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**October 31, 2024**

Matthew Mandich  
Community Development Department  
420 Litho Street  
Sausalito, CA 94965

Re: Response to Plan Check Comments  
Pearson Residence  
390 Sausalito Blvd, Sausalito, CA 94965  
Project APN: 065-252-22  
DAC Project No.: 1566-3123 S

Please find below DAC's responses to plan check comments that were dated August 14, 2024. Our response will be presented below each comment in **bold** prints.

1. Narrative Letter. Please provide a narrative letter with a detailed description of the proposed project providing rationale for proposed architectural and site design solutions and the entitlements sought.

**The project description on S-1.0 has been revised.**

**This project will include removing and replacing an existing failing wood site retaining wall in the front yard of an existing two-family residence. The new site retaining wall will be steel soldier piles supported on concrete drilled piers with wood lagging. New wood stairs will lead from street level down to a new wood deck. These improvements will require new drainage, guardrails, and handrails.**

**An existing window opening will be replaced with a new door to the new deck. There will be no change in the width of the opening or in the lateral force-resisting system.**

**New landscaping will include new planters at street level.**

2. Findings. Please provide a letter detailing the explanation for how each required finding of approval can be made. Please see Sausalito Municipal Code Sections 10.54.050 D and 10.56.060 for the required findings for Design Review Permits and Encroachment Agreements.

**Sausalito Municipal Code Section 10.54.050D requires the following findings:**

**1. The proposed project is consistent with the general plan, any applicable specific plans, and any applicable design guidelines. This project does not change the height, bulk, or exterior finishes of the existing two-family residence.**



**2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either maintaining the prevailing design character of the neighborhood and/or district or by introducing a distinctive and creative solution, which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito. This project does not change the height, bulk, or exterior finishes of the existing two-family residence.**

**3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district. This project does not change the height, bulk, or exterior finishes of the existing two-family residence.**

**4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property. This project does not change the height, bulk, or exterior finishes of the existing two-family residence. The existing window to be replaced with a new door is below street level.**

**5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline. This project does not change the height, bulk, or exterior finishes of the existing two-family residence.**

**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 new deck will be located below street level. New planters will be placed at street level.**

**7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public. This project does not change the existing access to 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. This project does not change any existing exterior lighting, mechanical equipment, or chimneys.**

**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 existing window to be replaced with a new door is below street level, as is the new deck.**

**10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement. This project will not change existing parking.**

**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. This project will install new drainage to prevent erosion of the existing slope.**

**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 (Heightened Review Findings). This project does not change the height, bulk, or exterior finishes of the existing two-family residence.**

**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 project does not change the height, bulk, or exterior finishes of the existing two-family residence.**

3. Boundary Survey. Please provide the previously completed boundary survey showing the location of property lines.

**The Boundary Survey has been added to S-1.0.**

4. Elevations. Please provide existing and proposed elevations of the entire retaining wall system and exterior improvements complete with stairs and decking. Please provide the existing and proposed western elevation of the residence with new window and door openings.

**Please see 2/S-1.0.**

5. Project Plans. Sheet S-1.0. Project description needs to be revised to include all work completed without permits, including the addition of decking (both levels), stairs, and window and door openings added to the residence.

**The project description has been revised on S-1.0.**

6. Project Plans. Sheet S-2.0. Please clearly label existing (e) residence, and new (n) lower-level decking, and new (n) window and door openings. Please show the access and circulation plan for the exterior improvements.

**S-2.0 shows the (e) residence, (n) lower deck, (n) door, and (n) stairs.**

7. Project Plans. Sheet S-4.0. Please correctly locate and label the property line on the site plan image. The image provide is incorrect.

**The property line has been updated on S-4.0.**

8. Landscape Plan. Please provide size, height, and location of existing and proposed plants with their Latin plant names. Please show the methzod and extent of the irrigation system.



**DAC Associates, Inc.**  
*Response to Plan Check Comments*  
390 Sausalito Blvd., Sausalito, CA 94965  
(Continued)

**Landscaping is minimal. The existing bay tree is listed on S-3.0.**

We trust the above responses to the structural engineering plan review comments will fulfill your requirements. If you have any questions or need additional information, however, please do not hesitate to contact our office at (415) 499-1919.

Sincerely,  
**DAC Associates, Inc.**

Darius Abolhassani, P.E., G.E.  
*Principal*

