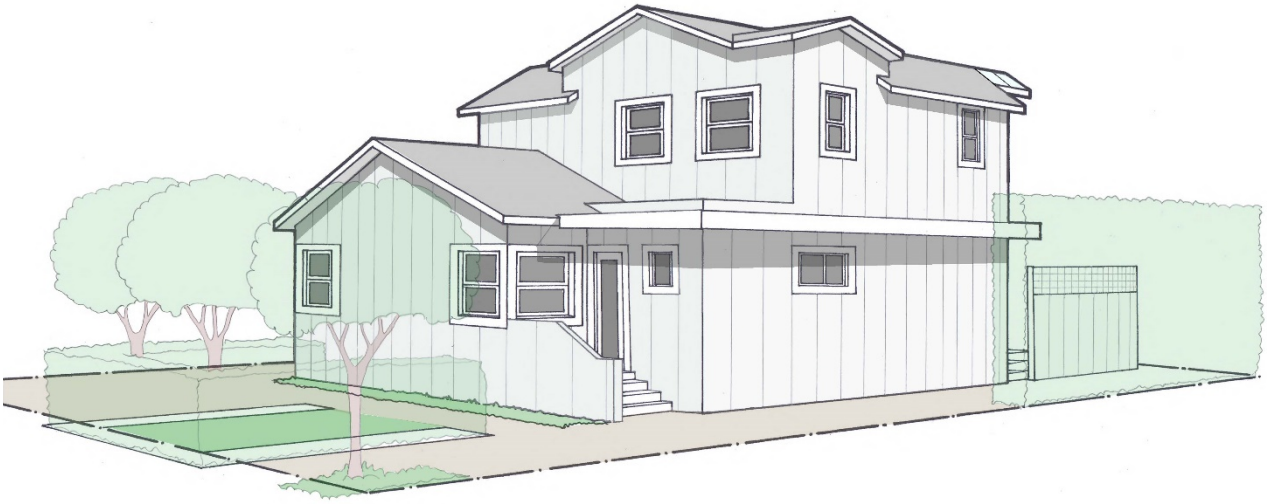
APPLICATION MATERIALS

Applicant Name: Hassan Afrookteh & Brooke Peterson
Property Address: 9 Laurel Avenue, San Anselmo, CA 94960
Assessor Parcel Number: 007-112-11

7/15/2021



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Project Narrative

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This is a third design for this property. It is a redesign of a proposal which was reviewed by the Planning Commission on April 19, 2021, which itself was a redesign of a proposal which was reviewed and subsequently denied by the Planning Commission on January 6, 2020.

This redesign responds to the specific direction given by the Planning Commission at the April 19, 2021 hearing to "either remove the ADU or the second-floor addition" from the project. The current proposal removes the ADU and reduces the floor area of the project by 278 sq. ft. making the lot coverage 31% and FAR 44.8% of the lot area.

This proposal moves the front door of the residence to the front façade facing Laurel Ave., and redesigns the south façade with additional articulation to break up a large expanse of wall on a single plane.

With the elimination of the ADU, the elevated deck is held back to the edge of the main residence, a second privacy fence is added to the south side of the deck, and tall screen plantings are added along the south setback to eliminate any possibility of privacy impacts.

The screen plantings in the rear yard are changed to Podocarpus, which is a fast growing, and fire-safe evergreen alternative to Pittosporum.

Background

The site is developed with a single-family residence built in 1939. Background research indicates that at that time 15-foot front setbacks were required. By today's standards, the existing main residence is non-conforming in front setback. Existing parking is located within setbacks in an existing semi-detached one-car garage located in the south-east corner of the site, and on a driveway in the south side setback.

Overview

The project seeks to add a 536 sq. ft. second story addition consisting of one bedroom and deck, one bathroom, one closet and one utility/storage room. Minor additions on the first floor include a compact entry and straight run of stairs, a 40 sq. ft. addition to the existing kitchen, and a 59 sq. ft. bathroom near the entrance totaling 208 sq. ft. Enclosed parking use is removed. and both parking spaces are relocated from the south to the north side setback. The proposed residence will have a lot coverage of 33% (35% allowed) and an FAR of 44.8% (45% allowed). The project proposes 58.8% of the site surface to become permeable. The proposed maximum height of the project from the existing grade to the upper roof ridge is 24'-8" feet and is 5'-4" under the 30-foot code height limit.

The redesigned project seeks to demolish the existing garage, which entails the demolition of 54.3% of the exterior walls; therefore, will require Design Review for a demolition permit. The project will require a total cut and fill volume of 90.1 cubic yards, therefore will not require a Planning Commission approval for a grading permit.

Planning Department approvals required for the project

The following actions, permits and approvals are required for the proposed project:

1. Design Review for the construction of a second-floor bedroom addition.
2. Design Review for a demolition permit.
3. A variance to relocate 2 existing non-conforming parking spaces from the south side setback to the north side setback.

Materials

The proposed exterior materials include gray board-and-batten siding, white wood trim and fascias, white window and door frames, and light gray asphalt shingle roof. Hardscape materials consist of wood deck over natural grade, tiled porches, pavers on permeable substrate, and artificial turf. The project includes landscaping in front and back yards with trees, hedge screen plants, shrubs and perennials.
Board and batten is a commonly used cladding material in San Anselmo and in Marin county. It is enjoying a new popularity.
In the immediate area board and batten siding can be seen on a second-floor addition at 25 Laurel Ave. and at 96 Redwood Ave. Elsewhere in town it is used in:
18 Mariposa, a newly constructed multi-family housing
MHBB bakery at 101 San Anselmo Ave.
Studio 5 Design, 25 San Anselmo Ave.
Residence at 44 Bolinas Ave.
Residence at 35 Waverly Rd.

Impacts During Construction

Project construction is estimated to take 10 to 12 months.
During project construction, the project contractor shall comply with the Basic Construction Mitigation Measures recommended by BAAQMD:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed.
4. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible.
5. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers.
6. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
7. Post a publicly visible sign with the telephone number for the building department to contact regarding dust complaints. The Building Official or his designee shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
8. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent.
9. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
10. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways.
11. Minimize the idling time of diesel-powered construction equipment to two minutes.

Odors

Diesel fumes from construction equipment and trucks may be found to be objectionable, but construction of the project would be temporary. The project will not create objectionable odors that affect a substantial number of people, resulting in a less than significant impact.

Site Runoff & Stormwater Management

The proposal does not include any re-grading of the site and does not alter the site's natural drainage patterns. The Town will require Best Management Practices (BMPs) to be implemented at the site during construction and all development projects in San Anselmo must comply with the Town's Grading Ordinance.

Noise and Vibrations

Construction activities associated with construction of the project would temporarily increase noise levels in the project area. Construction activities generate considerable amounts of noise, especially when heavy equipment is used. The construction of the proposed project would temporarily increase noise levels in the immediate vicinity of the project site, would be audible at the nearby residences, and could result in a significant impact. Measures to reduce construction noise to the maximum extent feasible shall be included in contractor specifications and shall include, but not be limited to, the following:

1. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction- generated noise.
2. All property within 100 feet of the site shall be informed at least two weeks prior to the start of the construction project.
3. A noise disturbance coordinator shall be designated by the project applicant and will be responsible for responding to complaints about construction noise. The telephone number of the disturbance coordinator shall be posted in a conspicuous place at the construction site.
4. Construction hours, including the arrival and departure of employees, shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.
5. Quiet construction work (such as hand painting and work inside the building) shall be allowed until 7:00 p.m. on weekdays and Saturdays from 9:00 a.m. to 5:00 p.m. and Sundays from 12:00 p.m. to 5:00 p.m. The construction work must not be heard from adjacent sites.
6. No amplified music or radios are permitted to be audible off the site.
7. Stationary construction noise sources such as air compressors, generators or pumps shall be shielded to minimize their sound and shall be located as far as practical from existing residences and businesses.
8. Impact tools and equipment shall have intake and exhaust mufflers recommended by the manufacturers. Pavement breakers and jackhammers shall also be equipped with acoustically attenuating shields or shrouds recommended by the manufacturers. In lieu of or in the absence of manufacturers' recommendations, the Director of Public Works shall have the authority to prescribe such means of accomplishing maximum noise attenuation as he deems to be in the public interest, considering the available technology and economic feasibility.
9. All internal combustion engines for construction equipment used on the site shall be properly muffled and maintained.
10. All unnecessary idling of internal combustion engines is prohibited.

Variance Supplemental Questionnaire

Applicants request a dimensional variance to relocate two existing parking spaces that are currently located on the south and rear setbacks of the property to the north and front setback areas.

1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted, and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

The parcel is 3,983 sq. ft. in area, is 53' wide in the front (west) and the rear (east), 72.32' deep on the southern boundary and 78.48' deep on the northern boundary. An existing residence 29.18' wide and 37.90' deep occupies the middle portion of the parcel such that any open area left for parking falls within the front, side or rear setbacks. This is the special circumstance applicable to the property irrespective of any action taken on the part of the applicants.

The existing parking spaces are non-conforming, and are located on the south and rear setback areas of the parcel. The only remaining buildable area that is wide enough to accommodate a set of stairs and provide access to an ADU in the existing accessory structure is on the south side of the residence. Keeping the parking spaces on the south side of the residence will make it practically impossible to locate a set of stairs to a second-floor addition and to provide access to the ADU. As such, the provisions of California Gov. Code section 65906, providing that when, "because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification" a variance shall be granted, apply here. Moreover, the requirement that substantial evidence to support the Town's required findings, as contemplated by Code of Civil Procedure 1094.5 and *Topanga Association for a Scenic Community v. County of Los Angeles* (1974) 11 Cal. 3d 506 has been achieved.

All parcels in the immediate vicinity are smaller in area than is currently allowed, and most other existing residences in the immediate vicinity have their parking in the side setbacks. The property at 15 Laurel Ave. is immediately to the south of the subject property. This property has an illegally converted garage and one parking space (two required) located on the north setback. The parcel at 5 Laurel Ave, is located directly to the north of the subject property. It too has an illegally converted garage and one parking space (two required) located in the rear setback. Properties located at 21 Lincoln Ave. and 1055 San Anselmo Ave. similarly have parking spaces located on their setbacks. Accordingly, the strict application of San Anselmo Municipal Code Section 10-3.501, et seq, deprives the applicant of privileges enjoyed by other property in the vicinity and under the Town's zoning ordinance.

The granting of a variance does not constitute a granting of a special privilege, since many surrounding properties have a similar condition.

2. List below your reasons why the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Relocating existing parking spaces from the south of the property to its north has no physical or measurable effect on the neighborhood. These are unenclosed parking spaces, with no physical impact on any quality-of-life values in the neighborhood. They do not cast shadows, and are perceived as open space. The average person will not notice that open parking spaces have moved from one side to the other side of the property. There is no material adverse impact to anyone. (Gov. Code Sec 65906, infra).

Findings for Design Review

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Residential R-1, R-2, and R-3 (Three (3) or fewer units) below 150 feet Mean Sea Level (flatland).

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area

The current re-design addresses the comments made by the commissioners and the public as well as those contained in the staff report. Specifically, the proposal addresses the concerns surrounding aesthetic compatibility with the existing improvements through a new approach to massing, articulation and a quantitative reduction in program and volume of the proposed structure. The current program has eliminated one bedroom, one bathroom and one closet from the residence and removed an interior garage. The reduction in volume and apparent mass of the structure, combined with a new articulation of massing and design elements results in a structure that avoids the negative attributes of aesthetic compatibility of its predecessor.

The property will continue to function as a single-family dwelling like most of the surrounding properties. The remodeled house uses design elements that are common to the character of the neighborhood such as sloped roof shapes, and commonly used materials. The project area is a mix of architectural styles with no particular design aesthetic that predominates. The residences were primarily built between the 1920s and 1960s. Because there is no predominant architectural style in the project area, the proposed building design would be compatible with the mixed visual character of the area. The project documents show context information for size, bulk, materials and details in the area to establish the general compatibility of the proposed design with the surrounding area.

This property has not had any exterior improvements in decades. The house will have a new exterior, landscaping and sidewalk and will have a size and character that will fit well in the neighborhood. The project would not degrade the existing visual character or quality of the site and its surroundings because construction of the project is subject to yet another design review and approval process prior to issuance of building permits. Through Design Review the Planning Commission will determine, through public hearings, if the project is in character with its surroundings and meets the design review criteria.

2. Provides for protection against noise, odors, and other factors which may make the environment less desirable.

The application does not propose to change the use of the property, and does not anticipate any increase in noise, odor and other undesirable effects resulting from its continued use as a single-family dwelling. Residential land uses are not associated with the creation of substantial objectionable odors. Potential noise resulting from the project include temporary construction noise, automobile movement and mechanical equipment and noise associated with residential use. The project is expected to emit residential noise similar to noise levels in the existing residential neighborhood.

3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area.

The existing house has not been updated in decades. The completed project will be highly desirable and will help to increase the value of the neighboring properties.

"Good Home Improvers Make Good Neighbors", is a 2008 study by Kevin Park at the Joint Center for Housing Studies at Harvard University. It's conclusion states:

"This paper finds a modest but statistically significant effect of neighborhood home improvement activity on house value appreciation, even for individual households with comparable levels of improvement spending. Following theory, this "neighborhood effect" was strongest among those households which spend the least individually. Further, the higher spending neighborhoods had, on average, higher appreciation rates, even when looking at comparable levels of household home improvement spending, in 11 of the 18 metro-areas analyzed. Looking across all metros, the average magnitude of this difference amounted to an inflation-adjusted annual appreciation rate roughly 15 percent higher over the time period analyzed. For a typical house worth $110,000 in 1996, this would yield an additional $3,900 in value by 2004."

4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel.

The completed house will remain a single-family house with the required off street parking. It generates no new traffic and will not create any unnecessary traffic hazards, nor impede access by emergency vehicles and personnel.
During construction the project will adhere to Town of San Anselmo's rules, regulations and guidelines regarding parking, traffic and work in the public right-of-way. A construction management plan which will include a traffic management plan will be submitted as part of the permit application.

5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the area.

The occupants of the improved house will enjoy living in a well-designed, well-constructed house.
No hazardous activities are associated with single family residential uses, and building codes do not allow the use of hazardous materials in construction.

6. Is consistent with the Town General Plan

The property is and will remain a single-family house in an R1 zoning district, thus is consistent with the Land Use policies of the Town General Plan. The rehabilitation and addition will be consistent with Land Use Goal 1: "
The small-town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting." And Goal 3: "
New developments shall be integrated harmoniously in to San Anselmo's existing neighborhoods and commercial areas."

The project is consistent with Land Use Policy 3.2: "Single-family residential development is most appropriate within and adjacent to existing single-family areas, and in areas easily served with water and sewer lines. Such areas should also serve as transition zones between mixed density and very low-density areas."

The project is located within a mixed neighborhood of single-story and two-story homes. This illustrates that the project is consistent with Land Use Policy 11.1: "New development, including rehabilitation and expansion

projects, shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood." Please see Project Narrative for specific details.

Although the project is of a small scale, it is consistent with Land Use Policy 11.2: "Medium- and large-scale development projects in both single-family and mixed residential areas shall provide for a variation in building heights and exterior wall and roof articulation to avoid monotonous structures with a large, blank visual bulk and mass."

7. Will not unreasonably impair access to light and air of structures on neighboring properties.

The proposed second floor is 19'-4" feet away from 5 Laurel Ave., over 20' away from 15 Laurel Ave. and over 30' away from 1055 San Anselmo Ave. residences.

Studies of existing and proposed shadows (Sheets A20 to A23) are visualizations of data collected from Suncalc.org taken on the first days of spring, summer, autumn and winter at 9:00 a.m., 12:00 noon, and 3:00 p.m.

The shadow studies show no impact to neighbors at 15 Laurel Ave. and 1055 San Anselmo Ave. during those times. Same studies show some impact to 5 Laurel Ave. during parts of the day at different times of the year which are discussed below:

The residence at 5 Laurel Ave. has one living room/dining room with windows facing San Anselmo Ave. (north); one master bedroom, with windows facing Laurel Ave. (west) and San Anselmo Ave. (north), and no window facing 9 Laurel Ave. (south); one bathroom with one window facing 9 Laurel Ave. (south); one middle bedroom/studio with one window facing 9 Laurel Ave. (south), and one kitchen with two corner windows, one of which faces 9 Laurel Ave.

On March 21 the sun rises at 7:12 a.m. and sets at 7:23 p.m. There are 12 hours and 11 minutes of daylight on that day. The existing shadow reaches 5 Laurel Ave. at around 3:30 p.m. and the proposed shadow reaches the middle bedroom at around 3:00 p.m.; a 30-minute difference or 4% of the daylight hours.
On June 21 the sun rises at 5:47 a.m. and sets at 8:36 p.m. There are 14 hours and 48 minutes of daylight on that day. Shadow studies for this day show no impact at all, as the proposed shadow is cast inside the side yard.
On September 21 the sun rises at 6:56 a.m. and sets at 7:09 p.m. There are 12 hours and 12 minutes of daylight on that day. The existing shadow reaches 5 Laurel Ave. at around 3:30 p.m. and the proposed shadow reaches the middle bedroom at around 3:00 p.m.; a 30-minute difference or 4% of the daylight hours. The sun is in the same location in the sky in spring and autumn equinoxes, hence the similarity of shadows.
On December 21 the sun rises at 7:22 a.m. and sets at 4:54 p.m. There is 9 hours and 32 minutes of daylight on that day. The existing shadow reaches 5 Laurel Ave. at around noon, while the proposed shadow reaches the middle bedroom by around 10:30 a.m.; a 1.5-hour difference or 15% of the daylight hours.

During a 1/30/2021 neighborhood meeting the owner of 5 Laurel Ave. claimed that sunlight reaches her studio all year long and even in winter. This is a demonstrably false claim. The shadow diagram for Dec. 21 indicates the existing structure at 9 Laurel Ave. casting a shadow on 5 Laurel Ave. a little before noon. The existing roof ridge at 9 Laurel is 29' away from 5 Laurel Ave.'s exterior wall. Suncalc.org data shows the existing shadow to be 30.3' long at noon.

There is a narrow transient shadow band associated with the proposed roof peak that passes across the façade of 8 Laurel Ave. (across the street) at around 9:00 a.m. on December 21. This narrow band shortens rapidly as it moves to the north and away from 8 Laurel Ave. The first-floor apartment that seems to be affected, already sits in the shadow cast by an 8' deep second floor access balcony.

The proposed project at 9 Laurel Ave. has no impact on the light and air of 21 laurel Ave., since it cannot see or be seen from 21 Laurel Ave. The same is true of any property on Rowland Ct., Hazel Ave., Redwood Rd., and San Anselmo Ave.

8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks

The sightlines and privacy issues are illustrated on sheet A19. These were identified during discussions with the affected neighbors, and in the course of the two public hearings. The proposal uses high sill window on the north, east, and south facades, and has no second-floor windows that can overlook 15 Laurel Ave. The east façade second floor windows are setback an additional 6 feet, and are set deep behind a deck which acts as buffer. Solid railing on the second-floor deck blocks any views to 1055 Laurel Ave. from a seated or a reclined position.

In addition, tall appropriately selected screen plantings are proposed on the east and south setbacks to completely block any views into the interior or the open spaces at 1055 San Anselmo Ave., and 15 Laurel Ave.

The proposed project at 9 Laurel Ave. has no impact on privacy of 21 laurel Ave., since it cannot see or be seen from 21 Laurel Ave. The same is true of any property on Rowland Ct., Hazel Ave., Redwood Rd., and San Anselmo Ave. with the exception of 1055 San Anselmo Ave. as discussed above.

9. Be of a bulk, mass and design that complements the existing character of the surrounding neighborhood

Building heights generally vary from one to two stories in the neighborhood. The aerial view on Sheet A16 shows that approximately 20% of the buildings in the immediate area are two stories. The project area is a mix of architectural styles with no particular design aesthetic that predominates. The residences were primarily built between the 1920s and 1960s. Because there is no predominant architectural style in the project area, the proposed building design would be compatible with the mixed visual character of the area.
The proposed project maintains the low front portion of the residence, keeps the roof shape and slope of the existing residence on the second floor, while adding intersecting gables for a varied roof shape. The east façade employs a recessed deck to break up and reduce the apparent mass of the building. Second floor walls are set back on the north side.

10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The improved structure will incorporate many sustainable features. The existing house structure kept intact in the front, and the rear portion is incorporated into the improvements. The site will include fully landscaped front and rear yards.
The proposed project has no impact on access to light and air for neighbors to the south, west or east, and only a minimal impact to the neighbor to the north. The completed project will be highly desirable and will help increase the value of the neighboring properties.

Green Building Features

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The existing building at 9 Laurel Ave. was built in 1939. It is a single-story wood-frame structure that is clad in wood siding and stucco, and rests on a poured-in-place concrete foundation. The existing structure has no insulation in attic, floor or walls. There is no weather stripping on doors, and gaps exist in the siding. The existing furnace and water heater are old. There is a low-flush toilet; faucets and shower head are not low-flow.

The project in this application will be of type **RR5** under Table A of San Anselmo Green Building Standards for Residential Remodels. The project intends to incorporate the following measures:

Demolition & Construction Activities:

- Minimize demolition by re-using the existing structure
- Utilize a waste management company where demolition waste will be diverted

Site & Storm water:

- The aggregate irrigated landscaped area in the project will be under 500 sq. ft.
- There are no lawn areas; only synthetic lawn is used
- 65% of all parking, walking or patio surfaces is permeable, where min. 20% is required
- Plant selection consists of low and medium water-use plants
- Storm water will flow over permeable and landscape areas before leaving the site

Structure:

- Place cement mortar in annular spaces around pipes, electrical cables, conduits or other openings around the bottom plates of exterior walls to protect against passage of rodents

Openings

- Install Low E windows, and glazed exterior doors
- Install weather stripping on all doors and windows

Roof & Insulation:

- Install R-36 or greater insulation in attic spaces
- Install R-30 insulation at bottom floor
- Install Energy Star Cool Roof roofing shingles

Finishes:

- VOC content of adhesives, sealants, caulks shall comply with local rules or meet VOC limits in 4.504.1 & 4.504.2 of CA Green Building Standards Code
- Architectural paints and coatings shall comply with local rules or meet VOC limits in 4.504.3 of CA Green Building Standards Code
- Carpets and carpet cushion shall meet Carpet & Rug Institute's Green Label Plus Program
- Carpet adhesive shall meet VOC limits in 4.504.1 of CA Green Building Standards Code
- Composite wood products: Hardwood plywood, particle board & medium density fiberboard composite wood products shall meet the requirements for formaldehyde limits in 4.504.5 of CA Green Building Standards Code

Equipment:

- Gas fireplace shall be direct vent sealed combustion type
- Install Energy Star refrigerator and dishwasher

HVAC:

- Ducts and mechanical equipment will be protected from dust during construction
- Install a high efficiency furnace or a VRV system
- Install R-8 insulation warp on heating & cooling ducts
- Install ductwork under attic insulation

Plumbing & Hot Water:

- General: Plumbing fixture to meet applicable standards in Table 1701.1 of the CA Plumbing Code
- Water Closets: Effective Flush Volume not to exceed 1.28 gallons per flush
- Shower Heads: Maximum flow rate of 2.0 gallons per minute at 80 psi
- Lavatory Faucets: Maximum flow rate of 1.2 gallons per minute at 60 psi. Min flow rate of 0.8 gallons at 20 psi
- Kitchen Faucet: Maximum flow rate of 1.8 gallons per minute at 60 psi
- Install insulation on exposed hot water pipes in unconditioned areas
- Install a high efficiency water heater or an on-demand water heater

Moisture Control & Indoor Air Quality:

- Concrete slab floor shall have a vapor retarder
- Concrete slab floor shall have a capillary break of no less than 4” of clean crushed drain rock
- Install vapor barrier at all under floor areas
- Moisture content of wall and floor framing shall be less than 19% before being enclosed
- Exhaust fans shall be Energy Star compliant & ducted to the outside; shall be controlled with a timer switch, an occupant sensor or a humidistat
- Install one Carbon Monoxide Alarm in garage

Lighting & Electrical:

- All lighting shall be LED type
- All lighting controls per CA Energy Code
- 240-volt, 40-amp receptacle in garage for electric vehicle charging