



ZONING PERMIT APPLICATION

CITY OF SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT

420 Litho Street, Sausalito, CA 94965 | (415) 289-4128 | www.sausalito.gov

Date Received:

9.17.24

Address of Project Site:

146-148 Edwards Ave

APN:

065-293-16

Zoning District:

R-2.2.5

(No change to (E) Bldg envelope)

FOR STAFF USE ONLY

Planning App. No. Receipt No. Building Permit No.

Review Type

- ☐ Minor
☐ Intermediate
☐ Major

Payment Type

- ☐ Cash
☐ Check
☐ Credit Card

Paid By

Pay Ref. Staff Int.

Approved By:

Date of Approval:

Date Notice Posted:

Effective Date of Permit:

DESCRIPTION OF PROPOSED CONSTRUCTION AND USE

Scope of Work: Remodel interior - new roof, new swim-pool/2 new windows, 50' deck

Does the project involve any exterior construction or modification of any structure that would modify the existing building "envelope" no matter how minor (i.e. any bump out of exterior walls or roofs, infill under/over an existing deck or bump-out, addition, decks not on grade, roof or side yard modifications or equipment)? If so, please describe:

new rear yard deck approx 50' (2'-6" above grade) - re-roof & residing

Note: Staff will be required to conduct an assessment to determine if this project presents the potential to impair views.

no expansion of Bldg. envelope

APPLICANT CERTIFICATION

I, the applicant, do hereby, under penalty of perjury, swear that the information contained in this application is true and correct to the best of my knowledge.

Name:

Charles Hemminger

Signature:

[Signature]

Date:

9.17.24

Email Address:

charles.hemminger@architects.com

Phone Number:

415.328.7096

PROPERTY OWNER CERTIFICATION (IF PROPERTY OWNER IS DIFFERENT THAN THE APPLICANT)

I, the property owner, hereby authorize the applicant designated in this application to act as my representative during consideration of this project by the City. I 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.

Name:

Charles Hemminger

Signature:

[Signature]

Date:

9.12.24

CONCURRENT PLAN CHECK AUTHORIZATION (FOR CONCURRENT BUILDING & ZONING PERMIT REVIEW)

The City offers plan check review to occur concurrently with the Zoning Permit review. Staff recommends the applicant wait until the Zoning Permit is approved prior to submitting a building permit application. If the applicant chooses to initiate the plan check process concurrently with Zoning Permit review, the following authorization must be completed:

I, the applicant, hereby authorize the release of the project plans submitted for plan check review. I understand that the release of plans to plan check does not constitute Zoning Permit or other Planning approval, and I will remain liable for all plan check processing fees if revisions or further planning review are deemed necessary.

Signature of Applicant:

[Signature]

Date: 9.17.24

Staff Verification:

BUILDING PERMIT ISSUANCE PRIOR TO EXPIRATION OF ZONING PERMIT 10-DAY APPEAL PERIOD

Staff decisions on Zoning Permits may be appealed to the Planning Commission within 10 days of the staff decision. If the applicant chooses to initiate construction during the Zoning Permit appeal period, the following condition applies:

I, the applicant, hereby agree to cease all work described in this Zoning Permit application if an appeal of the staff decision on the Zoning Permit is filed. I understand a red tag will be placed on the project site and the building permit will be "on hold" until the issues regarding the appeal have been fully resolved by the City. I acknowledge I am beginning construction at my own risk and recognize the City is not liable for any loss of time and/or money if the City determines the work described in this Zoning Permit application must be modified or is not allowed. Furthermore, I agree to restore the project site to its original condition within 30-days if the Zoning Permit is denied.

Signature of Applicant:

[Signature]

Date: 9.17.24

Staff Verification:

ZONING DATA SHEET (TO BE COMPLETED BY APPLICANT)				STAFF USE ONLY		
SITE DEVELOPMENT STANDARD	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL	STAFF VERIFIED	MAXIMUM ALLOWED	✓
Land Use ¹	Residential - R-2-2.5					☐
No. of Dwelling Units (DU) ²	2					☐
No. of Accessory DU	0					☐
Building Height ³ *	17 ft.	at front elevation (West)				☐
No. of Parking Spaces ⁴ Tandem?	# spaces: 2 ☒ Y ☐ N	# spaces: ☐ Y ☐ N	# spaces: ☐ Y ☐ N			☐
Parcel Area *	No change to Building Envelope - expansion					
Gross ⁵	3859 sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	☐
Net ⁶	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	☐
Setbacks ⁷						
Front NOSOEOWO	angled (ft. 29'-7" to ft. 8'-0")	ft.	ft.	ft.	ft.	☐
Rear NOSOEOWO	30.87' ft.	ft.	ft.	ft.	ft.	☐
Right Side ⁸ NOSOEOWO	5.22 ft.	ft.	ft.	ft.	ft.	☐
Left Side ⁸ NOSOEOWO	5.00 ft.	ft.	ft.	ft.	ft.	☐
Floor Area ⁹						
Total Parcel	2145 sq. ft.	sq. ft.	no change sq. ft.	sq. ft.	sq. ft.	☐
Perc. of Net Parcel Area	55.7 %	%	%	%	%	☐
Each Dwelling Unit ¹⁰ (Required for projects in R-2-2.5 and R-3 zones)	148 + DU1: 1072 sq. ft. 146 + DU2: 1072 sq. ft. DU3: 50 % DU1: 50 % DU2: 50 % DU3: 50 %	+ 770 - 735 sq. ft. + 35 % (-) 35 %	1825 320 sq. ft. 85 % 15 %	sq. ft.	sq. ft.	☐
Building Coverage ⁹						
Total Parcel	3859 sq. ft.	sq. ft.	no change sq. ft.	sq. ft.	sq. ft.	☐
Perc. of Gross Parcel Area	10724 - % → 27.7 %	%	%	%	%	☐
Each Dwelling Unit ¹⁰ (Required for projects in R-2-2.5 and R-3 zones)	148 + DU1: 1072 sq. ft. 146 + DU2: 1072 sq. ft. DU3: 50 % DU1: 50 % DU2: 50 % DU3: 50 %	+ 770 - 735 sq. ft. + 35 % (-) 35 %	1825 320 sq. ft. 85 % 15 %	sq. ft.	sq. ft.	☐
Impervious Surface Area ⁹						
Total Parcel	790 3859 sq. ft.	sq. ft.	no change sq. ft.	sq. ft.	sq. ft.	☐
Perc. of Gross Parcel Area	20.5 %	%	no change %	%	%	☐
Each Dwelling Unit ¹⁰ (Required for projects in R-2-2.5 and R-3 zones)	DU1: sq. ft. DU2: sq. ft. DU3: sq. ft. DU1: % DU2: % DU3: %	sq. ft.	sq. ft.	sq. ft.	sq. ft.	☐

*The Sausalito Municipal Code (SMC) can be accessed at <https://www.codepublishing.com/CA/Sausalito/>

¹ From List of Allowable Land Uses in respective Zone (SMC 10.20.030 (O-/P-), 10.22.030 (R-), 10.24.030 (C-) or 10.26.020 (M-))

² Dwellings legally established from the zoning district's maximum density requirement; not including accessory dwelling units

³ Standard Building Height measured from the Average Natural Grade beneath the structure (SMC 10.40.060.B.1.)

⁴ The standard dimensions for a code-compliant parking space are measured 9 feet wide by 19 feet long

⁵ Total area of a parcel measured in a horizontal plane within the lot lines bounding the parcel.

⁶ Gross Parcel Area excluding net deductions specified in SMC 10.88.040 "Parcel size, net"

⁷ As specified in SMC 10.40.070 (Setbacks and yards)

⁸ As determined by standing at the front parcel line looking in the direction of the rear parcel line

⁹ As specified in SMC 10.40.040 (Floor area ratio); 10.40.050.B (Measurement of Coverage); 10.40.050.C (...Impervious Surfaces)

¹⁰ Sausalito City Council Ordinance No. 1217 established individual maximum limitations for floor area ratio (FAR), building coverage and impervious surface area for any single dwelling unit in the R-2-2.5 or R-3 zoning districts (SMC 10.44.330). Projects located in the R-2-2.5 or R-3 zoning district subject to the single dwelling unit and total parcel maximum limitations.

Residential Site Data Table

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

	Existing	Proposed	Zoning Max	Staff Notes
ZONING				
PARCEL SIZE (Gross and Net Areas) See 10.88.040 Parcel Size Net	3859 ft ²	—		
AVERAGE SLOPE				
NUMBER OF UNITS	2	2 *		
FLOOR AREA SMC 10.40.040 & 10.44.330	2145 ft ²	no change		
Primary Residence				
Garage	N/A			
Accessory Structures	N/A			
ADU	N/A			
Sub-Total				
Exemptions				
Adjusted Floor Area (Less Exemptions)				
FAR (Floor Area Ratio)				
LOT COVERAGE SMC 10.40.050	27.7% 1072	no change		
Square Feet	1072			
Percentage of Lot Coverage	27.7 %			
IMPERVIOUS SURFACES SMC 10.40.050 C.				
Square Feet	790 ft ²	no change		
Percent of Impervious Surfaces	20.5 %	no change		
SETBACKS - Primary Structure SMC 10.40.070 - 090				
Front Yard Setback	angled (29'-24" to 8'-0")			
Side Yard Setback	5'-0"			
Side Yard Setback	5'-0"			
Rear Yard Setback	30.82'			
HEIGHT - Primary Structure SMC 10.40.060	17'-0"			
Building Height				
SETBACKS - Accessory Structure SMC 10.44.020	N/A	(no Accessory Unit)		
Side Yard Setback	"			
Side Yard Setback	"			
Rear Yard Setback	"			
HEIGHT Accessory Structure SMC 10.44.020 C. 4.	"			
PARKING SMC 10.40.110 - 120	2	2		
On-Site Spaces	2	2		
GRADING QUANTITIES				
Cut	N/A	N/A		
Fill				

* see attached letter - Project Description - looking for ~~zoning~~ ~~options~~ ~~options~~

(Attached Letter-Project Description)

9.28.24

Dear Sausalito Planning and Building Staff:

Re: Proposed Project : Remodel 146-148 Edwards Ave.

We were issued Building Permit **B2022-0560** for the remodel of the Kitchen and Bathroom. This work is currently underway. We are now submitting a permit to remodel the remainder of our home.

I met with **Ken Henry, Adam Blair and Liza Telliz** (all 3 together) on Tuesday 9.24.24. We came up with the following plan:

1. Make an Inspection appointment with Ken Henry per the B2022-0560 permit (Kitchen and bathroom remodel). This work is framed up, rough plumbing/HVAC in. (We met with Ken Henry in May 2024 and he wanted us to wait until we completed rough Electrical for his inspection. We determined that we could not complete the rough electrical work for the **B2022-0560** remodel, until we completed the drawings and submitted a 2nd and separate full house remodel permit.

2. Submit New Building and Planning Application(s) for our proposed larger/full house renovation scope of work. From Adam Blairs' preliminary counter review of our proposed renovation, he felt the likely category of Planning review would be a either *minor* or *intermediate* Planning review- TBD upon submittal and review. We are **not** increasing or expanding the existing building envelope or adding interior square footage.

Proposed Permit Scope of Work: We are proposing reconfiguring the sizes of the duplex units *within* the existing building envelope - making 1 larger and 1 smaller, and interior renovations to both. Per **Exterior work** we are proposing: re-siding and re-roofing, adding (5) new doors, 2 windows, constructing a 50 sf deck and steps to the rear yard garden (aprox + 50" above grade), and a new exterior stairs at the side yard. (The majority of proposed new doors and (3) new windows are at rear elevation and not visible from the street.) There is also a fence proposed at the front yard -within the allowed

setbacks - no variance requested - which will not exceed 6 ft.

3. We were presented the option that these fuller remodel permit submittal drawings could be '***simultaneously reviewed***'. (Building Plan Checker can review as the Planning review process is underway.) Liza Telliz described the risk, in terms of the Planning Dept. *not* accepting something shown on the drawings *after* the Building Plan checkers have reviewed. We understood that risk, and we are fine with additional fees that may result. We would like to proceed with the 'simultaneously' review. The digital drawing package we are submitting is a full Arch/Structural/Structural Calcs/Title-24(Energy)submittal.

Thx,
Charles and Debi Hemminger - Applicant
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Sausalito, CA 94965
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ph. 415.378.7046