

HOMMEBOYS

INTERIORS

Heighted Review Findings for 303 Bridgeway

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 proposed is designed to create minimal alterations and necessary repairs to failing elements of the existing residence. All design choices were made to improve the character of the structure in its relationship to the buildings surrounding it so that it blends seamlessly and artfully into the character of the community.**

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.

- **Mostly answered above. The general shape and character of the building is to remain as it is currently designed but with changes and improvements to the exterior materials along with some structural repairs and a small addition to the rear of the structure.**

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

- **Yes. The general size and volume of the building will not change with the proposed design. The surrounding neighborhood has a range in residential building sizes where this structure falls neatly on the mid-lower end section of that range.**

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

- **The current home's top ridge line is to remain the same. The additions to the structure's roof line were all designed to be below this ridgeline to have zero to**

minimal impact to the view. In addition we are redesigning the current chimney to be smaller and have a lower visual impact.

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

- **The project does not propose any prominent building profile (silhouette) to go 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.

- **No changes to the landscaping are proposed in this project. Some elements of the hardscape will change. For example, we are removing the existing deck in the back of the property and replacing it with a permeable gravel patio.**

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

- **The location of the building is to remain the same with the exception of 92 Sq Ft addition on the rear of the structure. The addition is below the roof line and is situated squarely in the center of the existing structure so as to not obstruct or shade nearby properties. Multiple factors were taken into account to avoid obstructing the view, light and air of the neighboring properties. The nature of the property being the last property on the bottom of the slope, the location of the addition at the back and middle of the home and how the addition is designed as a flat rough so as not to extend above the ridgeline of the existing home's roof were all calculated into the design of the remodel as to have minimal impact on the neighbors.**

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.

- **No new mechanical equipment is proposed on the outskirts of the structure. The mechanical equipment will all be located inside on the garage level with the exception of the air condenser which is to remain in its current location of the roof. The proposed exterior lighting will be fixed to the exterior walls of the home and will be downlit to provide lighting with minimal light pollution to the neighbors. The**

chimney as stated above is going to be redesigned smaller and have a lower visual impact.

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 proposed design's general size will not change compared to the current design. The new design, same as the old, will provide privacy to the site that does not encroach upon the neighbors site-lines and does not increase the visual access into their properties. Naturally the property is down slope and thus is already unobtrusive to the neighbors. The proposed addition does not suggest a change in floor level that would visually change the site lines into the neighboring properties.**

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

- **All entry doors and exit doors are not being altered in the design except for egress on the rear of the upper story. They will likely be replaced or repaired in their current location during the course of construction. Parking will not change from its current layout.**

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

- **The design does not propose making changes to the design of the existing landscaping unless otherwise required for excavation and drainage up against the structure. There are no plans to remove or damage any trees or significant natural features on site. Current trees on the property are a lemon tree and Japanese maple tree, both will not be disturbed during construction.**

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 is consistent with the guidelines for heightened review and does exceed 80% of the maximum allowed floor area ratio and/or site coverage. Heightened Review Findings below:

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

A: Addressed in question 11 above.

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

A: The current building was constructed prior to recent zoning code and currently stretches the full length of the parcels width from the north to the south property line. This was typical of the houses built in the area at the time as the neighbor's house also sits within the setback on the southern property line. The small addition in the rear is set back from the property line by 5' and visually fits proportionally into the property. Due to the narrow and long nature of the property and the house's current location stretching from the northern to southern property line we are requesting a variance of 1' encroachment into the extended side yard setback. The side yard setback according to code is 6' for a building that is between 55'- 60' long in length. We address this issue in our variance letter attached to this submittal set.

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.

A: Addressed in question 4 above.

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.

A: As this is a remodel of an existing structure we propose that the site will not be hazardous to public safety as the scale and scope of the project is small. The design and project endeavors to improve upon the existing structure to reduce impact to its surroundings as much as possible.

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

A: The footprint of the structure is to remain relatively the same with the exception of a small addition in the rear of the home. This addition will use the existing retaining walls as well as supplemental foundations to alter the topography for the addition of a permeable patio area to replace an existing deck in the same footprint. Beyond this the existing topography shall remain the same and all additions will tie into the existing landscaping to create a seamless transition.

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

A: The design does not propose alterations to the existing parking on site.

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

A: The existing landscaping is to remain as it currently is well suited to providing privacy and it is currently providing a pleasant softening effect to the property that is desirable to the owner

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.

This proposal included the alteration of the back of the property and utilizes a flat roof to minimize the visual impact of addition. The roof line along the back of the house is also stepped in height to reduce the visual impact of the structure. Additionally the roof is designed to be sunken below a parapet and a decorative parapet bisects the flat roof to reduce the visual impact of the flat roof from neighboring properties.