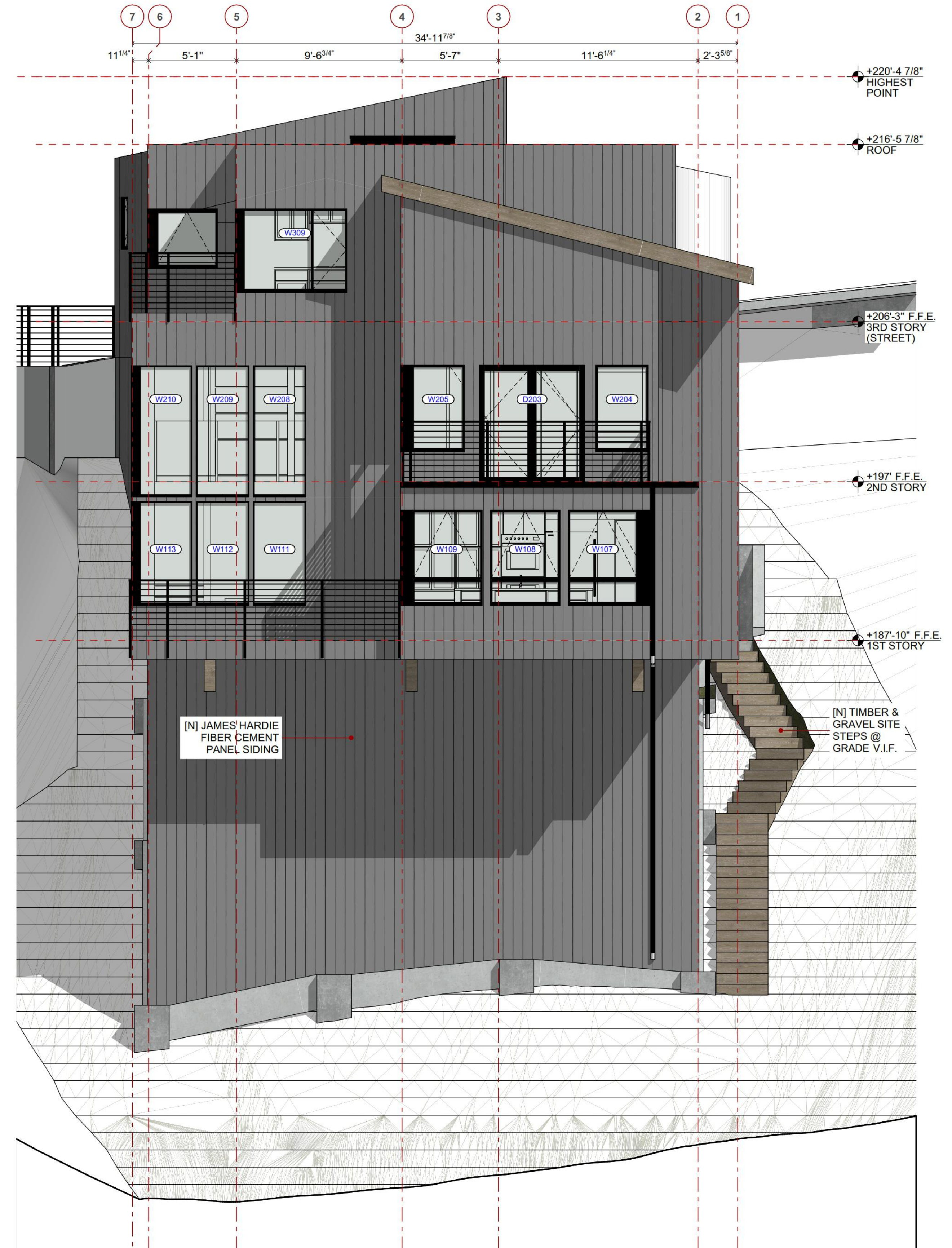
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A2.1



PROPOSED EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



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[DEMO] SOUTH & WEST ELEVATIONS

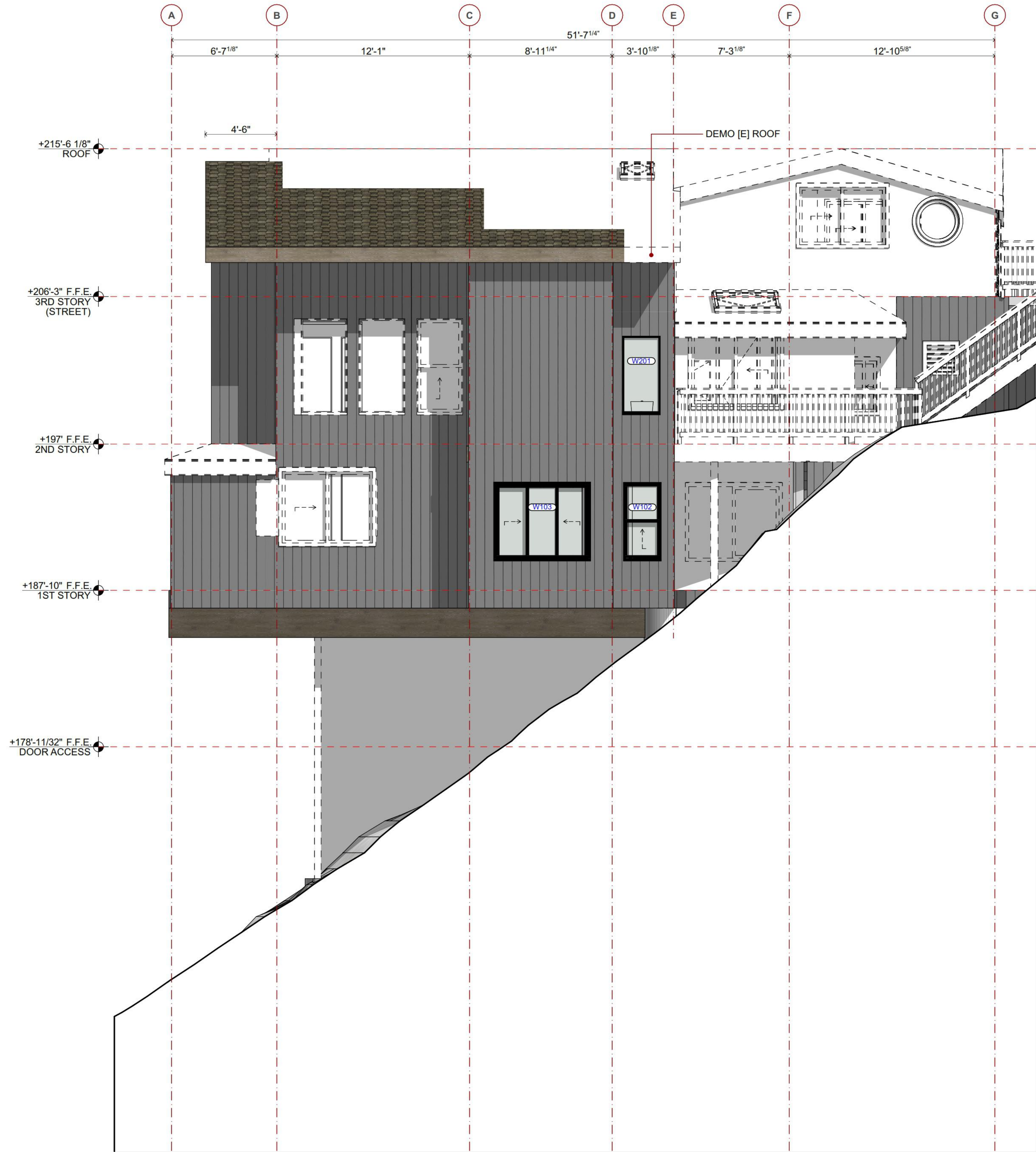
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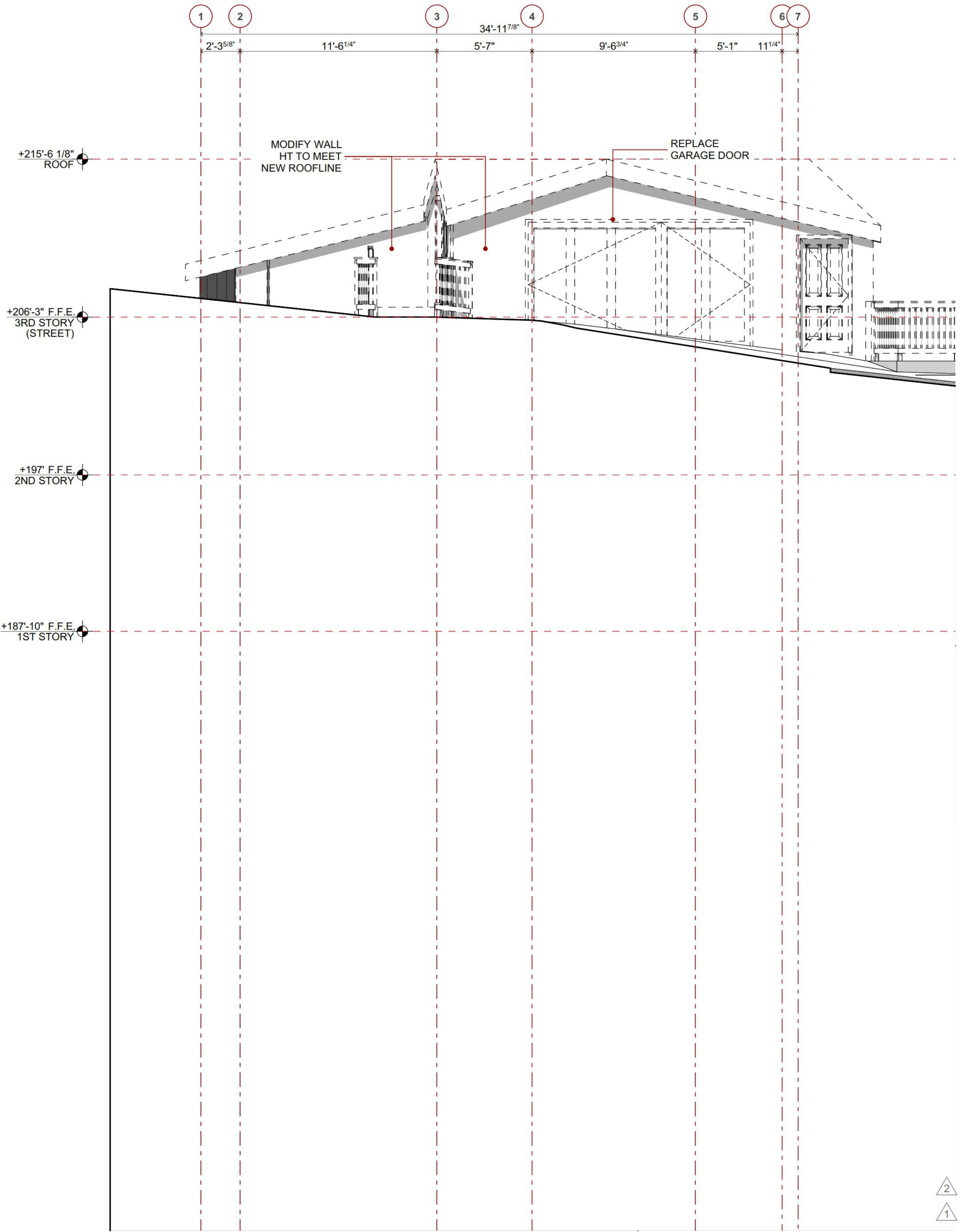
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DEMOLITION WEST ELEVATION 2

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

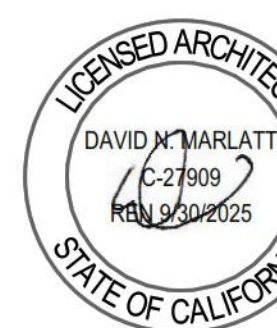


DEMOLITION SOUTH ELEVATION 1

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



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[N] SOUTH & WEST ELEVATIONS

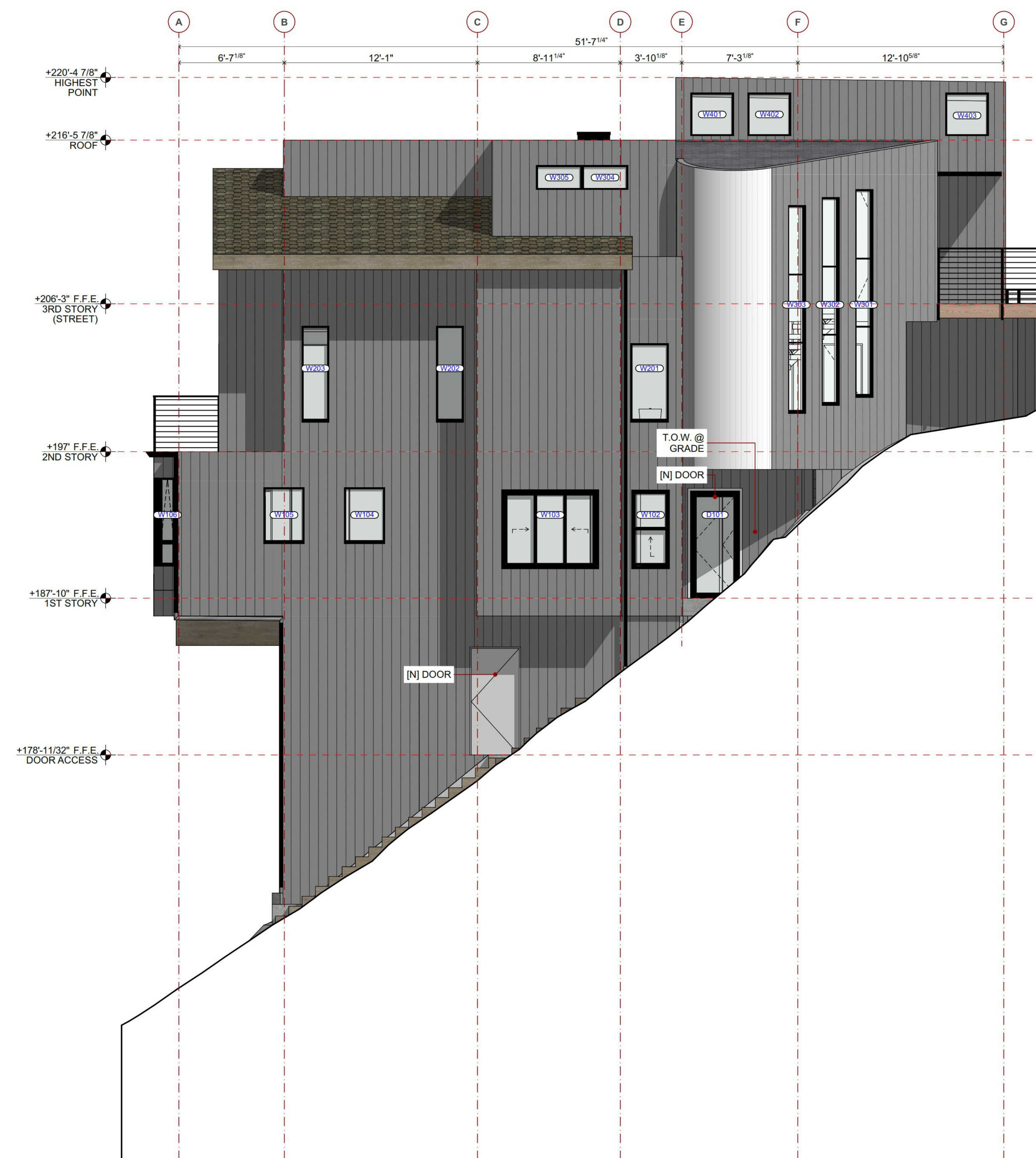
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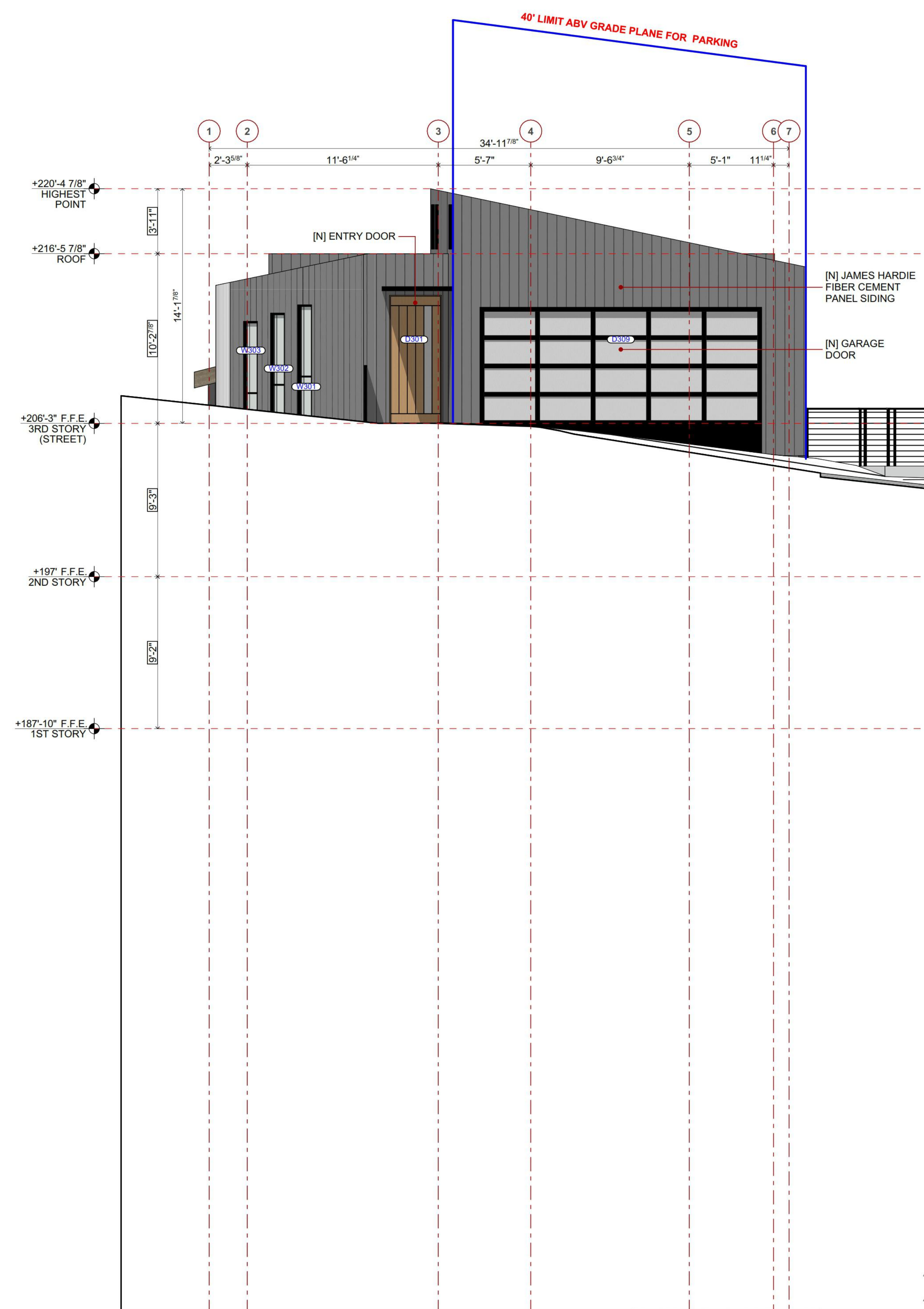
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A2.3



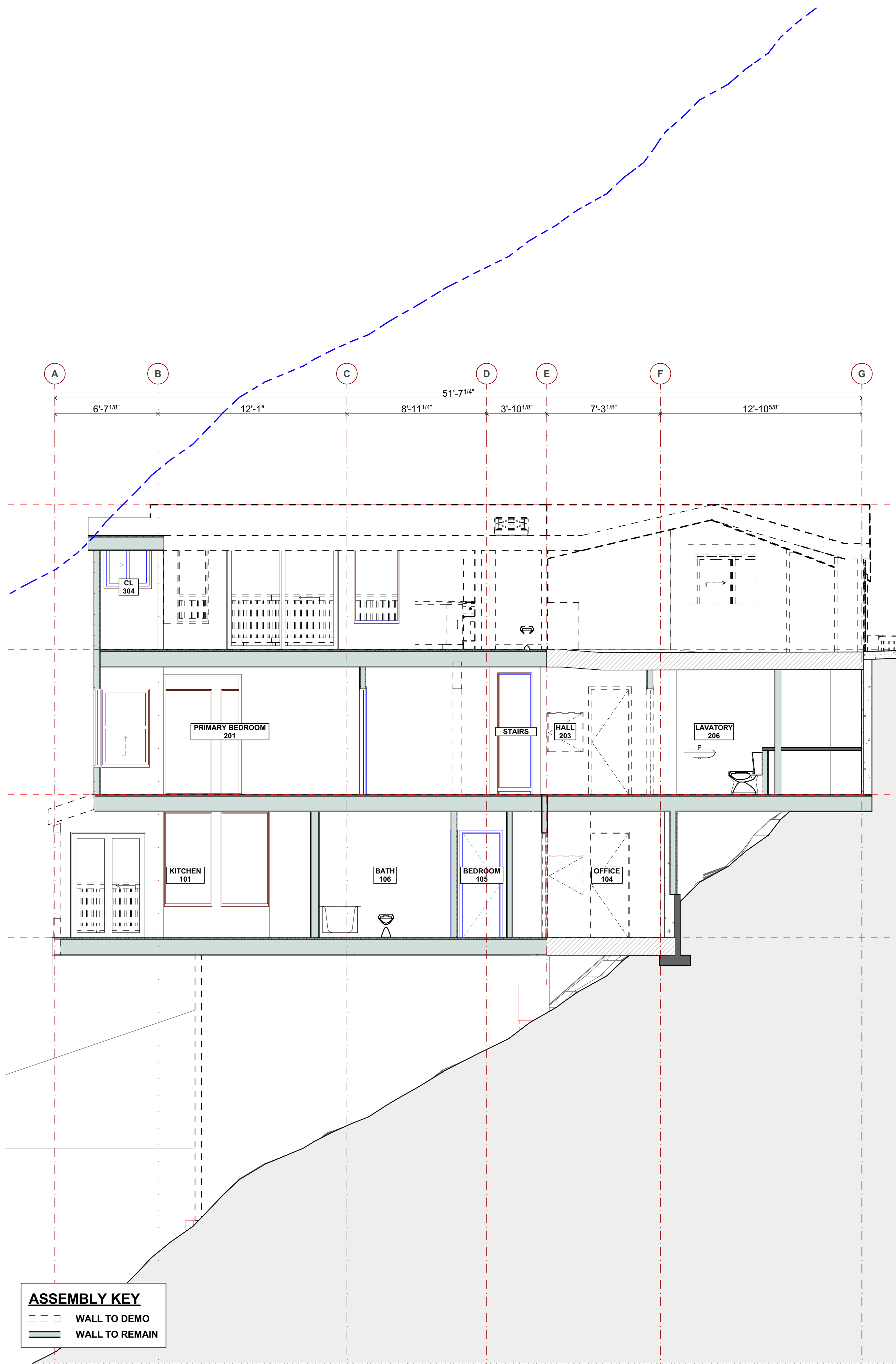
PROPOSED WEST ELEVATION (2)

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



PROPOSED SOUTH ELEVATION

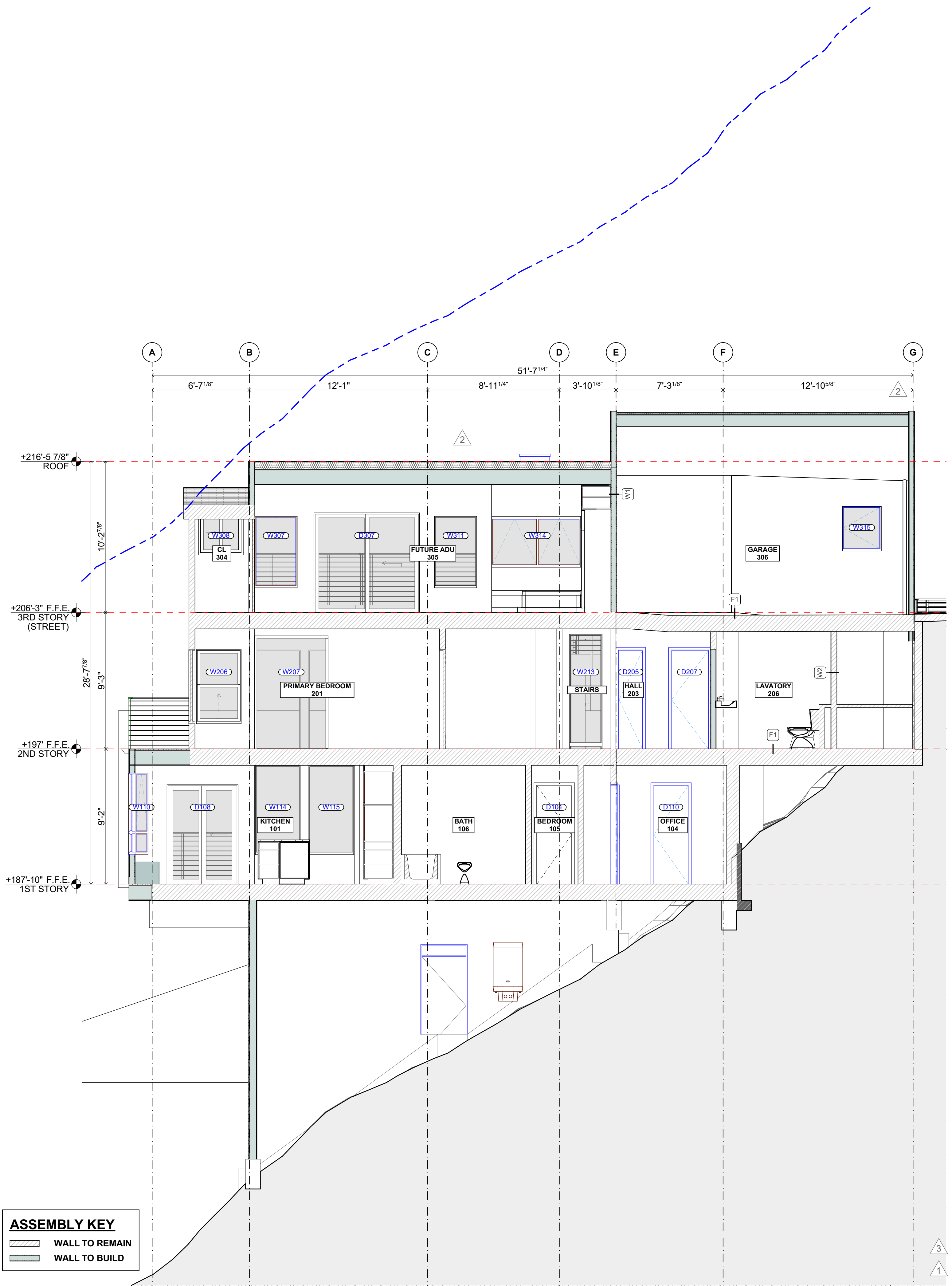
SCALE: 1/4" = 1'



DEMOLITION SECTION AT GARAGE

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

2



PROPOSED SECTION AT GARAGE

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

1



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SECTIONS @ GARAGE

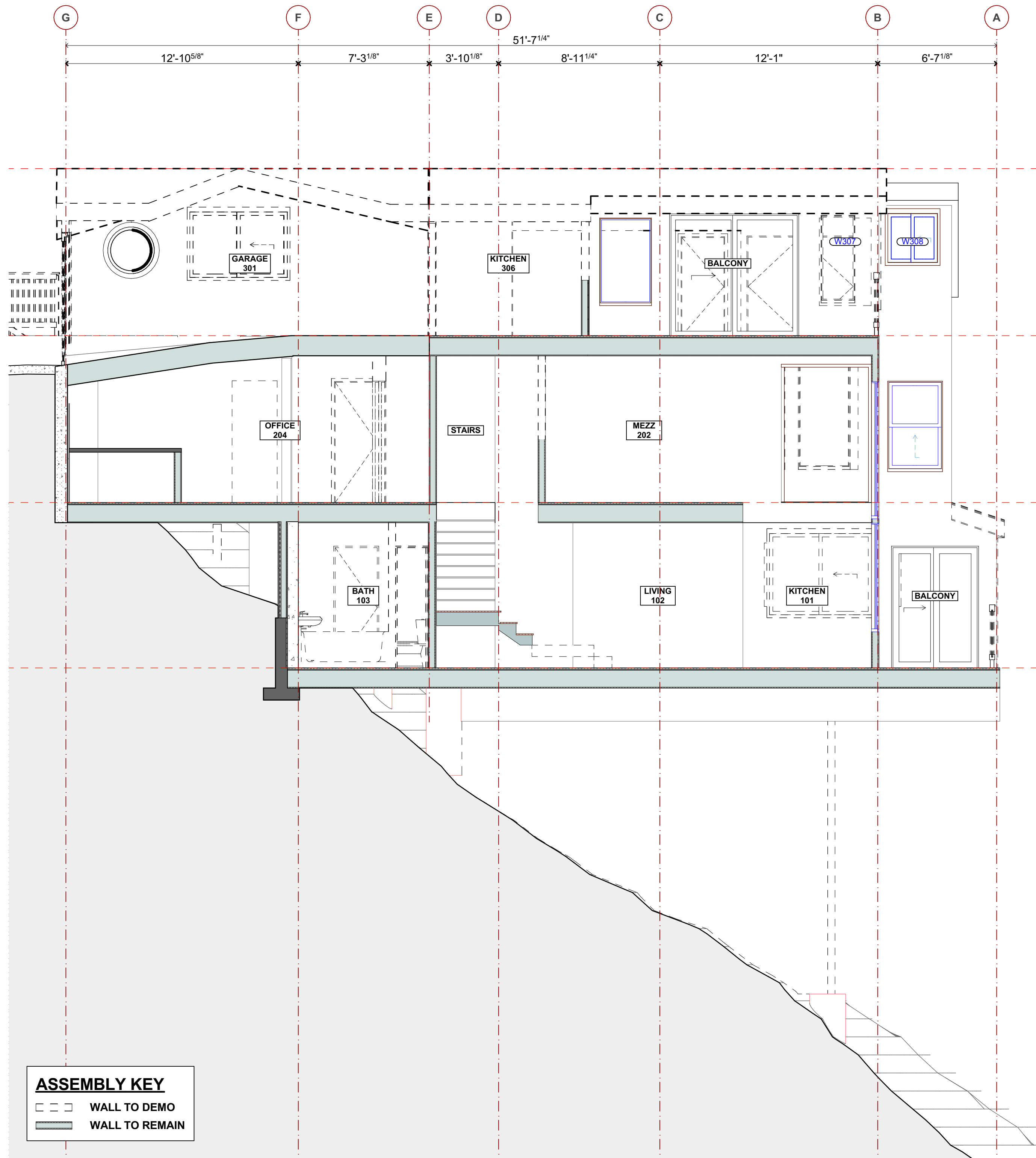
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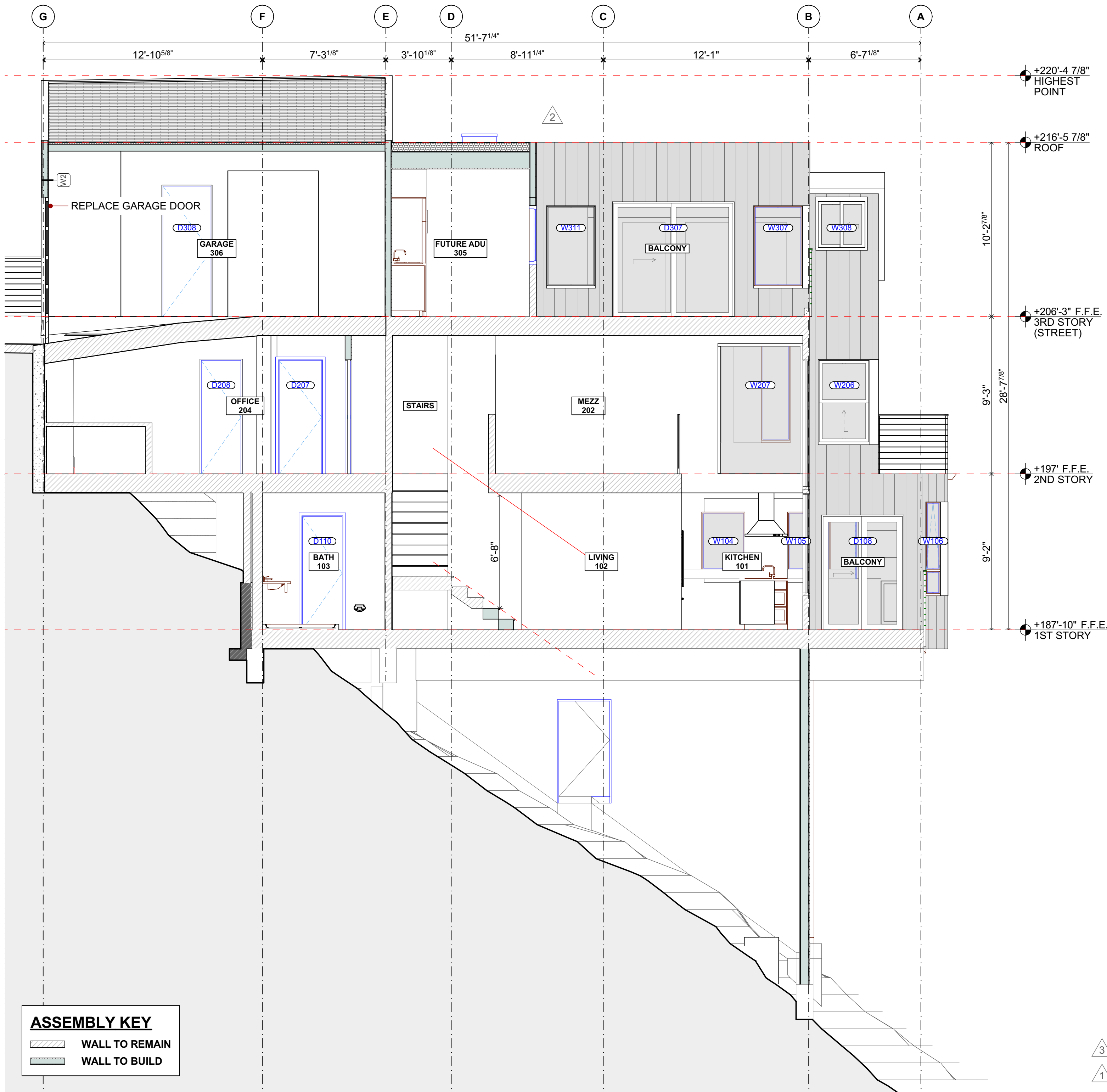
A3.0



DEMOLITION SECTION AT STAIRS

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

2



PROPOSED SECTION AT STAIRS

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

1



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SECTIONS @ STAIRS

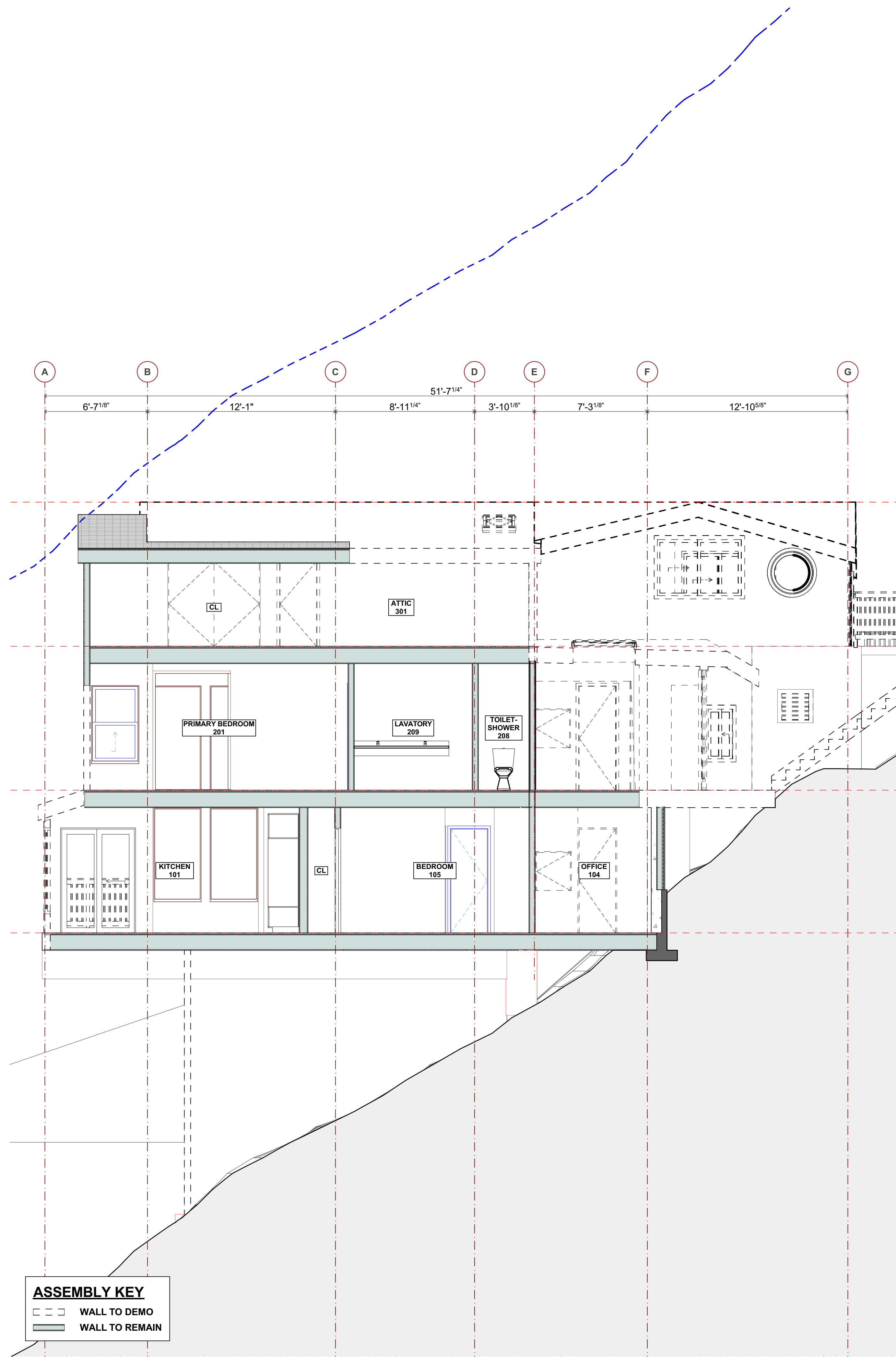
23.0726
324 SAUSALITO BLVD
324 SAUSALITO BLVD
SAUSALITO, CA 94965

APN: 065-252-39

REVISIONS		
#	REASON	DATE
1.		2.20.2025
2.		3.31.2025
3.		6.26.2025
4.		
5.		
6.		

07/25/2024

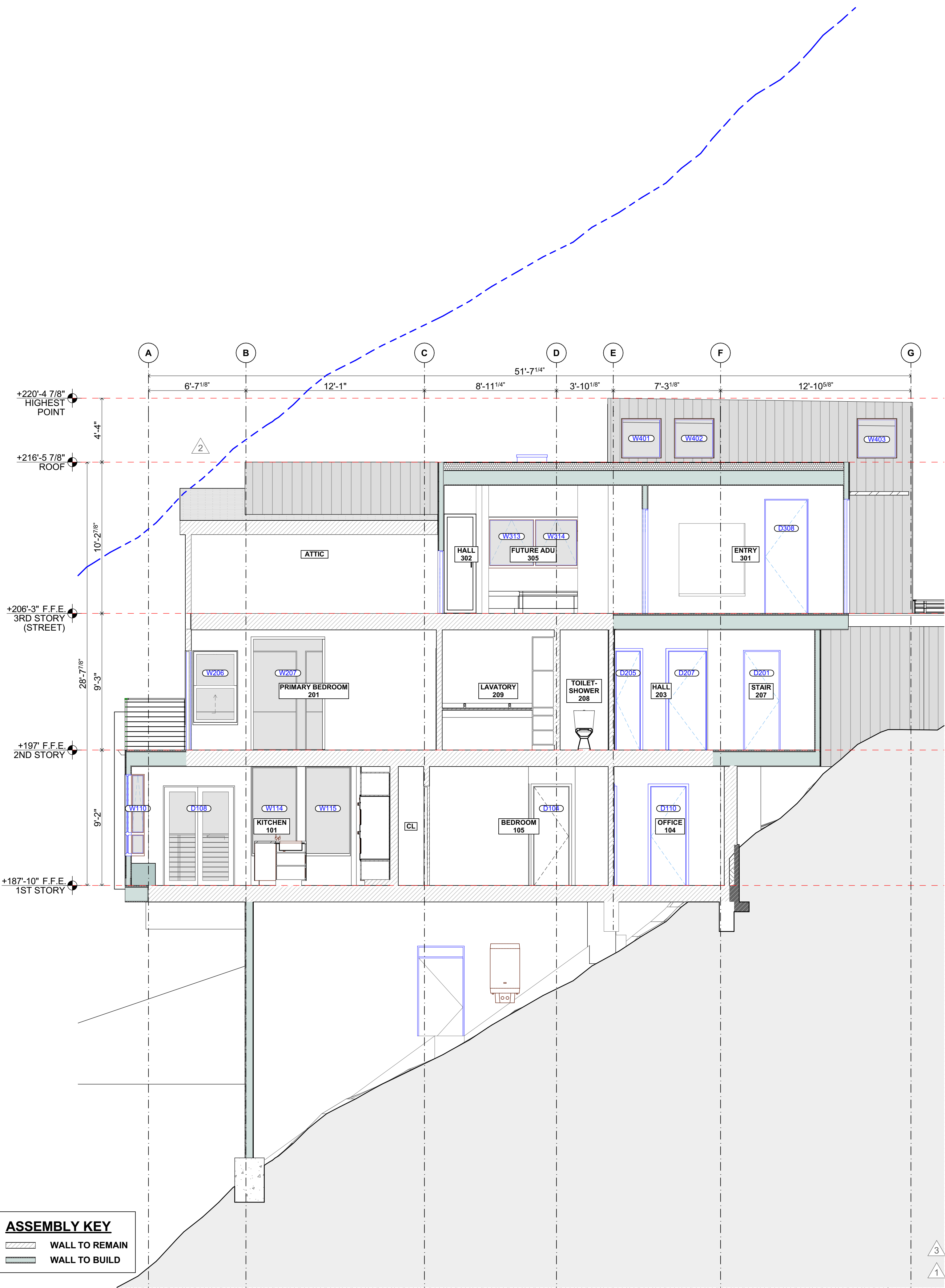
A3.1



DEMOLITION SECTION AT ENTRY

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

2



PROPOSED SECTION AT ENTRY

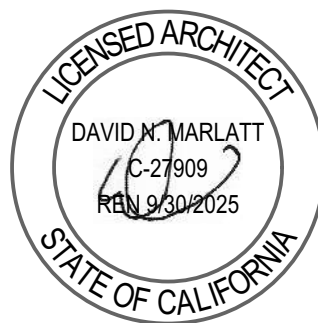
SCALE: 1/4" = 1'-0"

1



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SECTIONS @ ENTRY

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REVISIONS		
#	REASON	DATE
1.		2.20.2025
2.		3.31.2025
3.		6.26.2025
4.		
5.		
6.		

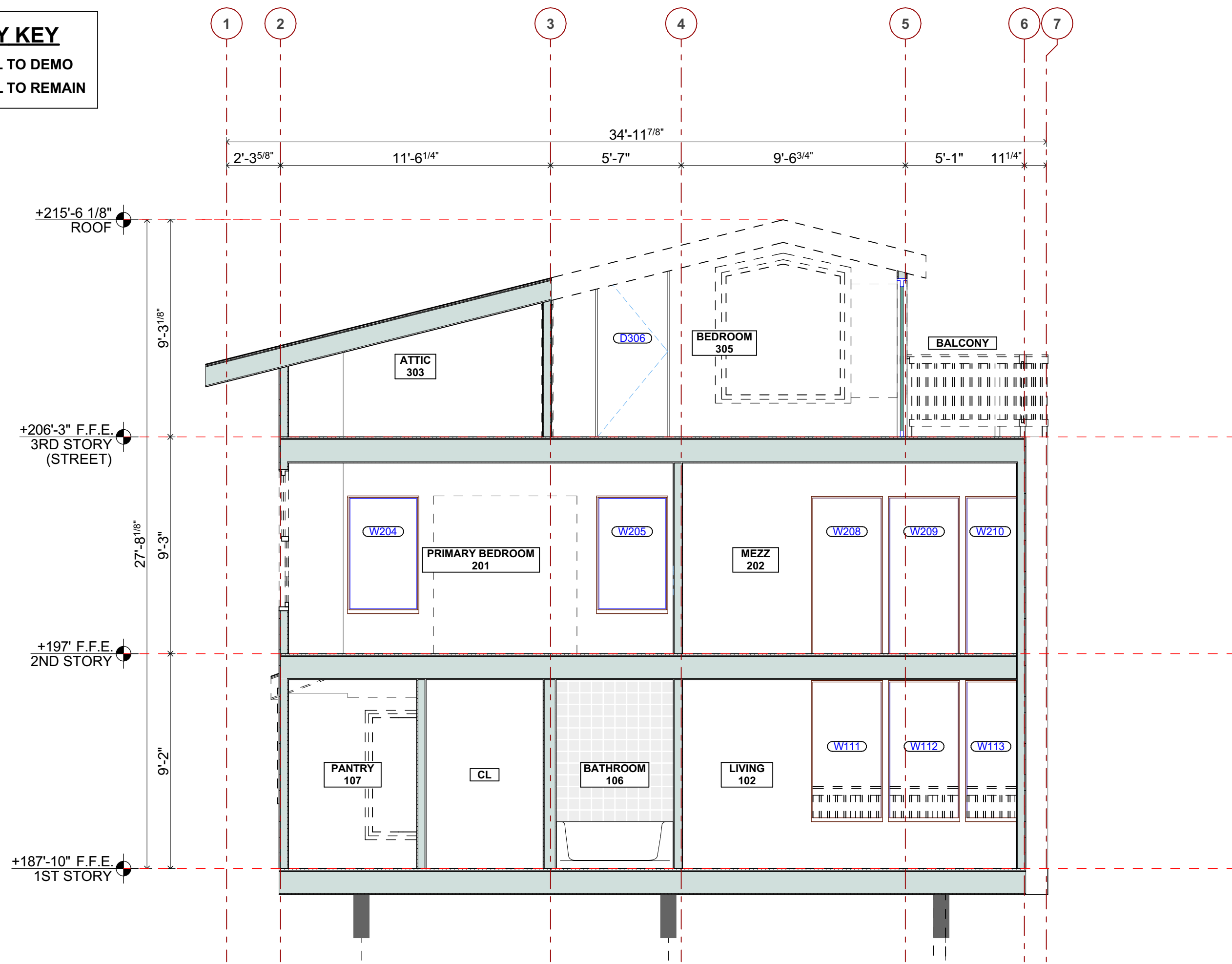
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A3.2

ASSEMBLY KEY

--- WALL TO DEMO

— WALL TO REMAIN



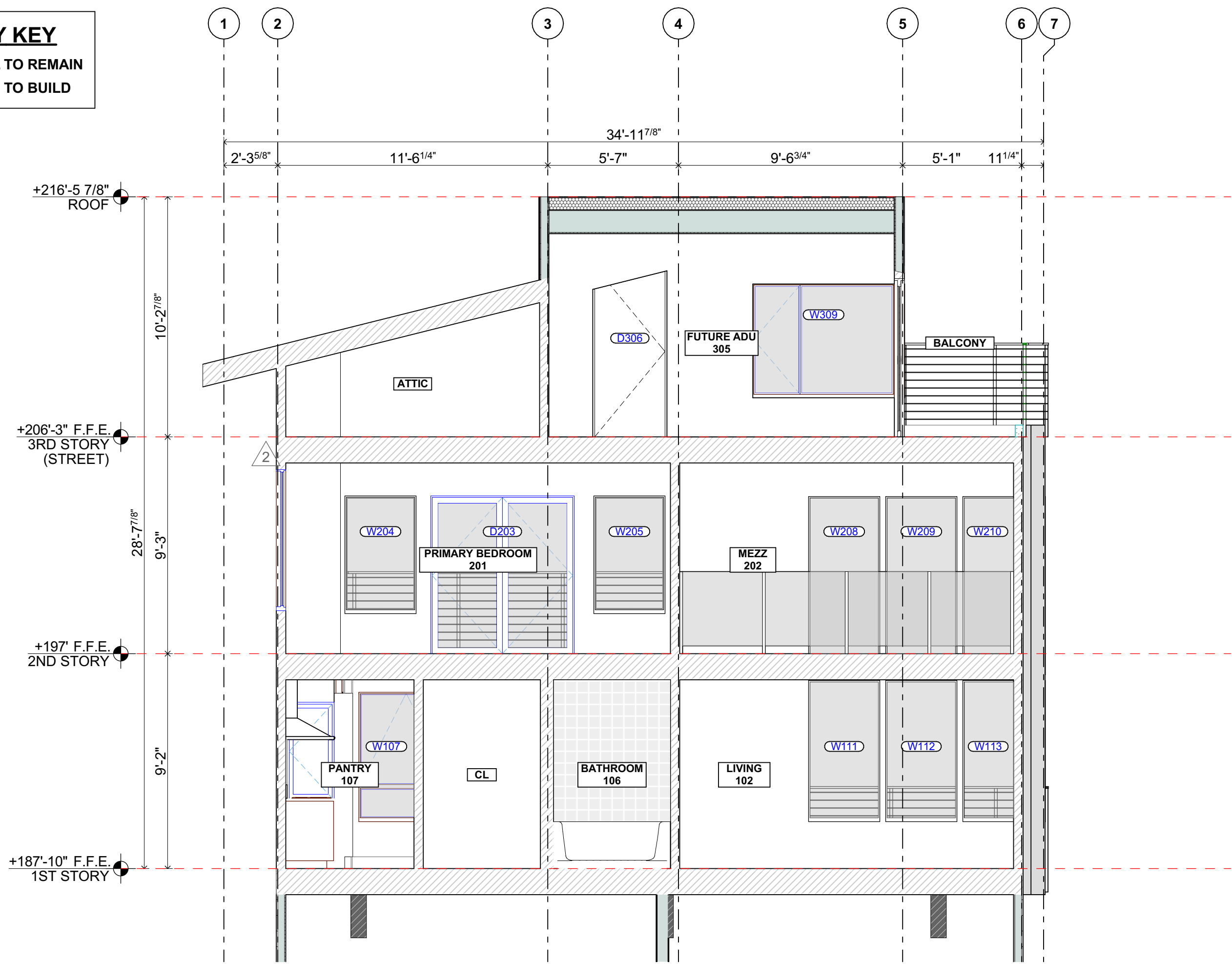
DEMOLITION SECTION AT MEZZANINE & LIVING 4

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

ASSEMBLY KEY

--- WALL TO REMAIN

— WALL TO BUILD



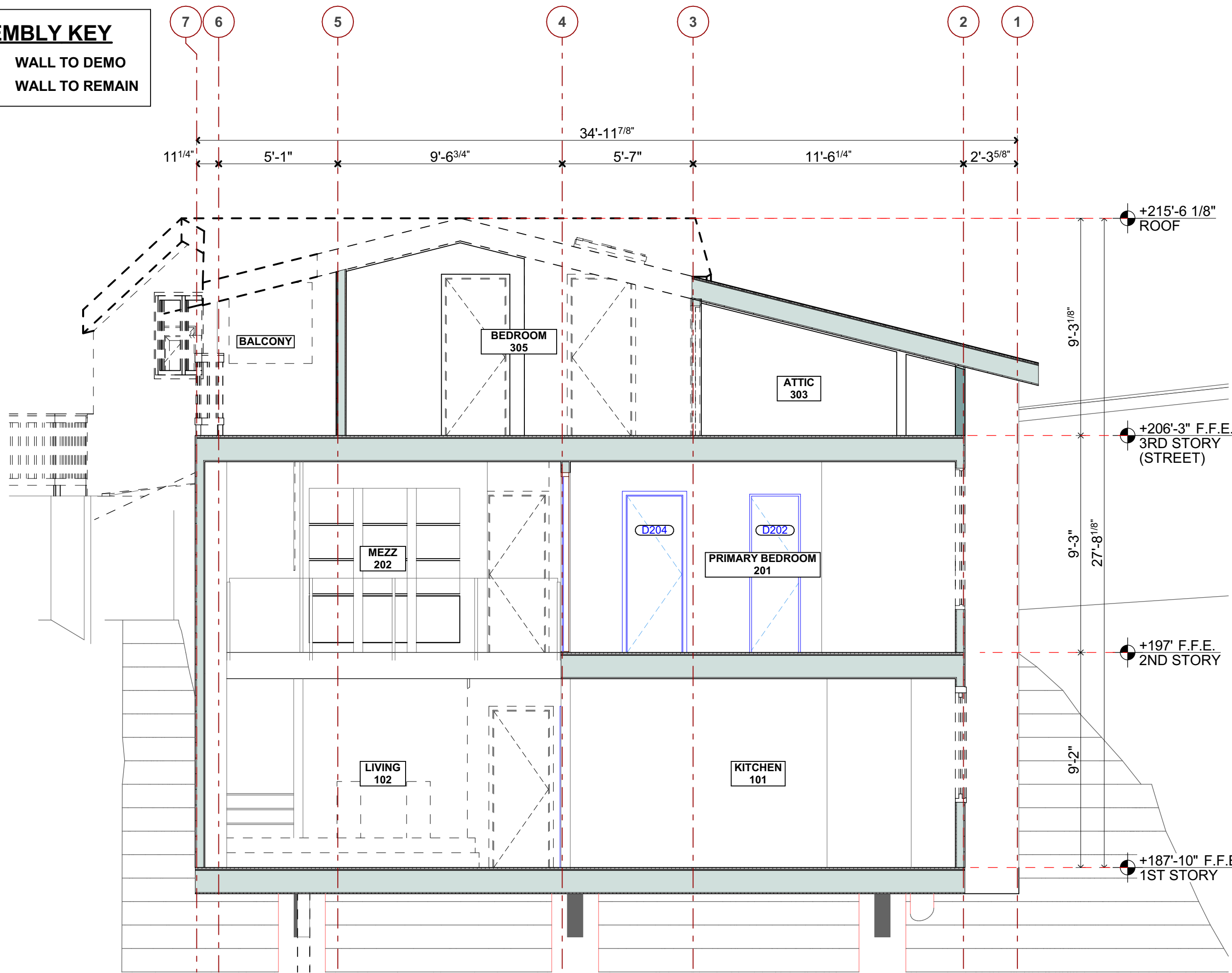
PROPOSED SECTION AT MEZZANINE & LIVING 2

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

ASSEMBLY KEY

--- WALL TO DEMO

— WALL TO REMAIN



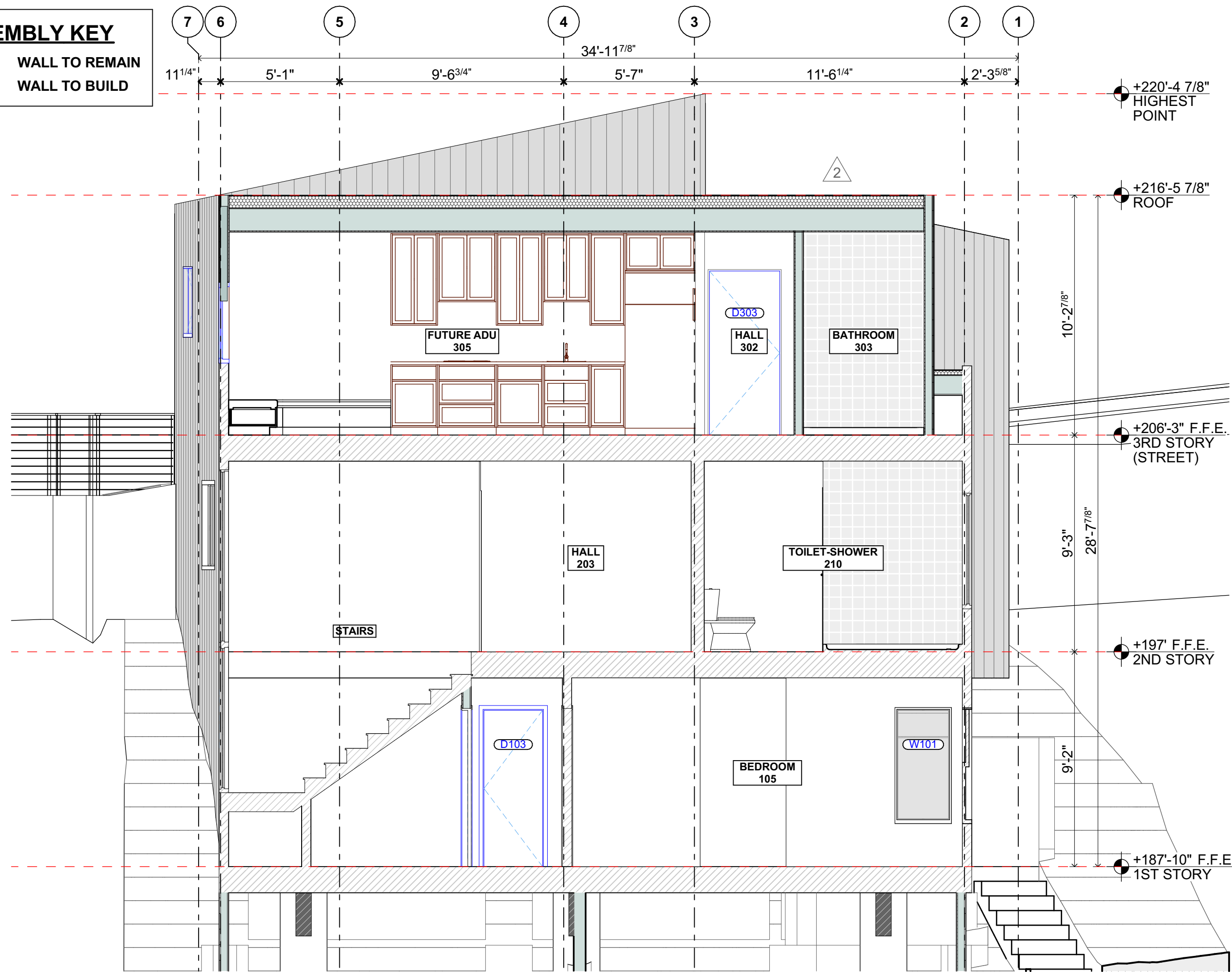
DEMOLITION SECTION AT DOUBLE HEIGHT 3

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

ASSEMBLY KEY

--- WALL TO REMAIN

— WALL TO BUILD



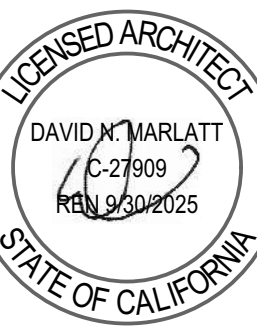
PROPOSED CROSS SECTION AT STAIRS 1

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



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CROSS SECTIONS

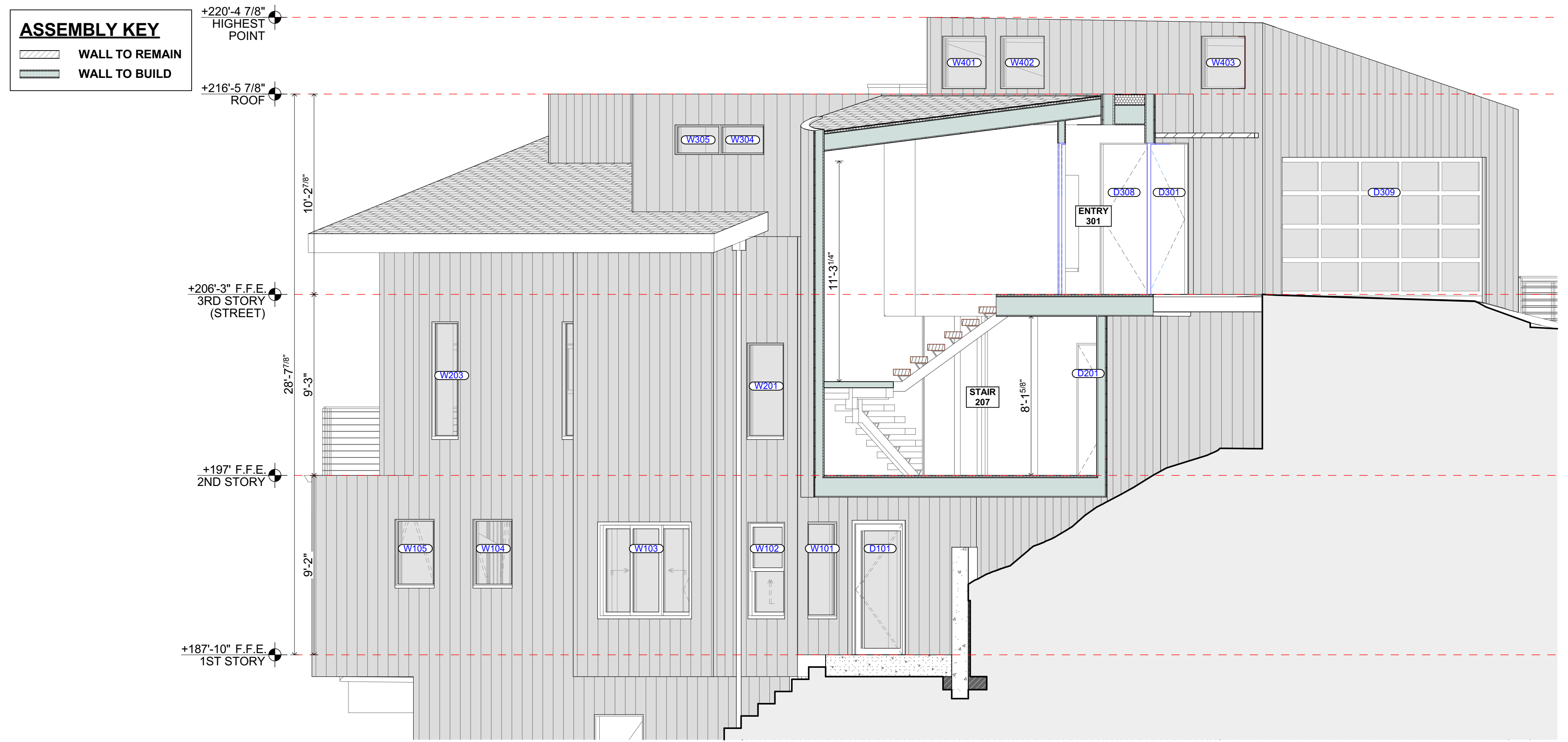
23.0726
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REVISIONS	
#	REASON DATE
1.	2.20.2025
2.	3.31.2025
3.	6.28.2025
4.	
5.	
6.	

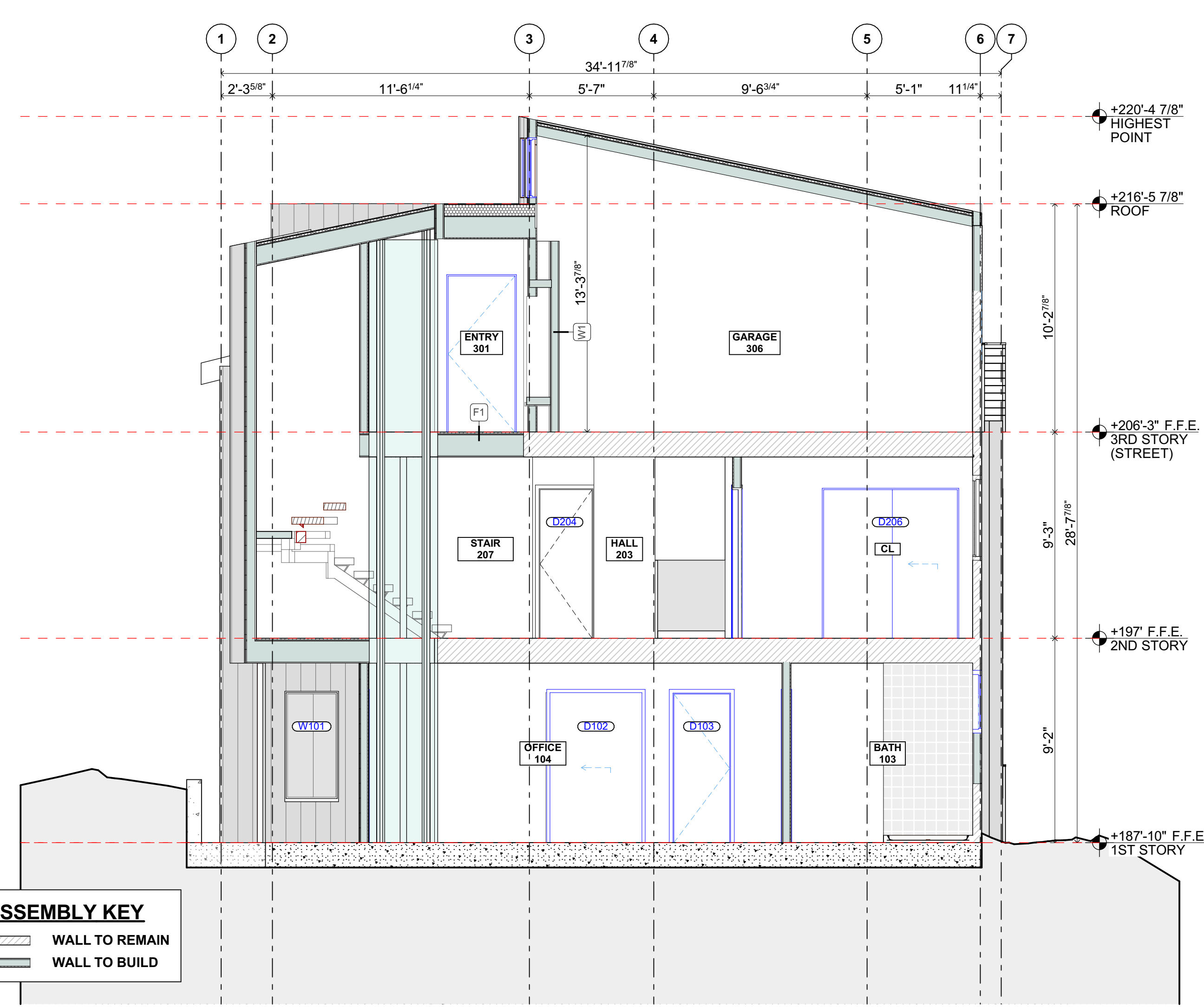
07/25/2024

A3.3



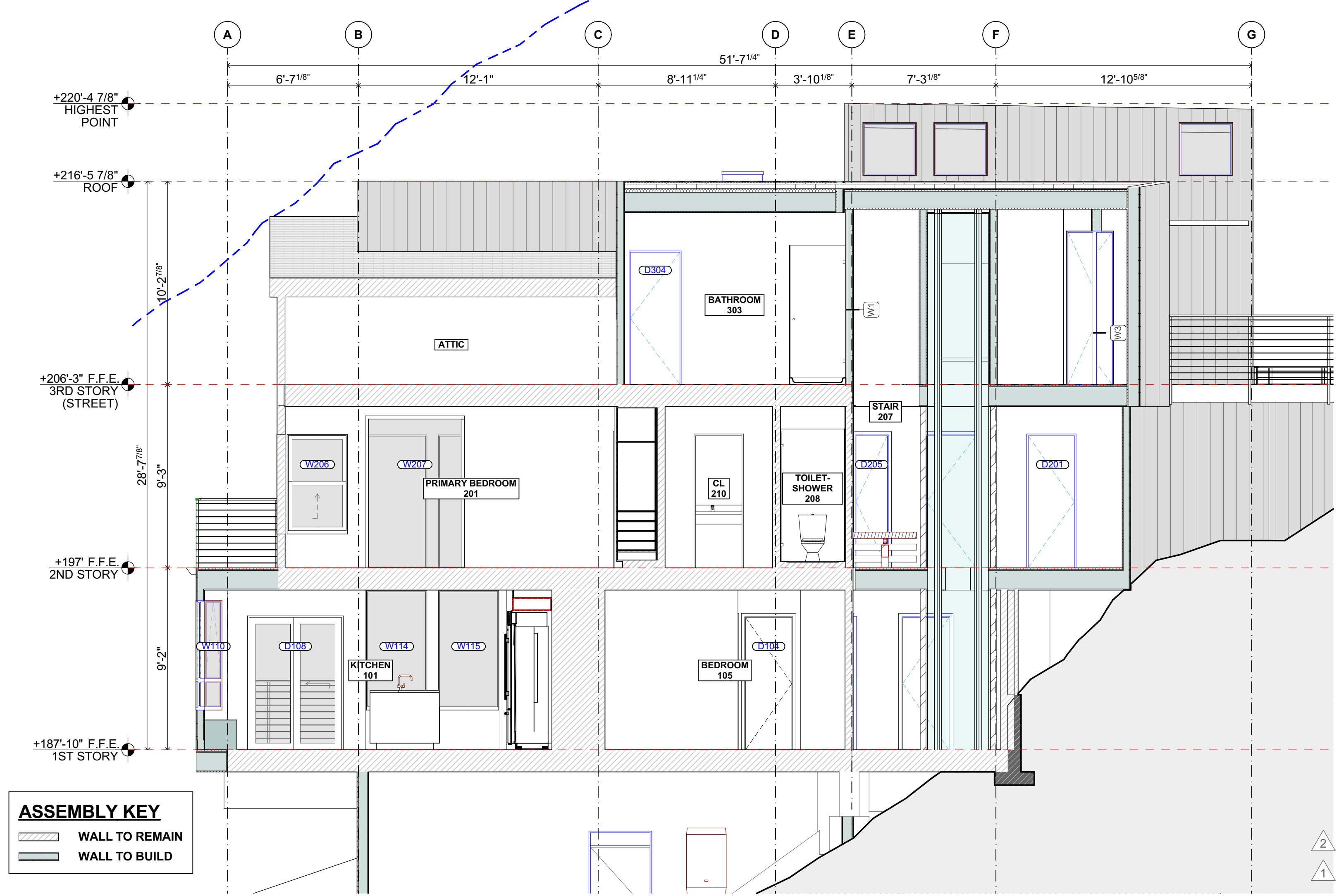
PROPOSED BOTTOM OF ENTRY STAIR 2

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



PROPOSED UPPER ENTRY STAIR 3

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

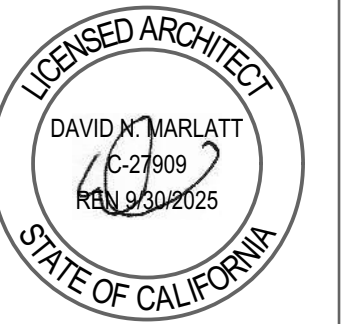


PROPOSED ENTRY STAIR LANDING 1

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



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STAIR SECTIONS

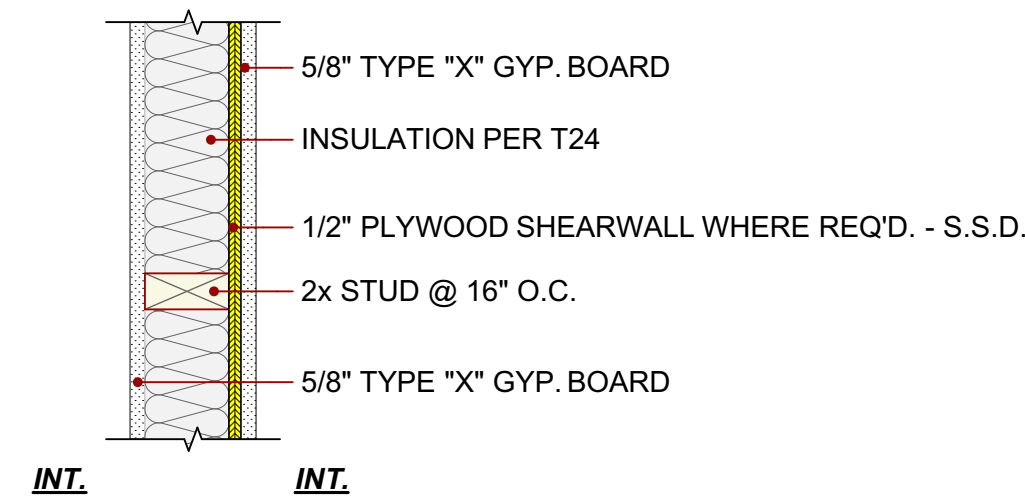
23.0726
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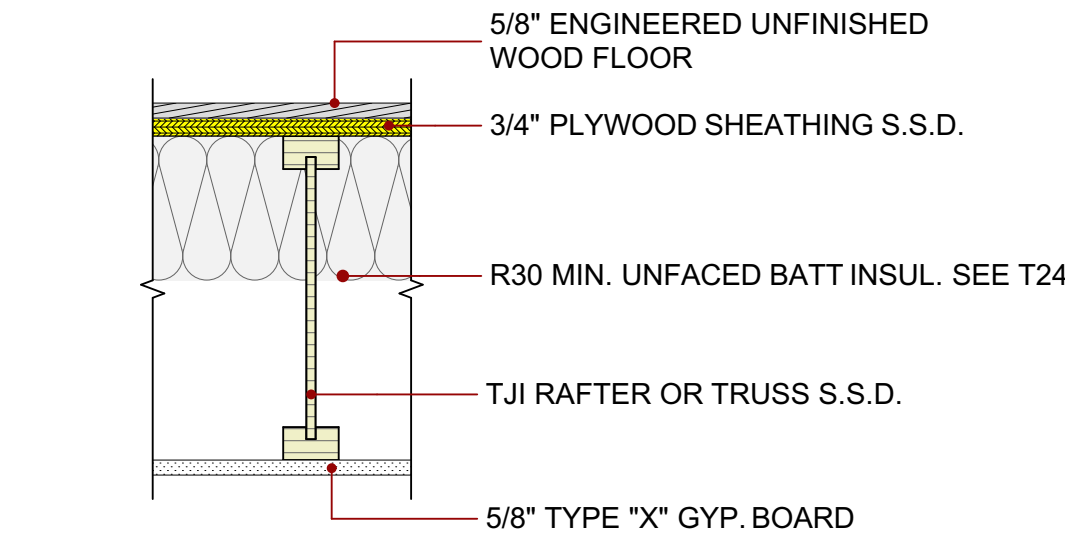
REVISIONS	
#	REASON
1.	DATE 2.20.2025
2.	DATE 6.26.2025
3.	
4.	
5.	
6.	

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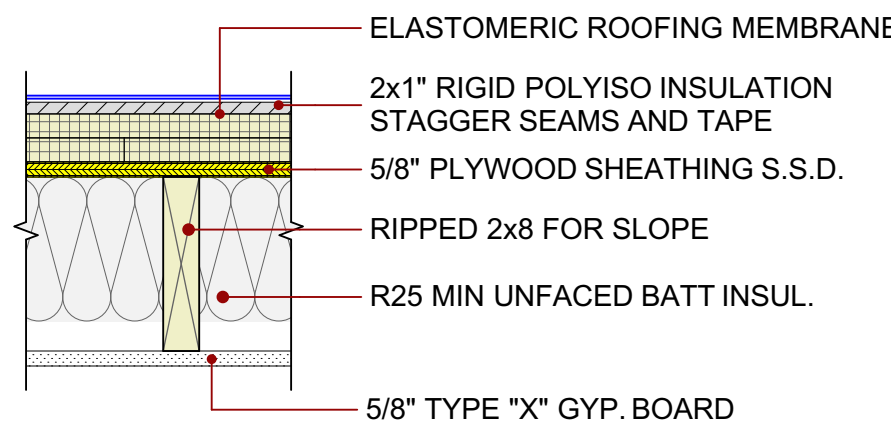
A3.4



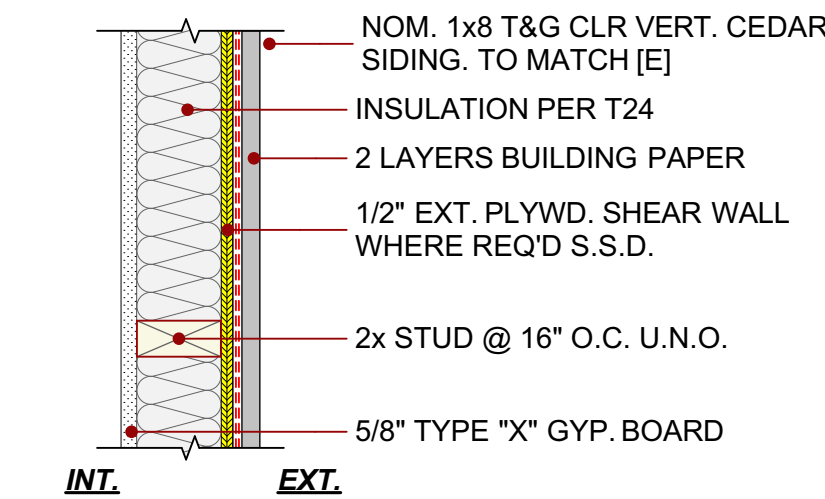
W1 INTERIOR PARTITION WALLS:
1-HOUR FIRE RATED, PER C.B.C. TABLE 721.1(2), ITEM 14-1.3 OR 15-1.12 STC 34, RAL-TL11-130 [2x4] OR STC 35, USG-161214 [2x6]



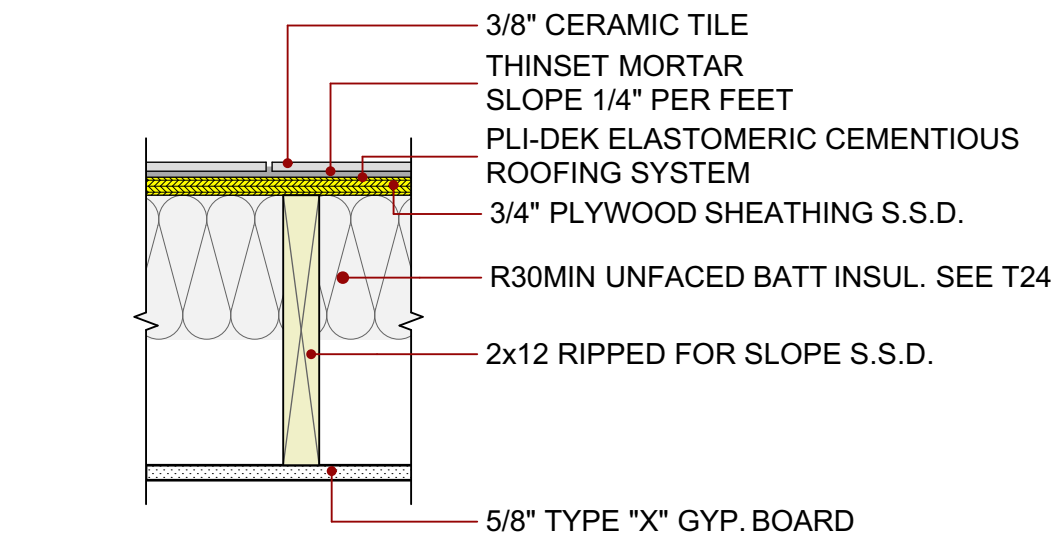
F1 FLOOR / CEILING w/ WOOD FLOORING:
NO FIRE RATING



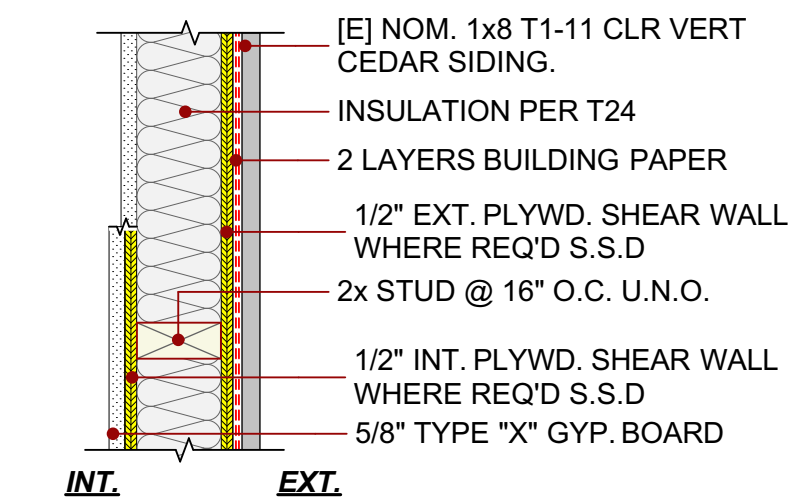
R1 UNVENTED ROOF PER CRC R806.5(5)(1)(4), 1-HR FIRE RATED, PER CBC TABLE 721.1 (3) ITEM 13.1.4, NOTE (m) (n). COMPLY WITH CBC 1505.



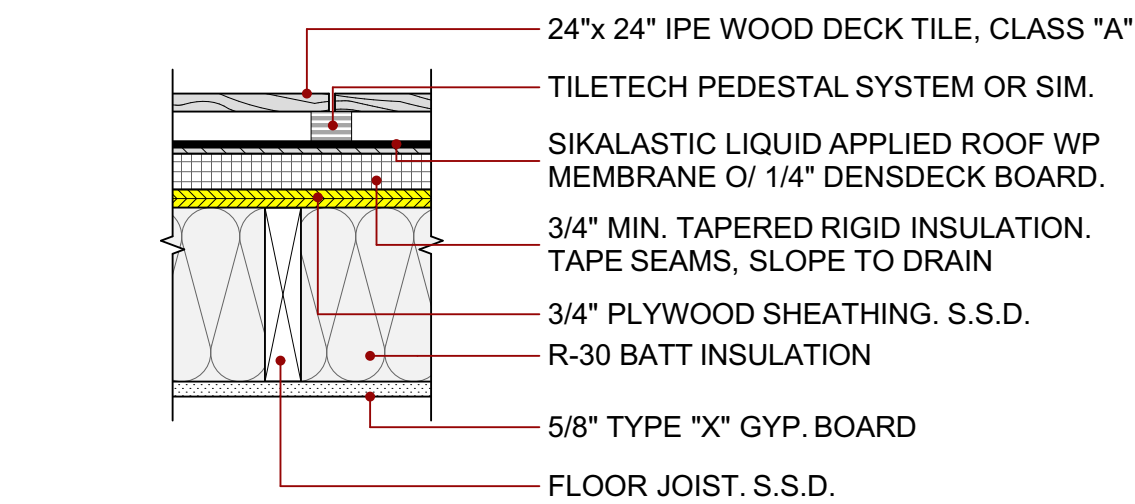
W2 EXTERIOR FIBER CEMENT SIDING WALLS:
1-HR FIRE RATED, PER C.B.C. TABLE 721.1(2), ITEM 16-1.2



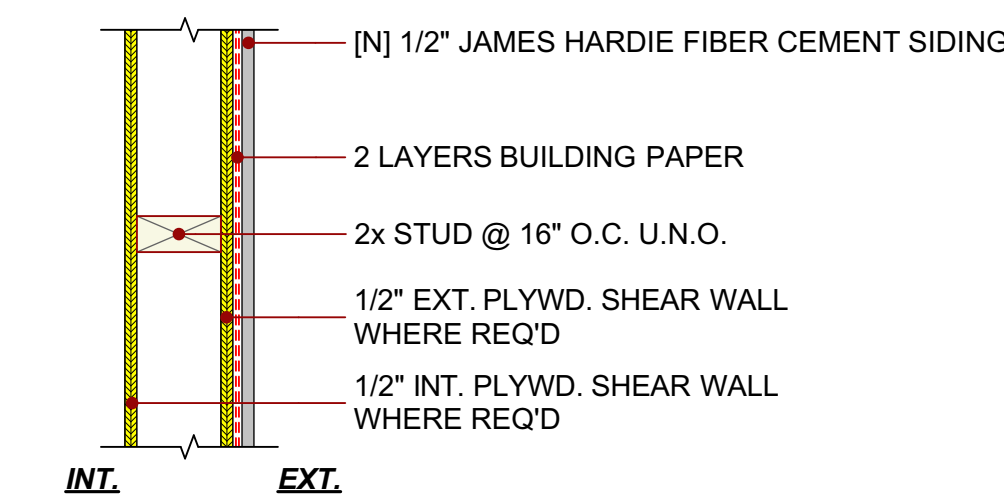
F2 FLOOR / CEILING @ DECKS AND BATHS:
NO FIRE RATING



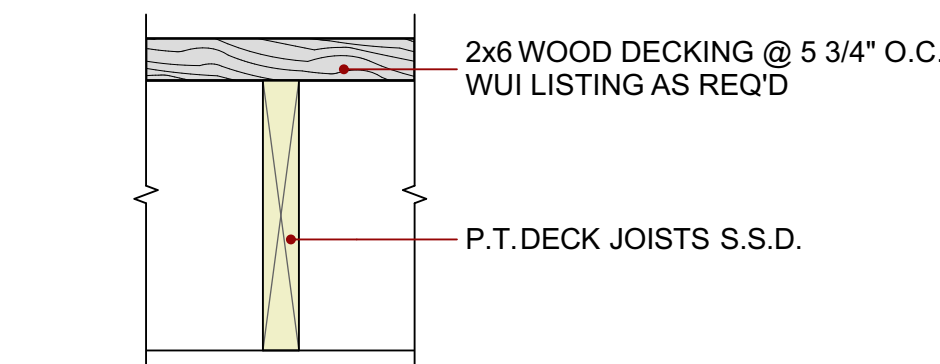
W3 EXISTING EXTERIOR WOOD SIDING WALLS:
1-HR FIRE RATED, PER C.B.C. TABLE 721.1(2), ITEM 16-1.2



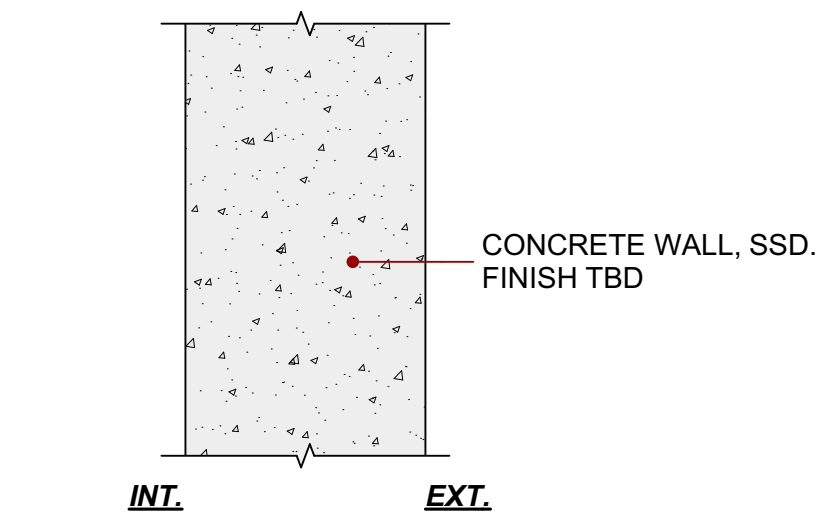
F3 EXTERIOR FLOOR - INTERIOR CEILING ASSEMBLIES @ DECKS:
1-HR FIRE RATED, CLASS "A" ROOF DECK:



W4 UNDERSTORY SIDING WALLS:



F4 WOOD DECK:
NO FIRE RATING



W5 EXTERIOR CONCRETE WALLS:
4-HOUR FIRE RATED PER CBC TABLE 721.1(2), ITEM 4.1.1



REVISIONS		
#	REASON	DATE
1.		
2.		
3.		
4.		
5.		
6.		

MARK	STATUS	NOM. LEAF SIZE		AREA	HAND	INT/EXT	SPEC	HDWR	FINISH	U-FACTOR	SHGC	RATING	NOTES
		W	H										
D001	New	3'	6'-8"	20.0	L	Exterior							
D002	New	3'	6'-8"	20.0	R	Exterior							
D101	New	3'	6'-8"	20.0	R	Interior							
D102	New	4'	6'-8"	26.7	R	Interior							
D103	New	2'-6"	6'-8"	16.7	L	Interior							
D104	Existing	2'-4"	6'-8"	15.6	L	Interior							
D105	Existing	2'-4"	6'-8"	15.6	R	Interior							
D106	Existing	4'-10"	6'-8"	32.2	L	Interior							
D107	New	2'	6'-11 ^{1/4"}	13.9	L	Interior							
D108	Existing	4'-8"	6'-8"	31.1	L	Exterior							
D109	New	2'-4"	6'-8"	15.6	L	Interior							
D110	New	2'-4"	6'-8"	15.6	L	Interior							
D201	New	2'-4"	6'-8"	15.6	L	Interior							
D202	Existing	2'-4"	6'-8"	15.6	L	Interior							
D203	New	6'	6'-8"	40.0	L	Interior							
D204	Existing	2'-4"	6'-8"	15.6	R	Interior							
D205	New	1'-7"	6'-8"	10.6	R	Interior							
D206	New	6'	6'-8"	40.0	R	Interior							
D207	New	2'-6"	6'-8"	16.7	L	Interior							
D208	New	2'-4"	6'-8"	15.6	R	Interior							
D301	New	3'	7'-8"	23.0	R	Exterior							
D302	New	2'-10"	7'-8"	21.7	L	Exterior							
D303	New	3'	7'	21.0	L	Interior							
D304	New	2'-6"	6'-8"	16.7	R	Interior							
D305	New	2'-6"	4'-2 ^{5/32"}	10.4	R	Interior							
D306	Existing	3'	7'-3 ^{1/32"}	21.8	L	Undefined							
D307	Existing	7'	6'-8"	46.7	L	Interior							
D308	New	2'-10"	7'-8"	21.7	L	Exterior							
D309	New	17'	9'	153.0		Exterior	---	---	---	---		---	---

DOOR SCHEDULE

3

SKYLIGHT SCHEDULE			
MARK	LENGHT	WIDTH	NOTES
SK01	6'	2'	

SKYLIGHT SCHEDULE

2

MARK	Status	FRAME SIZE		AREA	SILL HT	HDR HT	SPEC	FINISH	U-FACTOR	SHGC	TEMPER	NOTES
		W	H									
W101	Existing	2'-4"	4'-11"	11.5	1'-10"	6'-9"						FIXED
W102	Existing	2'-4"	4'-11"	11.5	1'-10"	6'-9"						
W103	Existing	6'	4'-11"	29.5	1'-10"	6'-9"						
W104	New	2'-6"	3'-6"	8.8	3'-4 ^{7/8"}	6'-10 ^{7/8"}						FIXED
W105	New	2'-6"	3'-6"	8.8	3'-4 ^{7/8"}	6'-10 ^{7/8"}						FIXED
W106	New	10"	5'-6"	4.6	1'-6"	7'						FIXED
W107	New	4'	5'-6"	22.0	1'-6"	7'						FIXED
W108	New	4'	5'-6"	22.0	1'-6"	7'						FIXED
W109	New	4'	5'-6"	22.0	1'-6"	7'						FIXED
W110	New	10"	5'-6"	4.6	1'-6"	7'						FIXED
W111	Existing	3'	6'	18.0	2'	8'						FIXED
W112	Existing	3'	6'	18.0	2'	8'						FIXED
W113	Existing	3'	6'	18.0	2'	8'						FIXED
W114	Existing	3'	6'	18.0	2'	8'						FIXED
W115	Existing	3'	6'	18.0	2'	8'						FIXED
W116	Existing	2'-2"	6'-2 ^{57/64"}	13.5	3'-1 ^{55/64"}	9'-4 ^{3/4"}						FIXED
W117	New	2'-4"	2'-8"	6.2	4'-11"	7'-7"						AWNING WINDOW
W201	Existing	2'-4"	4'-11"	11.5	1'-10"	6'-9"						FIXED
W202	New	1'-8"	6'	10.0	1'-10"	7'-10"						FIXED
W203	New	1'-8"	6'	10.0	1'-10"	7'-10"						FIXED
W204	Existing	3'	5'	15.0	1'-8 ^{1/2"}	6'-8 ^{1/2"}						FIXED
W205	Existing	3'	5'	15.0	1'-8 ^{1/2"}	6'-8 ^{1/2"}						FIXED
W206	Existing	3'	5'	15.0	1'-8 ^{1/2"}	6'-8 ^{1/2"}						
W207	Existing	5'	7'-8"	38.3		7'-8"						FIXED
W208	Existing	3'	7'-7"	22.8		7'-7"						FIXED
W209	Existing	3'	7'-7"	22.8		7'-7"						FIXED
W210	Existing	3'	7'-7"	22.8		7'-7"						FIXED
W211	Existing	3'	7'-7"	22.8		7'-7"						FIXED
W212	Existing	3'	7'-7"	22.8		7'-7"						FIXED
W213	Existing	2'-2"	7'-6"	16.3	3"	7'-9"						FIXED
W214	Existing	3'-8"	3'-8"	13.4	3'-6"	7'-2"						SLIDING
W215	Existing	3'-8"	3'-8"	13.4	3'-6"	7'-2"						SLIDING
W301	New	1'-4"	13'	17.3	4'-6"	17'-6"						FIXED
W302	New	1'-4"	13'	17.3	4'	17'						FIXED
W303	New	1'-4"	13'	17.3	3'-6"	16'-6"						FIXED
W304	New	2'-10"	1'-6"	4.3	7'-1 ^{3/4"}	8'-7 ^{3/4"}						FIXED
W305	New	2'-10"	1'-6"	4.3	7'-1 ^{3/4"}	8'-7 ^{3/4"}						FIXED
W307	New	2'-10"	4'-10"	13.7	1'-8"	6'-6"						FIXED
W308	Existing	3'	3'	9.0	3'-10 ^{45/64"}	6'-10 ^{45/64"}						
W309	New	6'	4'-10"	29.0	1'-8"	6'-6"						CASEMENT WINDOW
W311	Existing	2'-10"	4'-10"	13.7	1'-8"	6'-6"						FIXED
W312	New	3'-6"	3'-3 ^{21/32"}	11.6	3' ^{27/32"}	6'-4 ^{1/2"}						AWNING WINDOW
W313	New	3' ^{3/4"}	3'-3 ^{21/32"}	10.1	3' ^{27/32"}	6'-4 ^{1/2"}						AWNING WINDOW
W314	New	2'-10 ^{3/4"}	3'-3 ^{21/32"}	9.6	3' ^{27/32"}	6'-4 ^{1/2"}						AWNING WINDOW
W315	New	2'-7 ^{1/2"}	3'	7.9	4'-2"	7'-2"	C		0.35		N/R	CASEMENT WINDOW
W401	New	2'-8"	2'-8"	7.1	3' ^{1/4"}	2'-11 ^{1/4"}						FIXED
W402	New	2'-8"	2'-8"	7.1	3' ^{1/4"}	2'-11 ^{1/4"}						FIXED
W403	New	2'-8"	2'-8"	7.1	3' ^{1/4"}	2'-11 ^{1/4"}						FIXED

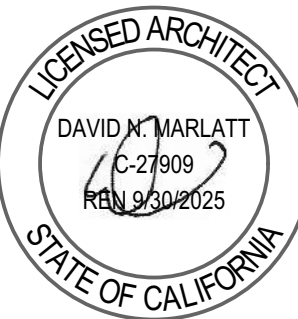
WINDOW SCHEDULE

1



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WINDOW & DOOR SCHEDULES

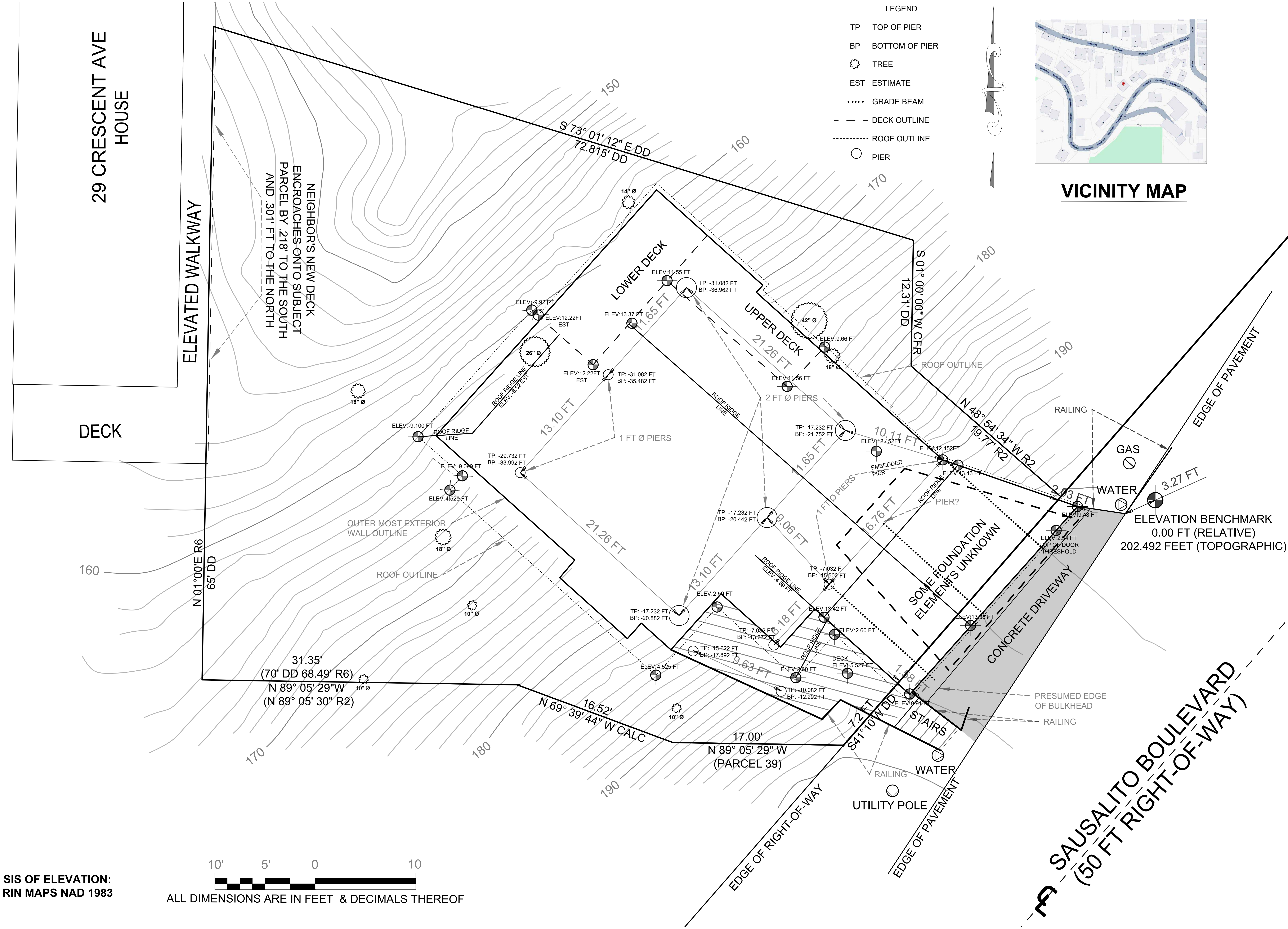
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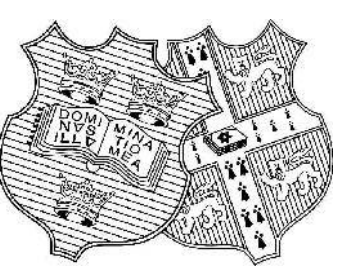
APN: 065-252-39

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3.		
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5.		
6.		

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A6.0





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Belvedere, CA 94920
TEL: (415) 887-8704



PROPOSED SITE PLAN
324 SAUSALITO BOULEVARD
SAUSALITO, CA 94965

REVISIONS	
NO.	DATE & DESCRIPTION

JOB NO.
L22-0825A

DATE:
31 JANUARY 2025

DRAWN:
GEISSLER ENG.

CHECKED:
GEISSLER ENG.

SCALE:
AS NOTED

SHEET NO.

CE-1

1 OF 1

PROPOSED SITE PLAN

