

Additional Applicable Provisions – Provided as a Courtesy

SMC 9.30.030 Review by Professional Planning Consultant.

The Planning Commission has not reviewed this application. The Planning Commission at a future time may exercise their right to request the review noted in section 9.30.030 as follows:

The Planning Commission may at its option refer the tentative map to a professional planning consultant for a review and report covering such of the following information as the Planning Commission may determine:

- A. Compliance with the Subdivision Ordinance.*
- B. Street pattern, in relation to traffic volumes, topography, and compatibility with existing development.*
- C. Population density, in relation to traffic and ability of the City to provide community services.*
- D. Lot layout in terms of efficiency of land use and compatibility with existing development.*
- E. Proposed commercial development in relationship to existing and potential buying power for the area.*
- F. Proposed zoning changes in relationship to adjacent development and conformity with general plan under preparation.*

As a courtesy, Public Works Staff has reviewed the material submitted and recommends that the applicant should address the following comments prior to the issuance of a building permit. Additional comments and concerns may arise as the applicant submits additional information regarding this development.

2.0 Constructability

- 2.01 Provide a grading and drainage plan showing how the general foundation system will be constructed. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. Sheet A102 states 5,000 cy of cut will be required. This quantity of earthwork will require a grading permit per SMC 10.88.040.
- 2.02 Based on plan set, it appears a significant retaining wall system is required for the west side of the property. Based on the Topographic Map and the sections on sheet A400, A401 a cut of 30+ feet is needed at the property line. Before permit can be issued, please provide details and a description of how this can be constructed without impacting the adjacent properties.
- 2.03 Based on Reference 4 the Geotech notes that a soldier pile system will be used with tiebacks. Based on the submitted material clarify if tiebacks will extend onto the adjacent neighbor's properties and show this encroachment on the plan. If

this is the case, prior to issuance of a building permit provide evidence of an easement from the adjacent property owner allowing the use of their property to support the retaining wall system needed for this project.

- 2.04 For building permit issuance, please provide a general foundation plan showing the location of cast in drilled hole piles and structural support systems for the project. Reference #1 shows a slab foundation; however, the Geotech report states that cast in drilled hole foundations will be utilized.
- 2.05 Prior to issuance of building permit, please provide all retaining wall locations along with their respective top and bottom of wall elevations, wall heights and a typical section.

3.0 Drainage System

- 3.01 Prior to issuance of building permit, please provide a complete drainage plan and drainage calculations showing the size, location, and slope of the proposed drainage systems necessary to support this project. This includes but is not limited to the size of any storm drain detention devices and all storm-drain systems. The drainage plan and calculations shall be prepared, signed and stamped by a licensed civil engineer registered in the state of California. SMC 11.18, 9.15
- 3.02 Since the proposed structure utilizes the majority of the parcel show all roof drainage systems and how they connect to the storm water filtration device proposed and show the connection to the existing storm drain system in the street. SMC 11.17.050
- 3.03 The proposed project abuts a hillside on the west side. However, no drainage systems are shown to address hillside drainage from the uphill properties. Prior to issuance of building permit, please show the drainage systems required to address all hillside drainage on the plan and include drainage calculations for these systems in the drainage calculations. Per SMC 10.88.040
- 3.04 Commercial, industrial, high-density residential, mixed urban, and public transportation station properties and projects are subject to the County's Municipal Pollutant Discharge Elimination System (NPDES) permit, including removal of trash with a size of five millimeters or greater out of runoff before it reaches a public storm drain system. Those projects that are subject to the NPDES permit requirements shall include the installation of Certified Trash Full Capture Systems that meet State and County Standards. In addition, an operation and maintenance plan (O&M plan), subject to the review and approval of the Department of Public Works, shall be recorded and implemented to ensure long term maintenance of these systems in conformance with the standards of the State and County. In your plans for building permit, please show the type of trash capture device that will be installed and submit the O&M plan. Per SMC 11.17

- 3.05 Kindly provide the new impervious square footage area (including new roof area). If new impervious area is greater than 5,000 square feet, a Storm Water Control Plan and Operations and Management Plan will be required per section 11.17.050, part D.4 of the Sausalito Municipal Code. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at:
<https://basmaa.org/wp-content/uploads/2021/02/basmaa-post-construction-manual.pdf>

Please reference Appendix D of the BASMAA manual, Stormwater Control Plans for Regulated Projects. Provide a completed Appendix D with your submittal showing all runoff from impervious areas are either dispersed to landscaping or routed to a properly designed low impact development (LID) treatment facility. Per SMC 11.17

- 3.06 The applicant shall be required to provide a deposit to the city for securing the services of a licensed third-party engineer to review the drainage plan, calculation and details for this project. The applicant shall provide the city with a \$4,000 deposit for securing these services specifically for this project. SMC 1.09.030

4.0 Construction Against Adjacent Buildings

- 4.01 The proposed project appears to have walls and foundation structures that are significantly close to adjacent property structures. For example, the proposed walls for this project appear to be directly adjacent to #599 Bridgeway and 621 Bridgeway. Clarify how the proposed projects foundations and walls will be constructed without impacting the adjacent structures. SMC 17.08

5.0 Parking and Access - SMC 10.40.120

- 5.01 Based on reference #1, 26 parking spaces are proposed on the first level and 23 parking spaces are proposed on the second level for a total of 49 Parking spaces.

Clarify the following:

- a. Provide a plan showing the turning movements which clearly show that these vehicles can enter and exit these stalls in two movements.
- b. It appears that some of the stalls do not meet current size standards. Modify the plan to show parking stalls that meet current standards.
- c. Show accessibility pathways on the plan. Include widths and slopes that meet current accessibility standards. Depending upon the complexity of the

details submitted the city may choose to secure the services of an accessibility specialist to review the material submitted in compliance with current code requirements. The applicant will be responsible for submitting a deposit to the city to secure this third-party consultant.

- d. Show the grades of the parking garage areas including the entrances, on the plan. This comments is generally related to accessible paths of travel as well as parking space slopes being of a magnitude that is easily traversable.
- e. The location of the garbage collection area is noted on the first level. Show how the trash/recycle area is a sufficient size and can handle the trash volume for 47 units and associated retail spaces. For reference, City requests single family homes provide at least 3' depth and 6.5' width designated area to incorporate space for trash, recycling and compost bins.
- f. Current city trash collection equipment cannot access this area. Indicate how the applicant proposes to have trash collected if garbage collection equipment cannot access the lower level. In addition, if the applicant proposes to manually wheel the trash collection container to the street for pickup, provide an area at the front of the building that does not eliminate a parking space and does not impact pedestrian access.
- g. Number each parking stall with their respective dimensions on the plan. The ground floor may have only have 25 parking stalls while 26 is noted on the plans. Numbering each stall will provide more clarity.
- h. The ground floor plan shows one ADA parking stall where two may be required. Additionally, two tandem parking stalls are shown. Please indicate to which unit these spaces would be assigned.
- i. Include a comprehensive table that shows parking requirements are met for residential and commercial use, including ADA and EV charging stalls use. The table shall also show the calculations and provide an explanation of reduced parking requirements based on this type of project. Indicate which parking spaces are assigned to which unit or assigned as public parking for the retail spaces.

6.0 Utility and Sanitary Systems

- 6.01 Prior to issuance of building permit, provide a utility plan showing the location of underground services for the new construction. Specifically show the new utilities in relation to the foundation system. Include the storm drainage, subdrains, sanitary systems, electrical, water and other utilities. Show that the foundation system does not conflict with the proposed utility system servicing the building.

6.02 Prior to issuance of building permit, provide a sanitary sewer plan showing the size and location of facilities servicing the sanitary needs of the project. Provide necessary calculations which justify the size of the facilities utilized for the sanitary system. Indicate the connection locations on the plan, the type of material utilized and provide a letter from a Civil Sanitary Engineer detailing increased flow from this system to the city's collection system in Bridgeway Blvd. The applicants plan shall show the connection location in the street and the size of the existing city system for which the applicant proposes to connect. SMC 18.12.150

6.03 Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided and may be subject to modifications to the Design Review Permit. utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided and may be subject to modifications to the Design Review Permit.

PG&E's Underground Project Contact Information:

Phone: 1-877-743-7782

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Advisory Comments

The following additional advisory comments are provided as a courtesy to the applicant.

A. Traffic Impact

A traffic study is needed to determine the impact of this project on the current traffic systems. This may be a requirement of the initial study and the traffic study should comply with SB743 requirements.

B. Common Improvements

The project includes some common improvements which should be maintained by the owners of the property. For example, the maintenance of the storm drain capture device should be detailed in the future. There may be other aspects of

the building that can be covered by an HOA or some agreement between future property owners.