

The Advisory Design Review (ADR) Group considers applications and matters affecting the design of buildings, structures, landscaping, and other site improvements in the Town of Ross. The ADR Group makes non-binding advisory recommendations regarding consistency of projects with the Design Review criteria and standards to the Town Planner and Town Council.

Agenda Item No. 4d.

Staff Report

Date: January 18, 2022

To: Advisory Design Review (ADR) Group

From: Matthew Weintraub, Planner

Subject: Haswell Residence, 21 Fernhill Avenue

Recommendation

That the Advisory Design Review Group provide a formal recommendation to the Town Council regarding the merits of the project consistent with the Design Review criteria and standards of Ross Municipal Code (RMC) Section 18.41.100 (see **Attachment 1**).

Property Owner: Stephanie and Russ Haswell

Project Designer: Polsky Perlstein Architects; Imprints Landscape Architecture

Street Address: 21 Fernhill Avenue

A.P.N.: 073-131-30 **Zoning:** R-1: B-20

General Plan: L (Low Density)

Flood Zone: X (Minimal risk area)

Project Summary: The applicant is requesting approval of Design Review to renovate the exterior materials, features, and appearance of the existing single-family residence, including additions and alterations; and to construct a new pool and associated landscape in the rear yard. Variance is requested to allow for the construction of a new pool within the minimum required rear yard setback. A separate application has been submitted for ministerial review of Accessory Dwelling Unit (ADU) Permit to construct a new detached accessory dwelling unit.

Public Notice

Public Notices were mailed to property owners within 300 feet of the project site at least 10 days prior to the meeting date.

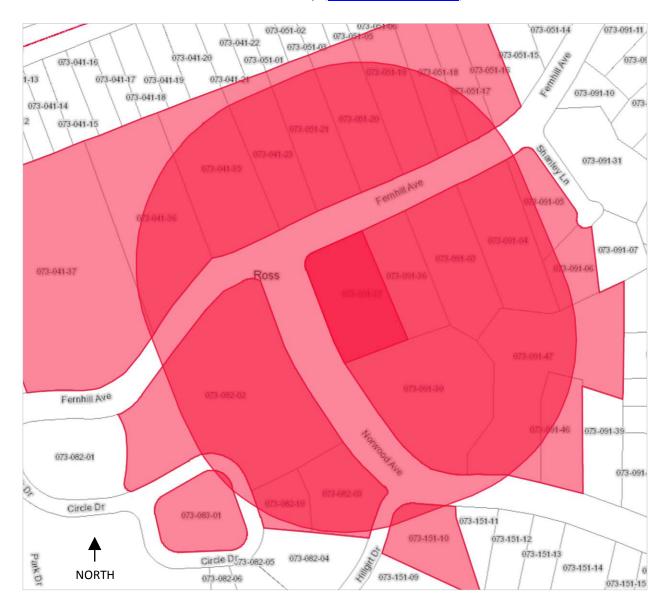
Project Data

	Code Standard	Existing	Proposed
Lot Area	20,000 sq. ft. min.	27,502 sq. ft.	No change
Floor Area (FAR)	15% max.	3,635 sq. ft. (13.2 %)	3,938 sq. ft. (14.3%)
Building Coverage	15% max.	2,944 sq. ft. (10.7%)	3,640 sq. ft. (13.2%)
Front Setback	25 feet min.	79 feet	No change
Side Setback	20 feet min.	East: 30 feet	No change to house
		West: 36 feet	Pool, East: 36 feet
			Pool, West: 46 feet
Rear Setback	40 feet min.	59 feet	No change to house
			Pool: 25 feet
Building Height	2 stories; 30 feet max.	2 stories; 24 feet	No change
Off-street Parking Spaces	3 total (1 enclosed) min.	d) 3 total (2 enclosed) No change	
Impervious Surface Coverage	Minimize and/or mitigate *	8,275 sq. ft. (30.1%) 8,788 sq. ft. (32.0	

^{*} Low Impact Development (LID) for Stormwater Management, Design Review criteria and standards, per RMC Section 18.41.100 (t).

Notice Area (300 feet)

Source: MarinMap (www.marinmap.org).



Project SiteSource: MarinMap (<u>www.marinmap.org</u>).



Project Description

The project proposes to renovate the exterior of the existing single-family residence. It would alter the existing modern character by removing existing exterior materials and features such as vertical siding, plain roof beams, and horizontal windows; and it would apply materials and features with traditional character such as horizontal lap siding, carved eave brackets, and divided windows. The project would construct first-story additions totaling 112 square feet of new floor area.

The project would construct a new pool in the rear yard, 14 feet wide and 48 feet long. The pool and associated hardscape would be located 25 feet from the rear property line; and 36 and 46 feet from the east and west side property lines, respectively. New mechanical equipment would be enclosed and located adjacent to the residence. New coverage would be mitigated by replacement of existing impervious driveway paving with new permeable paving; and by adding a new 60-square-foot bioretention area for stormwater control. The project would excavate 160 cubic yards and export 145 cubic yards.

A separate application has been submitted for ministerial review of Accessory Dwelling Unit (ADU) Permit to construct a new detached, 995-square-foot, two-bedroom accessory dwelling unit at the southwest corner of the property. The ADU Permit application is not subject to discretionary review.

The proposed project is subject to the following permit approvals:

- Design Review Permit is required pursuant to RMC Chapter 18.41 for a project resulting
 in the removal or alteration of more than 25% of the exterior walls or wall coverings of a
 residence; for an activity or project resulting in more than 50 cubic yards of grading or
 filling; and for a project resulting in over 1,000 square feet of new impervious landscape
 surface.
- Variance is required pursuant to RMC Chapter 18.48 to allow for the construction of a new pool and associated hardscape with nonconforming rear yard setback.

Project application materials are included as follows: Project Description as **Attachment 2**; Project Plans as **Attachment 3**.

Background

The project site is located on the southeast corner of Fernhill Avenue and Norwood Avenue. The 27,502 -square-foot lot is rectangular in shape. The average slope is 2%. The property contains an existing single-family residence.

According to the Assessor's Office, development occurred on the site in 1962 and 1963. The Town previously granted the following approvals for the property:

Date	Permit	Description
11/08/01	Demolition	Demolish existing residence and garage.
09/12/02	Extension	Extension of previously issued permit.
06/26/08	Design Review (Administrative)	New driveway and pedestrian gates.
10/08/09	Design Review, Variance	Construct a new residence, garage, and second unit.
12/09/10	Extension	Extension of previously issued permit.
11/10/11	Extension	Extension of previously issued permit.

The Project History is included as **Attachment 4**.

Discussion

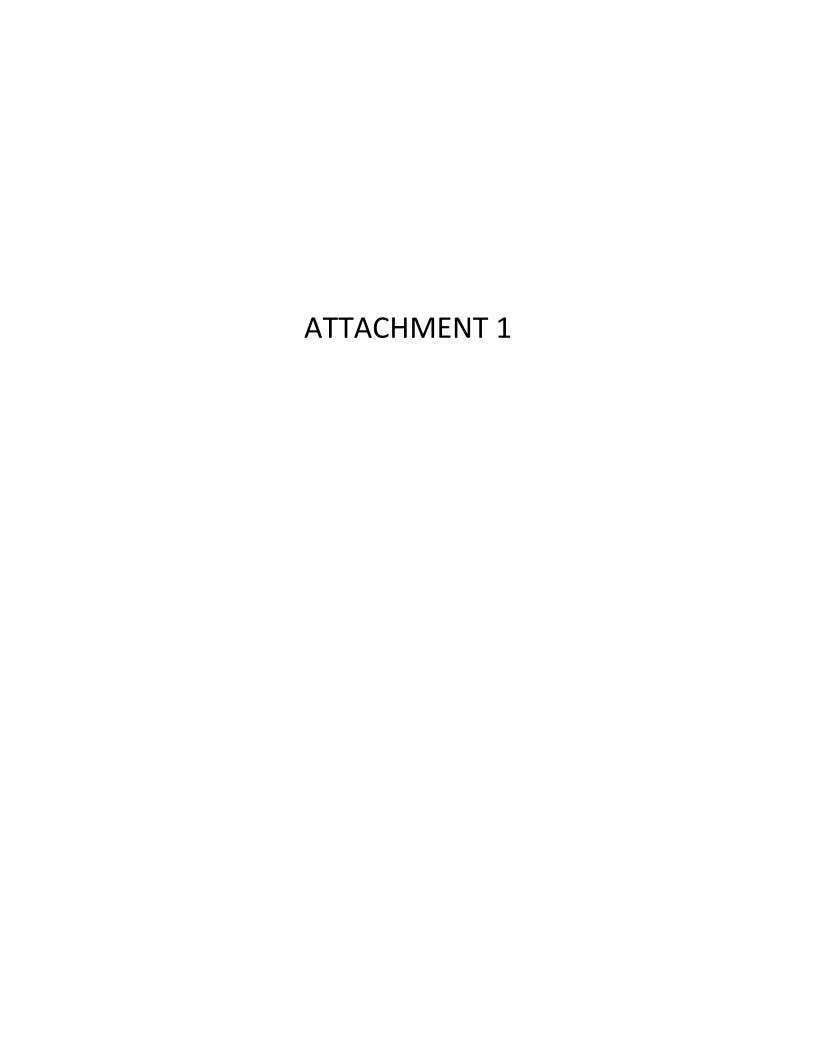
The overall purpose of Design Review is to guide new development to preserve and enhance the special qualities of Ross and to sustain the beauty of the town's environment. Other specific purposes include: provide excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhance important community entryways, local travel corridors and the area in which the project is located; promote and implement the design goals, policies and criteria of the Ross general plan; discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preserve buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development. The Design Review criteria and standards per Ross Municipal Code (RMC) Section 18.41.100 are included as **Attachment 1**.

Public Comment

The applicant's Neighborhood Outreach Description in included as **Attachment 5**. No public comments were received prior to the finalization of this report.

Attachments

- 1. RMC Section 18.41.100, Design Review Criteria and Standards
- 2. Project Description
- 3. Project Plans
- 4. Project History
- 5. Neighborhood Outreach Description



18.41.100 Design Review Criteria and Standards.

This section provides guidelines for development. Compliance is not mandatory but is strongly recommended. The Town Council may deny an application where there are substantial inconsistencies with one or more guidelines in a manner that is counter to any purpose of this ordinance.

- (a) Preservation of Natural Areas and Existing Site Conditions.
 - (1) The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelands and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire.
 - (2) Sites should be kept in harmony with the general appearance of neighboring landscape. All disturbed areas should be finished to a natural-appearing configuration and planted or seeded to prevent erosion.(3) Lot coverage and building footprints should be minimized where feasible, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. Environmentally sensitive areas, such as areas along streams, forested areas, and steep slopes shall be a priority for preservation and open space.
- (b) Relationship Between Structure and Site. There should be a balanced and harmonious relationship among structures on the site, between structures and the site itself, and between structures on the site and on neighboring properties. All new buildings or additions constructed on sloping land should be designed to relate to the natural land forms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site.
- (c) Minimizing Bulk and Mass.
 - (1) New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.
 - (2) To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single-plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.

- (d) Materials and Colors.
 - (1) Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.
 - (2) Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.
 - (3) Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.
- (e) Drives, Parking and Circulation.
 - (1) Good access, circulation and off-street parking should be provided consistent with the natural features of the site. Walkways, driveways, curb cuts and off-street parking should allow smooth traffic flow and provide for safe ingress and egress to a site.
 - (2) Access ways and parking areas should be in scale with the design of buildings and structures on the site. They should be sited to minimize physical impacts on adjacent properties related to noise, light and emissions and be visually compatible with development on the site and on neighboring properties. Off-street parking should be screened from view. The area devoted to driveways, parking pads and parking facilities should be minimized through careful site planning.
 - (3) Incorporate natural drainage ways and vegetated channels, rather than the standard concrete curb and gutter configuration to decrease flow velocity and allow for stormwater infiltration, percolation and absorption.
- (f) Exterior Lighting. Exterior lighting should not create glare, hazard or annoyance to adjacent property owners or passersby. Lighting should be shielded and directed downward, with the location of lights coordinated with the approved landscape plan. Lamps should be low wattage and should be incandescent.
- (g) Fences and Screening. Fences and walls should be designed and located to be architecturally compatible with the design of the building. They should be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse when viewed from adjacent vantage points. Front yard fences and walls should be set back sufficient distance from the property line to allow for installation of a landscape buffer to soften the visual appearance. Transparent front yard fences and gates over four feet tall may be permitted if the design and landscaping is compatible and consistent with the design, height and character of fences and landscaping in the neighborhood. Front yard vehicular gates should be transparent to let light and lines of sight through the gate.

Solid walls and fences over four feet in height are generally discouraged on property lines adjacent to a right-of-way but may be permitted for properties adjacent to Poplar Avenue and Sir Francis Drake Boulevard based on the quality of the design, materials, and landscaping proposed. Driveway gates should be automatic to encourage use of onsite parking. Pedestrian gates are encouraged for safety, egress, and to encourage multi-modal transportation and pedestrian-friendly neighborhood character.

(h) Views. Views of the hills and ridgelines from public streets and parks should be preserved where possible through appropriate siting of improvements and through selection of an appropriate building design including height, architectural style, roof pitch and number of stories.

(i) Natural Environment.

- (1) The high-quality and fragile natural environment should be preserved and maintained through protecting scenic resources (ridgelands, hillsides, trees and tree groves), vegetation and wildlife habitat, creeks, drainageways threatened and endangered species habitat, open space and areas necessary to protect community health and safety.
- (2) Development in upland areas shall maintain a setback from creeks or drainageways.

The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards.

- (3) Development in low-lying areas shall maintain a setback from creeks or drainageways consistent with the existing development pattern and intensity in the area and on the site, the riparian value along the site, geologic stability, and the development alternatives available on the site. The setback should be maximized to protect the natural resource value of the riparian area and to protect residents from geologic and flood hazards.
- (4) The filling and development of land areas within the one-hundred-year flood plain is discouraged. Modification of natural channels of creeks is discouraged. Any modification shall retain and protect creekside vegetation in its natural state as much as possible. Reseeding or replanting with native plants of the habitat and removal of broom and other aggressive exotic plants should occur as soon as possible if vegetation removal or soil disturbance occurs.
- (5) Safe and adequate drainage capacity should be provided for all watercourses.

(j) Landscaping.

(1) Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the

development. Trees on the site, along public or private streets and within twenty feet of common property lines, should be protected and preserved in site planning.

Replacement trees should be provided for trees removed or affected by development. Native trees should be replaced with the same or similar species. Landscaping should include planting of additional street trees as necessary.

- (2) Landscaping should include appropriate plantings to soften or screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers and transformers.
- (3) Landscape plans should include appropriate plantings to repair, reseed and/or replant disturbed areas to prevent erosion.
- (4) Landscape plans should create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire.
- (5) Wherever possible, residential development should be designed to preserve, protect and restore native site vegetation and habitat. In addition, where possible and appropriate, invasive vegetation should be removed.
- (k) Health and Safety. Project design should minimize the potential for loss of life, injury or damage to property due to natural and other hazards. New construction must, at a minimum, adhere to the fire safety standards in the Building and Fire Code and use measures such as fire-preventive site design, landscaping and building materials, and fire-suppression techniques and resources. Development on hillside areas should adhere to the wildland urban interface building standards in Chapter 7A of the California Building Code. New development in areas of geologic hazard must not be endangered by nor contribute to hazardous conditions on the site or on adjoining properties.

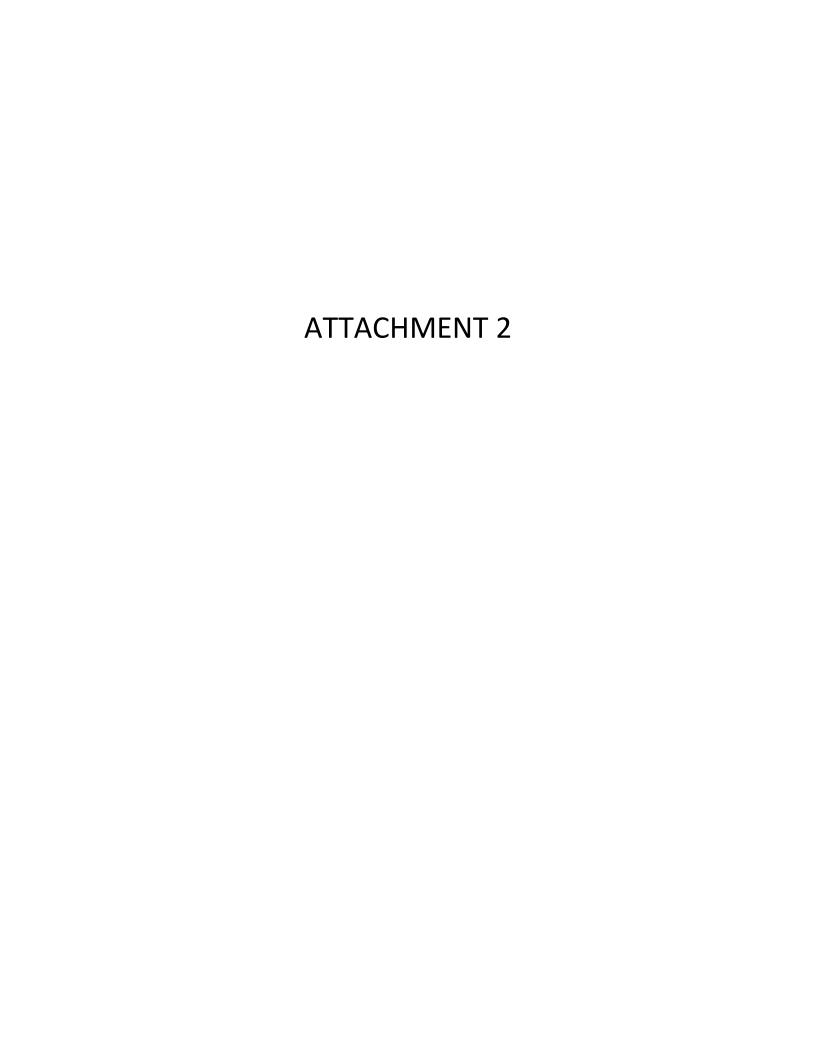
(I) Visual Focus.

- (1) Where visibility exists from roadways and public vantage points, the primary residence should be the most prominent structure on a site. Accessory structures, including but not limited to garages, pool cabanas, accessory dwellings, parking pads, pools and tennis courts, should be sited to minimize their observed presence on the site, taking into consideration runoff impacts from driveways and impervious surfaces. Front yards and street side yards on corner lots should remain free of structures unless they can be sited where they will not visually detract from the public view of the residence.
- (2) Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure. Accessory structures should generally be small in floor area. The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.

- (m) Privacy. Building placement and window size and placement should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties. Where nonconformities are proposed to be retained, the proposed structures and landscaping should not impair the primary views or privacy of adjacent properties to a greater extent than the impairment created by the existing nonconforming structures.
- (n) Consideration of Existing Nonconforming Situations. Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations.
- (o) Relationship of Project to Entire Site.
 - (1) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review. All information on site development submitted in support of an application constitutes the approved design review project and, once approved, may not be changed by current or future property owners without town approval.
 - (2) Proposed work should be viewed in relationship to existing on-site conditions Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.
- (p) Relationship to Development Standards in Zoning District. The town council may impose more restrictive development standards than the standards contained in the zoning district in which the project is located in order to meet these criteria. Where two or more contiguous parcels are merged into one legal parcel, the Town Council may consider the total floor area of the existing conforming and legal nonconforming structures and may reduce the permitted floor area to meet the purposes of these standards.
- (q) Project Reducing Housing Stock. Projects reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units, are discouraged; nonetheless, such projects may be approved if the council makes findings that the project is consistent with the neighborhood and town character and that the project is consistent with the Ross general plan.
- (r) Maximum Floor Area. Regardless of a residentially zoned parcel's lot area, a guideline maximum of ten thousand square feet of total floor area is recommended. Development above guideline floor area levels may be permitted if the town council finds that such development intensity is appropriate and consistent with this section, the Ross municipal Code and the Ross general plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which

minimizes environmental impacts and compatibility with the character of the surrounding area.

- (s) Setbacks. All development shall maintain a setback from creeks, waterways and drainageways. The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards. A minimum fifty-foot setback from the top of bank is recommended for all new buildings. At least twenty-five feet from the top of bank should be provided for all improvements, when feasible. The area along the top of bank of a creek or waterway should be maintained in a natural state or restored to a natural condition, when feasible.
- (t) Low Impact Development for Stormwater Management. Development plans should strive to replicate natural, predevelopment hydrology. To the maximum extent possible, the post-development stormwater runoff rates from the site should be no greater than pre-project rates. Development should include plans to manage stormwater runoff to maintain the natural drainage patterns and infiltrate runoff to the maximum extent practical given the site's soil characteristics, slope, and other relevant factors. An applicant may be required to provide a full justification and demonstrate why the use of Low Impact Development (LID) design approaches is not possible before proposing to use conventional structural stormwater management measures which channel stormwater away from the development site.
 - (1) Maximize Permeability and Reduce Impervious Surfaces. Use permeable materials for driveways, parking areas, patios and paths. Reduce building footprints by using more than one floor level. Pre-existing impervious surfaces should be reduced. The width and length of streets, turnaround areas, and driveways should be limited as much as possible, while conforming with traffic and safety concerns and requirements. Common driveways are encouraged. Projects should include appropriate subsurface conditions and plan for future maintenance to maintain the infiltration performance.
 - (2) Disperse Runoff On Site. Use drainage as a design element and design the landscaping to function as part of the stormwater management system. Discharge runoff from downspouts to landscaped areas. Include vegetative and landscaping controls, such as vegetated depressions, bioretention areas, or rain gardens, to decrease the velocity of runoff and allow for stormwater infiltration on-site. Avoid connecting impervious areas directly to the storm drain system.
 - (3) Include Small-Scale Stormwater Controls and Storage Facilities. As appropriate based on the scale of the development, projects should incorporate small-scale controls to store stormwater runoff for reuse or slow release, including vegetated swales, rooftop gardens or "green roofs", catch-basins retro-fitted with below-grade storage culverts, rain barrels, cisterns and dry wells. Such facilities may be necessary to meet minimum stormwater peak flow management standards, such as the no net increase standard. Facilities should be designed to minimize mosquito production. (Ord. 653 (part), 2014; Ord. 641 (part), 2013; Ord. 619 (part), 2010; Ord. 611 (part), 2008; Ord. 575 (part), 2003; Ord. 555, 2000; Ord. 543-1 (part), 1998; Ord. 514 §1 (part), 1993).



Written Project Description – may be attached.

A complete description of the proposed project, <u>including all requested variances</u>, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, be thorough in the description. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

See Attached

PROJECT DESCRIPTION

THE SCOPE OF THE LANDSCAPE PROJECT IS TO INSTALL A NEW SWIMMING POOL NEW STONE PATIOS, WOOD DECKS, TO REPLACE THE DRIVEWAY WITH PERMEABLE PAVERS AND NEW PLANTINGS, AS SHOWN.

EXISTING FENCES AND GATES ARE TO REMAIN.

ALL LIGHTING IS TO BE LOW VOLTAGE AND DOWN SHIELDED.

IRRIGATION SYSTEM IS TO REMAIN, WITH REPAIRS MADE AS NECESSARY.

EXISTING PALM TREES, ENGLISH LAUREL HEDGES, BIRD OF PARADISE AND THE MAJORITY OF OTHER EXISTING PLANTINGS ARE TO REMAIN.

TREES FOR REMOVAL:

T1 20" BUCKEYE

T2 8" DUAL TRUNK PALM

T3 30" PALM

Mandatory Findings for Variance Applications

In order for a variance to be granted, the following mandatory findings must be made:

Special Circumstances

That because of special circumstances applicable to the property, including size, shape, topography, location, and surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. **Describe** the special circumstances that prevent conformance to pertinent zoning regulations.

In review with Ross Planning, we ascertained that many neighbors have pools within setbacks. This is the main reason we feel no special circumstances would be being made for our client that have not been made for others with equal property limitations.

Additionally, setbacks in Ross have historically been quite extensive. In our client's case, there is no other logical location on this property a pool would fit. Any other location would not have allowed for the extensive screening we wanted to include to create space and afford our neighbor privacy.

Substantial Property Rights

That the variance is necessary for the preservation and enjoyment of substantial property rights. **Describe why the project is needed to enjoy substantial property rights.**

Simply, this project is for a family who would like to be able to enjoy the outdoor beauty of their space.

Public Welfare

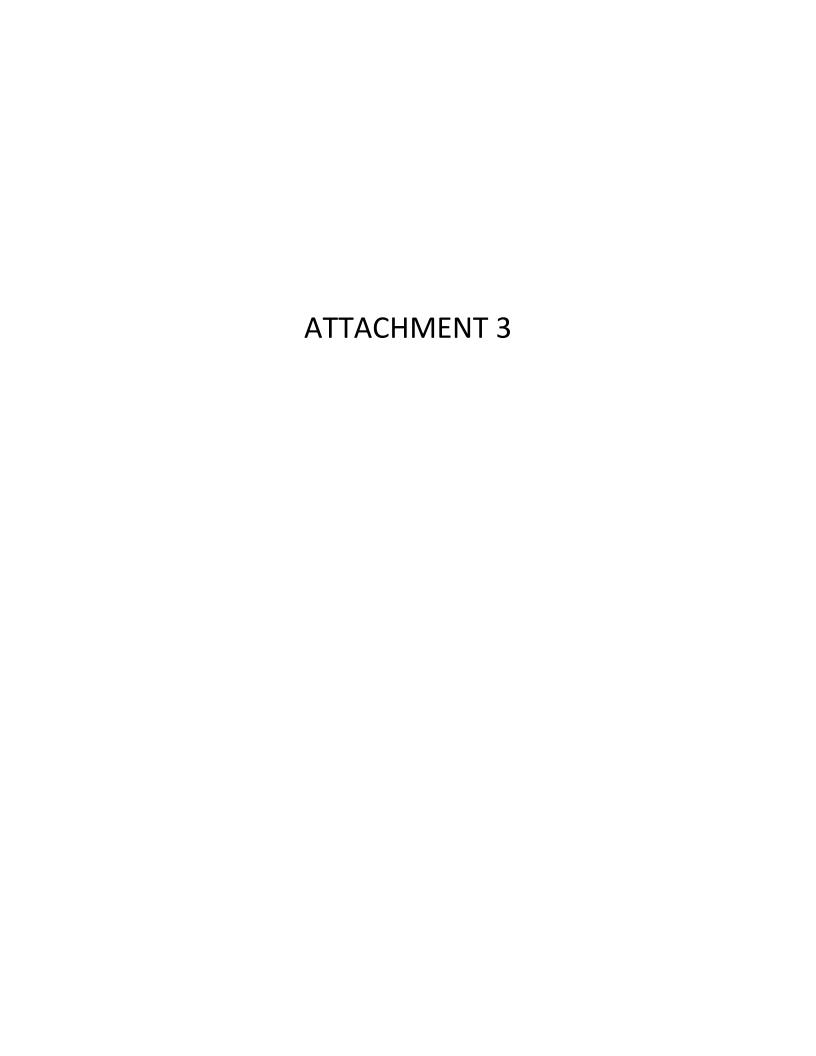
That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. **Describe why the variance will not be harmful to or incompatible with other nearby properties.**

We feel that there would be no impact on public welfare. These improvements cannot be seen from the street and are screened from neighbors.

Written Project Description – may be attached.

A complete description of the proposed project, <u>including all requested variances</u>, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, be thorough in the description. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

RENOVATION OF EXISTING HOUSE INCLUDING; DEMOLITION OF SOME INTERIOR WALLS, NEW PLUMBING AND ELECTRICAL, ALL NEW WINDOWS BOORS AND NEW EXTERIOR FINISHES. EXISTING ROOFING TO REMAIN
ADDITION OF 153 SF TO MAIN HOUSE
ADD 155 SF TO EXISTING REAR DECK
• NEW 127 SF SECOND FLOOR DECK
ADDITION OF NEW TRELLIS AT THE FRONT AND BACK OF THE HOUSE
PROPOSED 995 SF DETACHED ADU



NEIGHBORHOOD MAPS



EXISTING POOLS HIGHLIGHTED



CLOSE UP VIEW

CODES

All construction shall comply with all local codes and ordinances and the codes listed below:

All construction shall comply with all local 2019 California Residential Code: CNC 2019 California Mechanical Code: CNC 2019 California Mechanical Code: CNC 2019 California Plumbing Code: CPC 2019 California Plumbing Code: CPC 2019 California Energy Code 2019 California Energy Code 2019 California Building Code: CBC 2019 California Building Standards Code Town of Ross Municipal Code

Health & Safety Code - project will comply with section 115922 for Pool & spa safety measures

PROJECT TEAM OWNER Stephanie & Russ Haswell 21 Femhill Ross CA
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LOCATION MAP



EXTERIOR LIGHT FIXTURES



SEE PROPOSED FLOOR PLANS & ELEVATIONS FOR EXTERIOR LIGHTING LOCATIONS

HINKLEY WALL SCONCE

SCOPE OF WORK

- RENOVATION OF EXISTING HOUSE INCLUDING: DEMOLITION OF SOME INTERIOR WALLS, NEW PLUMBING AND ELECTRICAL, ALL NEW WINDOWS & DOORS AND NEW EXTERIOR FINISHES. EXISTING ROOFING TO REMAIL
- ADDITIONS TOTALING 112 SF TO MAIN HOUSE + 40 SF POOL EQUIP SHED
- ADD 155 SF TO EXISTING REAR DECK NEW 127 SF SECOND FLOOR DECK
- ADDITION OF NEW TRELLIS AT THE FRONT AND BACK OF THE HOUSE
- THE SCOPE OF THE LANDSCAPE PROJECT IS TO INSTALL A NEW SWIMMING POOL, NEW STONE PATIOS, WOOD DECKS, TO REPLACE THE DRIVEWAY WITH PERMEABLE PAVERS AND NEW PLANTING AS SHOWN.
- EXISTING FENCES AND GATES ARE TO REMAIN
- ALL LIGHTING IS TO BE LOW VOLTAGE AND DOWN SHIFLDED
- IRRIGATION SYSTEM IS TO REAMIN WITH REPAIRS MADE AS NECESSARY
- EXISTING PALM TREES, ENGLISH LAUREL HEDGES, BIRD OF PARADISE AND THE MAJORITY OF OTHER EXISTING PLANTINGS ARE TO REMAIN
- TREES FOR REMOVAL:
- T1 20" BUCKEY T2 8" DUAL TRUNK PALM T3 30 PALM

PROJECT DATA

Owners:	Stephanie & Russ Hasi
Address:	21 Fernhill Ave
Zoning Designation:	R-1 B-20
Assessor's Parcel Number:	073-091-37
Actual Site Area (SF):	27,502
Occupancy Type:	R-3 U-1
Building Type:	V-B

	Zoning Reg't.	Existina Bldas.	Proposed Proje
Lot Coverage (SF)	Zonnig Req t	Existing Diags.	rioposeu rioje
Main House Garage * ADU over 800 SF Pool equip shed Porches and stairs >18"	above grade	1,945 681 0 318	2,111 675 195 40 619
Total Lot Coverage		2,944	3,640
Lot Coverage (%)	15.0%	10.7%	13.2%
Floor Areas (SF) House Main Floor		1,977	2,102

Upper Floor Total * ADU over 800 SF 15.0% 13.2% 14.3% loor Area Ratio

House + ADU	30'-0"	23'-6"	
etbacks			
Front (North)	25'-0"	78'-9"	
Side (East)	20'-0"	30'-5"	
Side (West)	20'-0"	36'-6"	

THE ADU IS NOT PART OF THIS SUBMITTAL. ADU SHOWN FOR INFORMATION & CALCULATIONS

INDEX OF DOCUMENTS

- A0.1 PROJECT INFORMATION
 A1.0 SITE PLAN
 A1.0 SITE PLAN
 A1.0 SITE PLAN
 A1.0 PROPOSED BAN FLOOR PLAN
 A1.2 PROPOSED MAN FLOOR PLAN
 A1.3 PROPOSED SECOND FLOOR PLAN
 A1.3 PROPOSED SECOND FLOOR PLAN
 A1.3 EXTERIOR ELEVATIONS MORTH
 A2.3 EXTERIOR ELEVATIONS SOUTH
 A2.4 EXTERIOR ELEVATIONS SOUTH
 A2.4 EXTERIOR ELEVATIONS SOUTH
 A1.1 BULDING SECTIONS
 A1.1 PERPETCIENT VISING & IMATERIALS BOARD

SURVEY

1 OF 1 TOPOGRAPHIC MAP

- C-1 COVER SHEET
 C-2 CONCEPTUAL GRADING PLAN
 C-3 DETAILS
 SW-1 STORMWATER CONTROL PLAN
 SW-2 STORMWATER CONTROL PLAN

469B h Larksp Phone Fax



RESIDENCE HASWELL

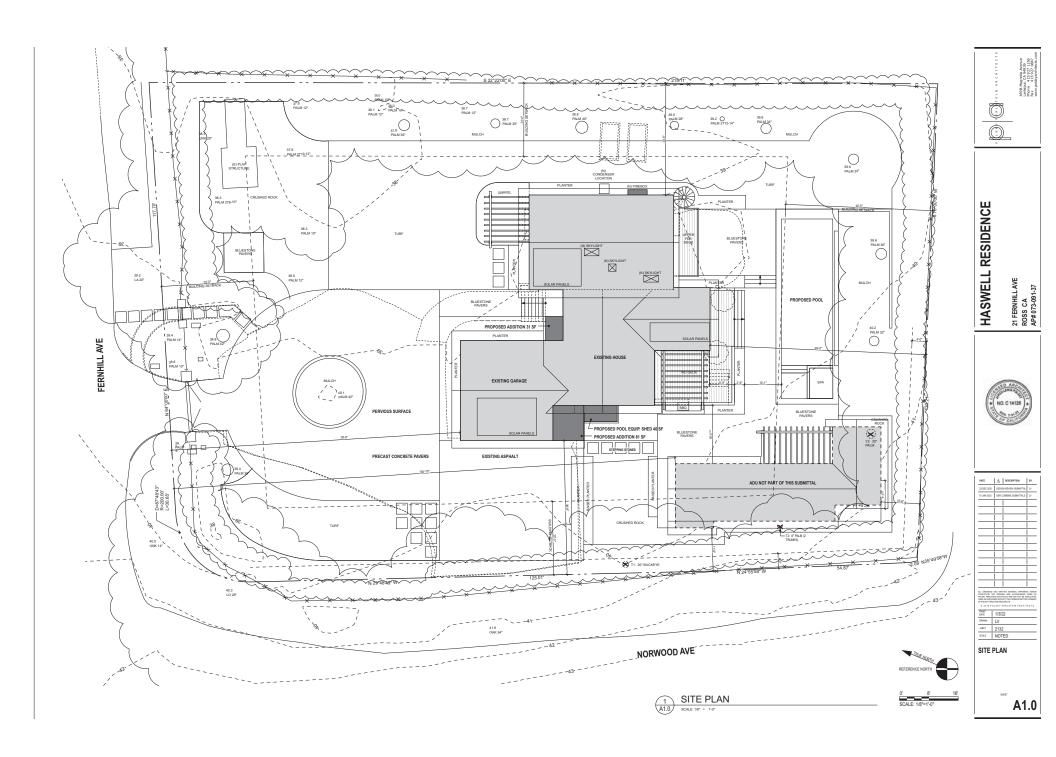
30'-5" 36'-6" 59'-0" 36'-3' 46'-3' 24'-11'

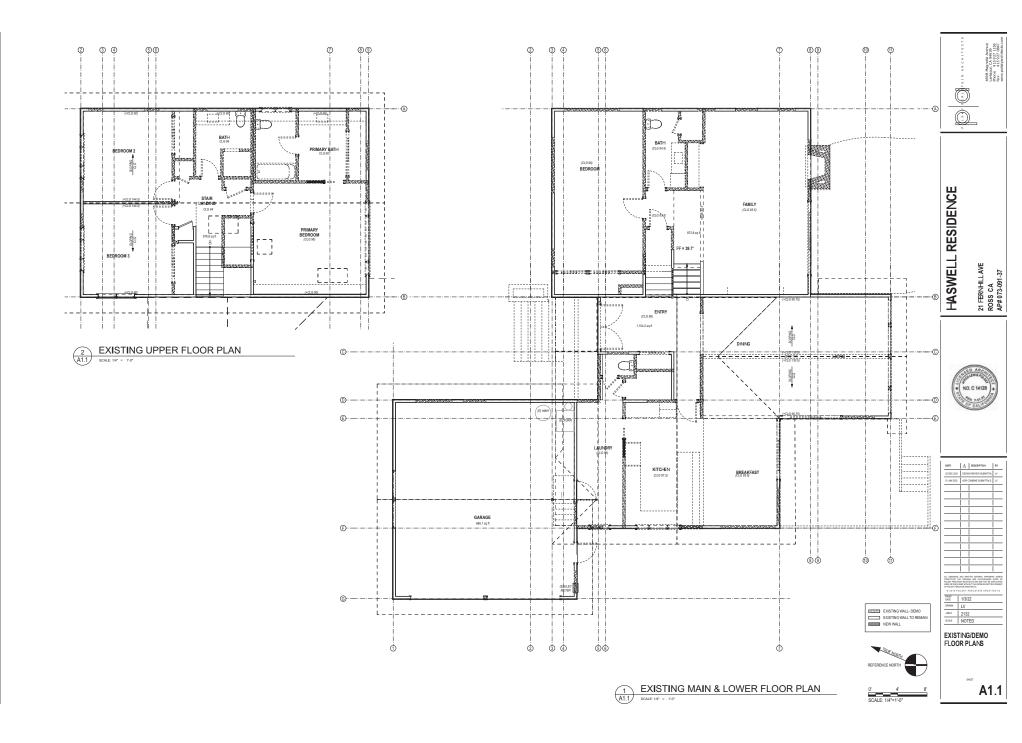
21 FERNHILL AVE ROSS CA AP# 073-091-37

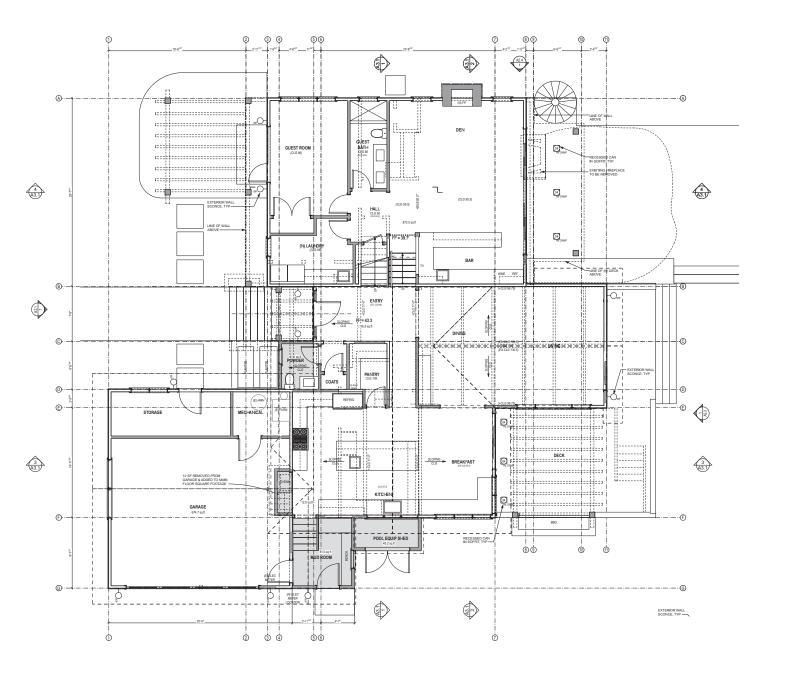


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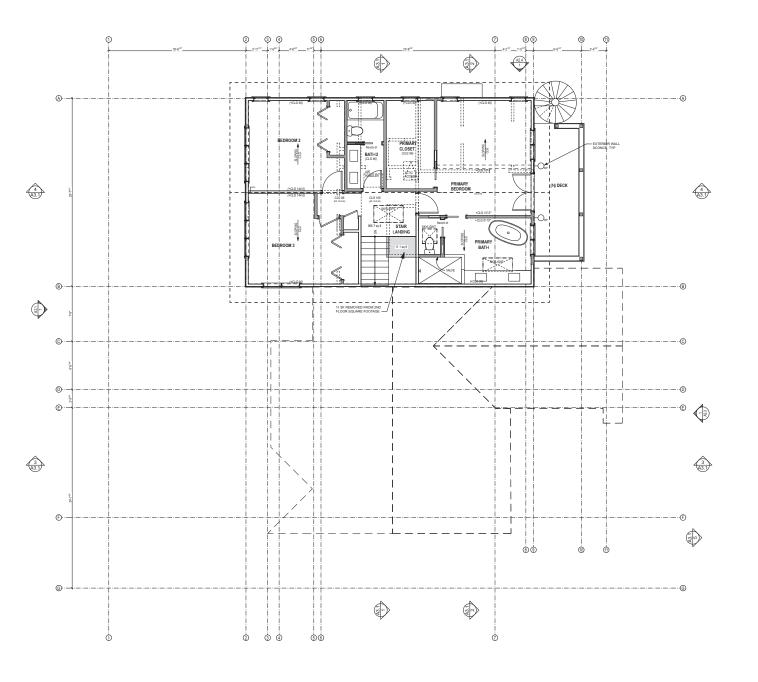
FLOOR PLAN

A1.2

TRUE MORTH
REFERENCE NORTH

EXISTING WALL- DEMO
EXISTING WALL TO REMAIL
NEW WALL

0' 4' SCALE: 1/4"=1'-0"



HASWELL RESIDENCE

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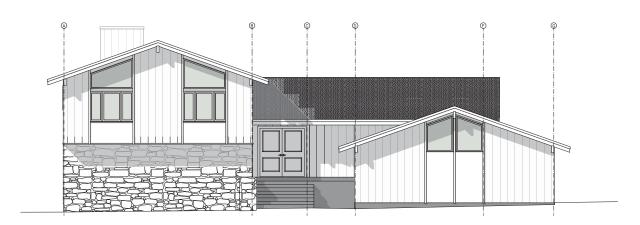
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A1.3



EXISTING WALL- DEMO
EXISTING WALL TO REMAIL
NEW WALL

0' 4' SCALE: 1/4"=1'-0"



A2.1 **EXISTING NORTH ELEVATION** KEY NOTES (01)

DIV. 4- MASONRY

09a. EXT. WALL ASSEMBLY (SHINGLES): CEDAR SHINGLES OVER WIRB OVER DENSGLASS OVER CDX PLY SHEATHING (WUI COMPLIANT)

A. IN PREPUACE SIDE WALL FLUE VENT AS SPECIFIED BY PREPUACE MANIFACTURES—INSTALL IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

25. METAL HOUSE NUMBERS - WHETAL ILLUMINATED HOUSE NUMBERS

DN: 15- PLUMBING, HVAC, FIRE PROTECTION

27. AC CONDENSER

29. (E) ELECTRIC METER NEW LOCATION



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RESIDENCE

HASWELL

21 FERNHLL AVE ROSS CA AP# 073-091-37

01. STONE VENEER ON CONCRETE OR FRAMING ON RAISED PLANTERS 02. NOT USED

DIV. 6- CARPENTRY (N) WOOD DRIP-THRU DECK + STAIRS
 (WII CONPLIANT)
 4. (N) GUARDRAIL, PAINTED W/WOOD CAP
 (N) WOOD TRELLIS, PAINT

06. (N) WOOD EAVE BRACKETS

2X FASCIA, PAINT
 NEW DECK: BISON SYSTEM WOOD TILES OVER ROOFING OVER DECK FRAMING

DIV. 7- WATERPROOFING, SHEET METAL

EXT. WALL ASSEMBLY, (HORIZ SIDING):
CEMENT BOARD 1X HORIZ SIDING LAP
OVER WRB OVER CDX PLY SHEATHING
(WLI COMPLIANT)

10. EXT. WALL ASSEMBLY (STONE VENEER) STONE VENEER OVER MORTAR BED OVER DRAINAGE MAT, WRB

11. SPIRAL STAIRCASE, METAL WITH WOOD TREADS

5/4 CEMENT BOARD TRIM
 EXISTING COMP SHINGLE ROOF TO REMAIN

REMAIN

14. GSM DOWNSPOUTS, PAINT; EXTEND TO TIGHT LINE (SEE CIVIL DWG)

15. GSM GUTTERS, PAINT

16. NEW COMP SHINGLE ROOF TO MATCH EXISTING

DN. 8- WINDOWS, DOORS, OPENINGS 17. GARAGE DOOR FIBERGLASS PANELS WI GLASS LITES

15. OLGANIZATION CONTROLLAR PROMISSION CONTR

23. NOT USED

DN. 10- SPECIALTIES

28. NOT USED

DN 16- ELECTRICAL

31. PROPOSED SOLAR PANEL LOCATIONS

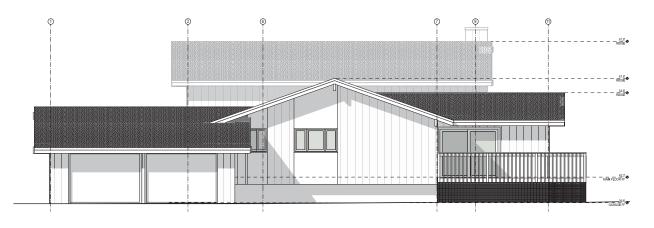
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EXTERIOR ELEVATIONS -NORTH

A2.1



2 EXISTIN EXISTING WEST ELEVATION KEY NOTES (1)

- DIV. 4- MASONRY
- 01. STONE VENEER ON CONCRETE OR FRAMING ON RAISED PLANTERS 02. NOT USED
- DN: 6- CARPENTRY (N) WOOD DRIP-THRU DECK + STAIRS
 (WII CONPLIANT)
 4. (N) GUARDRAIL, PAINTED W/WOOD CAP
 (N) WOOD TRELLIS, PAINT

- 06. (N) WOOD EAVE BRACKETS
- 2X FASCIA, PAINT
 NEW DECK: BISON SYSTEM WOOD TILES OVER ROOFING OVER DECK FRAMING
- DIV. 7- WATERPROOFING, SHEET METAL EXT. WALL ASSEMBLY (HORZ SIDING):
 CEMENT BOARD 1X HORIZ SIDING LAP
 OVER WRB OVER CDX PLY SHEATHING
 (WUI COMPLIANT)
- 09a. EXT. WALL ASSEMBLY (SHINGLES): CEDAR SHINGLES OVER WIRS OVER DENSGLASS OVER CDX PLY SHEATHING (WUI COMPLIANT)
- 10. EXT. WALL ASSEMBLY (STONE VENEER) STONE VENEER OVER MORTAR BED OVER DRAINAGE MAT, WRB
- 11. SPIRAL STAIRCASE, METAL WITH WOOD TREADS
- 5/4 CEMENT BOARD TRIM
 EXISTING COMP SHINGLE ROOF TO REMAIN
- REMAIN

 14. GSM DOWNSPOUTS, PAINT; EXTEND TO TIGHT LINE (SEE CIVIL DWG)

 15. GSM GUTTERS, PAINT
- 16. NEW COMP SHINGLE ROOF TO MATCH EXISTING
- DIV. 8-WINDOWS, DOORS, OPENINGS
- 17. GARAGE DOOR FIBERGLASS PANELS WI GLASS LITES
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- 23. NOT USED

DIV. 10- SPECIALTIES

- A. IN PREPUACE SIDE WALL FLUE VENT AS SPECIFIED BY PREPUACE MANUFACTURES—INSTALL IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

 25. METAL HOUSE NUMBERS WHETAL ILLUMINATED HOUSE NUMBERS

- DN: 15- PLUMBING, HVAC, FIRE PROTECTION
- 27. AC CONDENSER

28. NOT USED

- DN 16- ELECTRICAL 29. (E) ELECTRIC METER NEW LOCATION
- 38. LED "NIGHT SKY" COMPLIANT WALL-MOUNTED EXTERIOR LIGHT FIXTURES
- 31. PROPOSED SOLAR PANEL LOCATIONS



RESIDENCE HASWELL 21 FERNHLL AVE ROSS CA AP# 073-091-37

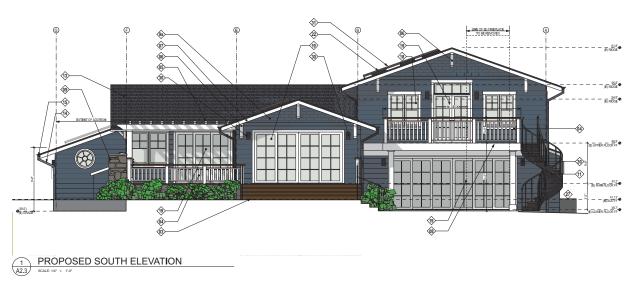


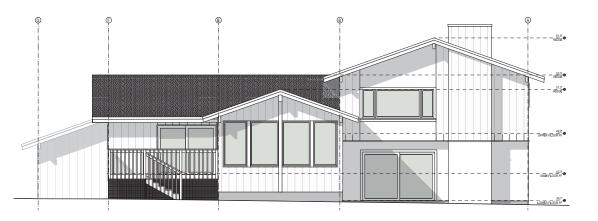
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ELEVATIONS - WEST

SCALE: 1/4"=1'-0"

A2.2





2 EXISTING SOUTH ELEVATION

A2.3 SCALE IT = 1/0"

KEY NOTES (01)

- DIV. 4- MASONRY
- 01. STONE VENEER ON CONCRETE OR FRAMING ON RAISED PLANTERS 02. NOT USED
- DIV. 6- CARPENTRY (N) WOOD DRIP-THRU DECK + STAIRS
 (WII CONPLIANT)
 4. (N) GUARDRAIL, PAINTED W/WOOD CAP
 (N) WOOD TRELLIS, PAINT

- 06. (N) WOOD EAVE BRACKETS
- 2X FASCIA, PAINT
 NEW DECK: BISON SYSTEM WOOD TILES OVER ROOFING OVER DECK FRAMING
- DIV. 7- WATERPROOFING, SHEET METAL
- EXT. WALL ASSEMBLY (HORZ SIDING):
 CEMENT BOARD 1X HORIZ SIDING LAP
 OVER WRB OVER CDX PLY SHEATHING
 (WUI COMPLIANT)
- 09a. EXT. WALL ASSEMBLY (SHINGLES): CEDAR SHINGLES OVER WIRB OVER DENSGLASS OVER CDX PLY SHEATHING (WUI COMPLIANT)
- 10. EXT. WALL ASSEMBLY (STONE VENEER): STONE VENEER OVER MORTAR BED OVER DRAINAGE MAT, WRB
- 11. SPIRAL STAIRCASE, METAL WITH WOOD TREADS
- 5/4 CEMENT BOARD TRIM
 EXISTING COMP SHINGLE ROOF TO REMAIN
- 14. GSM DOWINSPOUTS, PAINT; EXTEND TO TIGHT LINE (SEE CIVIL DWG) 15. GSM GUTTERS, PAINT
- 16. NEW COMP SHINGLE ROOF TO MATCH EXISTING

- DN. 8- WINDOWS, DOORS, OPENINGS 17. GARAGE DOOR FIBERGLASS PANELS WI GLASS LITES
- 15. OLGANIZATION CONTROLLAR PROMISSION CONTR

23. NOT USED

DN. 10- SPECIALTIES

- A. IN PREPUACE SIDE WALL FLUE VENT AS SPECIFIED BY PREPUACE MANUFACTURES—INSTALL IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

 25. METAL HOUSE NUMBERS WHETAL ILLUMINATED HOUSE NUMBERS

DN: 15- PLUMBING, HVAC, FIRE PROTECTION

27. AC CONDENSER 28. NOT USED

- DN 16- ELECTRICAL 29. (E) ELECTRIC METER NEW LOCATION
- 31. PROPOSED SOLAR PANEL LOCATIONS



RESIDENCE HASWELL 21 FERNHLL AVE ROSS CA AP# 073-091-37



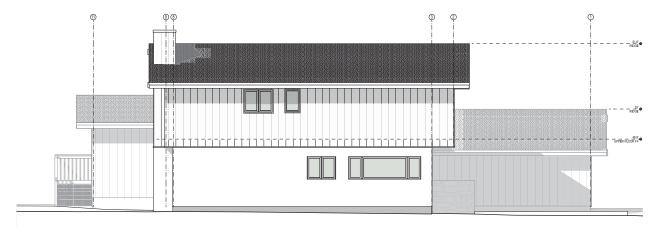
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ELEVATIONS - SOUTH

A2.3



PROPOSED EAST ELEVATION PROPOS A2.4 SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION

SCALE 17 = 1-07

KEY NOTES (1)

- DIV. 4- MASONRY 01. STONE VENEER ON CONCRETE OR FRAMING ON RAISED PLANTERS 02. NOT USED
- DIV. 6- CARPENTRY (N) WOOD DRIP-THRU DECK + STAIRS
 (WILL COMPLIANT)

 (N) GUARDRAIL, PAINTED WI WOOD CAP
 (N) WOOD TRELLIS, PAINT

- 06. (N) WOOD EAVE BRACKETS
- 2X FASCIA, PAINT
 NEW DECK: BISON SYSTEM WOOD TILES OVER ROOFING OVER DECK FRAMING
- DN.7- WATERPROOFING, SHEET METAL
- EXT. WALL ASSEMBLY (HORZ SIDING):
 CEMENT BOARD 1X HORZ SIDING LAP
 OVER WRB OVER CDX PLY SHEATHING
 (WUI COMPLIANT)
- 09a. EXT. WALL ASSEMBLY (SHINGLES): CEDAR SHINGLES OVER WIRB OVER DENSGLASS OVER CDX PLY SHEATHING (WUI COMPLIANT)
- 10. EXT. WALL ASSEMBLY (STONE VENEER): STONE VENEER OVER MORTAR BED OVER DRAINAGE MAT, WRB
- 11. SPIRAL STAIRCASE, METAL WITH WOOD TREADS
- 5/4 CEMENT BOARD TRIM
 EXISTING COMP SHINGLE ROOF TO REMAIN
- REMAIN

 14. GSM DOWNSPOUTS, PAINT; EXTEND TO TIGHT LINE (SEE CIVIL DWG)

 15. GSM GUTTERS, PAINT
- 16. NEW COMP SHINGLE ROOF TO MATCH EXISTING
- DN.8-WINDOWS, DOORS, OPENINGS

 17. GARAGE DOOR FIBERGLASS PANELS WI GLASS LITES
- 17. GASING DOOR PRESCULAS PRINCES WELL SHE SHARES WE SHA

- 23. NOT USED

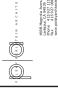
DN: 10- SPECIALTIES

- 24. (N) FIREPLACE SIDE WALL FLUE VENT AS SPECIFED BY FIREPLACE MANUFACTURES HANCELL IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS. 25. METAL HOUSE NUMBERS 4" INETAL ILLUMINATED HOUSE NUMBERS

- DN: 15- PLUMBING, HVAC, FIRE PROTECTION
- 27. AC CONDENSER

28. NOT USED

- DN 16- ELECTRICAL 29. (E) ELECTRIC METER NEW LOCATION
- 31. PROPOSED SOLAR PANEL LOCATIONS



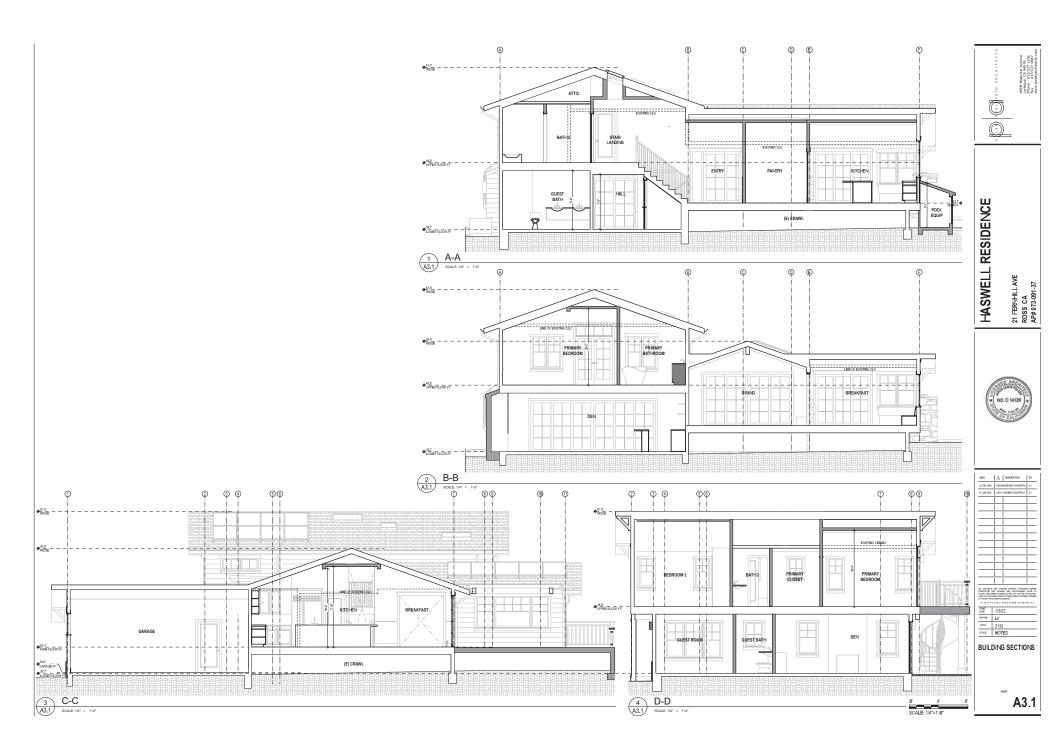
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	EXTERIOR ELEVATIONS - EAST			

A2.4

SCALE: 1/4"=1'-0"



MATERIALS BOARD

ROOF:

Timberline Composition Roof Shingles - for ADU only. Existing shingles at house to remain "Pewter Gray" Verify



GUTTERS & ROOF FLASHING:

Dark Gray



WINDOWS & DOORS, TRIM, COLUMNS & TRELLIS Factory pre-finished "White" windows, Trim to painted to match



CEMENT BOARD SIDING, SHINGLE COLOR & DOWNSPOUTS:

Sherwin Williams "Sea Serpent" SW 7615



STONE WAINSCOT: Match Existing



NOTE: ADU SHOWN TO PROVIDE ADDITIONAL INFORMATION BUT NOT PART OF THIS SUBMITTAL



FRONT VIEW - NORTH SIDE



NORTHWEST VIEW



BACK SIDE VIEW - SOUTH SIDE



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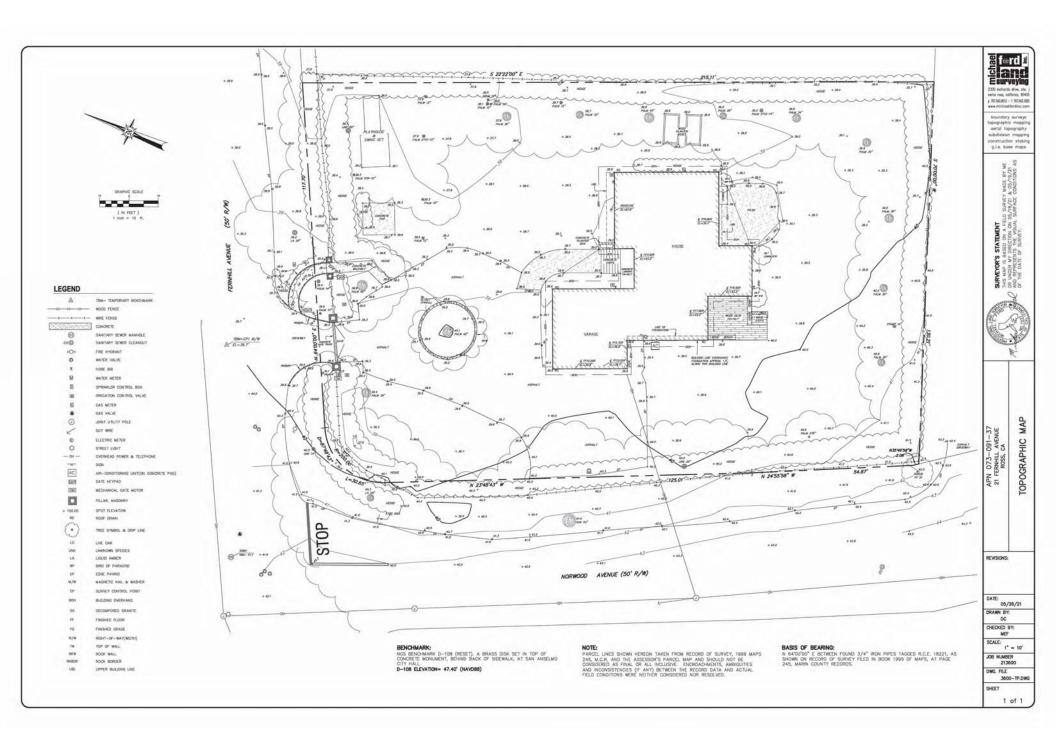
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21 FERNHLL AVE ROSS CA AP# 073-091-37

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PERSPECTIVE VIEWS & MATERIALS BOARD				

A4.1





DESIGN REVIEW NOTES

GENERAL NOTES

- THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER, SITE
 MEASUREMENTS AND A PROFESSIONALLY SURVEY, ANY MAJOR DISCREPANCIES SHALL. BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- 2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIN AND THE TOWN OF ROSS.

 3. THIESE DRAWING ARE FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS
- DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.

 4. SWIMMING POOL IS TO MEET POOL SAFETY CODES AND REQUIREMENTS.

CONSTRUCTION NOTES

- 1. ALL PATIOS, STEPS AND POOL COPING IS TO BE ITALIAN BLUESTONE . ALL NEW PATIOS ARE TO BE PERMEABLE.
- 2. ASPHALT DRIVEWAY TO BE REPLACED WITH PERMEABLE PRECAST CONCRETE PAVERS.
- SEE CIVIL ENGINEERING PLANS FOR ALL DRAINAGE, GRADING, IMPERVIOUS SURFACE CALCULATIONS AND REQUIREMENTS.

IRRIGATION NOTES

 ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF ORDINANCE
 421 OF THE MARIN MUNICIPAL WATER DEPARTMENT. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

PLANTING / VEGETATION MANAGEMENT NOTES

1. ALL PLANTING IS TO CONFORM TO RVFD VEGETATION MANAGEMENT PLAN REQUIREMENTS.

2. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.

DDET IMINADY DE ANT LICT

ABBR.	BOTANIC NAME	COMMON NAME	SIZE	HT./WDTH	NOTE
88	BUXUS "GREEN BEAUTY"	BOXWOOD	TRANSPLANT	3 X 3"	EWF
	(GLOBE FORM - TRANSPLANT EXIST	ING)			
BUT	BUXUS "GREEN BEAUTY"	BOXWOOD	TRANSPLANT	3 X 3"	EWF
	(TRANSPLANT EXISTING)				
CH	CHONDROPETALUM TECTORUM	CAPE RUSH	50	4 X 4"	EWF
LB	LOMANDRA "BREEZE"	LOMANDRA	10	2 X 2"	EWF
LP	LOMANDRA "PLATINUM BEAUTY"	LOMANDRA	10	2 X 2"	EWF
OL.	OLEA"LITTLE OLLIE"	DWARF OLIVE	50	3 X 3"	EWF
PM -	PITTOSPORUM	PITTOSPORUM	15 G	6 X 8"	EWF
	"MARJORIE CHANNON"				
PT	PITTOSPORUM	PITTOSPORUM	15 G	6 X 12°	EWF
	TENUIFOLIUM				
PE:	PODOCARPUS "ICEE BLUE"	PODOCARPUS	15 C	10 X: 4"	EWF
PD	POLYGALA DALMASIANA	SWEET PEA	5.6	5 X 5'	EWF
PL.	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 G	12 X 12	EF
SR	SARCOCOCOA RUSCIPOLIA	SARCOCOCOA	5.0	4 X 4"	EWF
RO	ROSA "ICEBERG"	SCHREEG ROSE	10	4 X 4"	DF

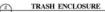
LEGEND

D = DECIDUOUS

N = CALIFORNIA NATIVE W = LOW WATER USE REQUIREMENTS F = LOW FIRE / NON - PYROPHYTIC

NOTE: ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS. ALL PLANTS ARE NON-PYROPHYTIC





Scale: 1/2"=1"+0"



21 FERNHILL AVE. ROSS, CA 94957 AP #: 073-091-37

HASWELL RESIDENCE



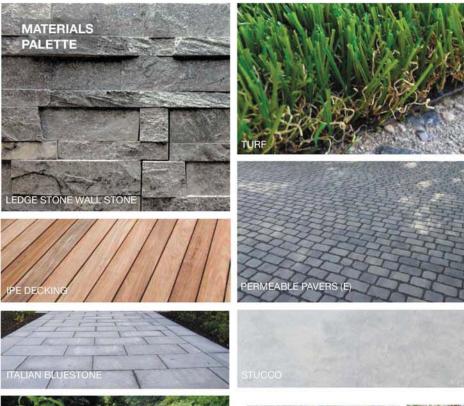
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HASWELL Residence

21 Fernhill Ross, CA.

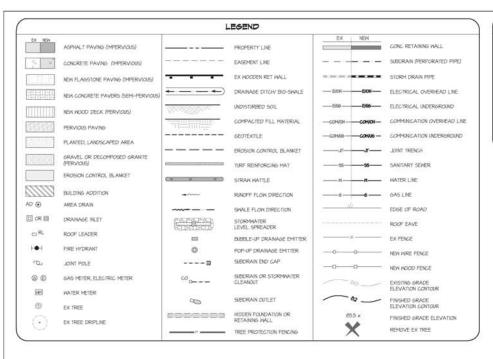
AP#: 073-091-37 Date: 11 / 05 / 2021

Scale: As Shown

L-4 IMAGES AND MATERIALS



202 Rosemont • Mill Valley, CA 94941 (415) 380-0755 brad@imprintsgardens.com www.imprintsgardens.com



GENERAL NOTES

- SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY MICHEAL FORD, INC. LAND SURVEYING. 2300 BEHARDS DRIVE, SUITE J. SANTA ROSA, CA. 4545, (101) 542-85(3, www.michealfordirc.com, DATED 05/26/2), BENCHMARK, N66 BENCHMARK 594-953 New MICROBIOTORICON DATED OS/2013 LERCOPPANS. NO SE BENEFANS. PO-PLOB (RESERT), A BRASE DISK EST IN TOP OF CONCRETE MOMBANT, BEHIND BACK OF SIDEMALK, AT SAN ANELHO CITTI HALL, D-LOB ELEVATION. 41140 (NAVDER), BASIS OF BERNEN. IN 4640000° E BETWERE TOWN 3/41 (RIO) PRETS TAGGER EX. (BOZI), AS SHOWN ON RECORD OF SIRVEY FILED IN BOOK, IPRI OF MAPS, AT PAGE 245, MARIN CONTIT RECORDS.
- 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL PREMISED DATE DEFORE DECOMPATION AND REQUEST FIELD LOCATION OF ALL LIMPERSHOUND LITTLESS. CALL REPRESENDING SERVICE ALERY (BAS AT 61 COR-LINESSEED AND ALL STATEMENT OF A CONTROL OF A CORPORTION OF THE CORPORTION OF

EROSION CONTROL PLAN

AN APPROVED EROSION CONTROL PLAN IS REQUIRED FOR ALL PROJECTS INVOLVING EXCAVATION, DRILLING, OTHER EARTHWORK OR EXPOSED BARE SOIL. THE PLAN MUST BE SUBMITTED TO THE TOWN ENGINEER AND APPROVED PRIOR TO STARTING WORK. IMPLEMENT EROSION CONTROL MEASURES YEAR ROUND AS APPROPRIATE. REGULARLY MONITOR EROSION CONTROL MEASURES AND PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN. A SIGNED COPY OF THE EROSION CONTROL PLAN MUST BE POSTED AT

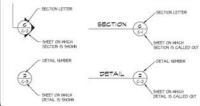
DRAINAGE CONSTRUCTION REVIEW

THE CONTRACTOR SHALL CONTACT THE ENGINEER AND REQUEST. REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING AT LEAST 2 DAYS BEFORE PLACING BACKFILL MATERIAL

RETAINING WALL AND FOUNDATION ELEVATIONS

BUILDING FOOTING, GRADE BEAM AND FOUNDATION WALL ELEVATIONS ARE SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. RETAINING WALL FLEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURVEYED SITE TOPOGRAPHY. CONTACT THE ENGINEER IF ACTUAL SITE ELEVATIONS DIFFER FROM THE TOPOGRAPHY SHOWN ON THE GRADING PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FOUNDATION AND RETAINING WALL ELEVATIONS WITH THE GRADING PLAN, ARCHITECTURAL PLANS, STRUCTURAL PLANS AND LANDSCAPE PLANS, CONTACT THE ENGINEER AND ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN WALL ELEVATIONS, FOUNDATION ELEVATIONS OR THE SITE TOPOGRAPHY.

DETAIL AND SECTION DESIGNATIONS



UTILITY CONNECTION NOTES:

- I. THE PROPOSED ALISNMENT FOR UTILITY SERVICE CONNECTIONS HAS NOT BEEN APPROVED BY SERVICE PROVIDERS, CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY SERVICE PROVIDERS TO DETERMINE UTILITY ROUTES AND REQUIRED SERVICE PRSPACE DETAILS, REVIEW ALL PROPOSED UTILITY ROUTES AND IPPGRADE DETAILS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY

WATER: MARIN MUNICIPAL WATER DISTRICT

SEMER: ROSS VALLEY SANITARY DISTRICT NO. I

ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG4E)

GAS: PACIFIC GAS AND ELECTRIC (PG4E)

TELEPHONE: AT&T

CABLE COMCAST

3. CONDUCT A VIDEO INSPECTION OF THE EXISTING SEVER LATERAL, REPAIR OR REPLACE THE LATERAL IF THE INSPECTION RESULTS SHOW THAT THE PIPE IS NOT IN SATISFACTORY CONDITION OR IF THE LATERAL DOES NOT COMPLY WITH CURRENT ROSS VALLEY SANITARY DISTRICT NO. 1

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION	160 CY
100000000000000000000000000000000000000	
FILL	15 GY
EXCESS	145 GY
MAX. EXCAVATION DEPTH	2 FT
MAX, FILL DEPTH	I FT
DISTURBED AREA	0.35 AG

EARTHWORK NOTES:

- I. QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES. FOR CONSTRUCTION PURPOSES.
- 2. LEGALLY DISPOSE OF EXCESS MATERIAL OFF-SITE.
- 3. SITE GRADING IS NOT PERMITTED BETWEEN OCTOBER IS AND APRIL IS INLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/ DIRECTOR OF PUBLIC WORKS

GREEN BUILDING STANDARDS

- THE GRADING AND DRAINAGE PLAN SHOWN ON THE DRAWINGS COMPLIES WITH CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4,106.3 REQUIRING MANAGEMENT OF SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER DRAINAGE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN RUNOFF ON THE SITE AS REQUIRED BY CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.2.

DRAWING NO.	DESCRIPTION
DIC-71110 110.	
C-1	COVER SHEET
6-2	CONCEPTUAL GRADING AND DRAINAGE PLAN
6-3	DETAILS

ABBREVIATIONS

AGGREGATE BASE ASPHALT CONCRETE AREA DRAIN AMERICANS WITH DISABILITIES ACT ASSESSOR'S PARCEL NUMBER
APPROXIMATE
AM. SOCIETY OF TESTING MATERIALS BENCH MARK BPD BACKWATER PREVENTION DEVICE CORRUGATED METAL PIPE COMMUNICATION OVERHEAD COMVOH COMMUS COMMUNICATION UNDERGROUND

CONG CY DI DIA CONCRETE CUBIC YARDS DRAINAGE INLET DIAMETER ELECTRICAL FLEGTRICAL OVERHEAD ELECTRICAL UNDERGROUND

EAR EL OF ELEVI EX FD FF EXISTING GROUND ELEVATION FLOOR DRAIN INISHED FLOOR FLEVATION FLOW LINE

FINISHED GRADE ELEVATION FEET OF FOOT NATURAL GAS SALV GALVANIZED GAS METER

GALLONG FER MINUTE EIGHT OF EXPOSED WALL FACE

HIGH DENSITY POLYETHYLENE PIPE INVERT ELEVATION

NYERT ELEVATION
JOINT UTILITY POLE
JOINT UTILITY TRENCH
LOWER LEVEL FINISHED FLOOR ELEV
LOW POINT FINISHED FLOOR ELEV
MAXIMM

MANHOLE. MINIMA

LLFF LPFF MAX MH MN MLFF MM9/D OH PG4E PVG MAIN LEVEL FINISHED FLOOR FLEV MAIN LEVEL FINISHED FLOOR MARIN MINICIPAL MATER DIS OVERHEAD PACIFIC GAS AND ELECTRIC

POLYVINYL CHLORIDE PIPE ELEV AT MH COVER OR DI GRATE

ROOF LEADER RIGHT-OF-WAY SLOPE SCHEDULE SCH SIM SMILAR SOM STORM DRAIN MANHOLE

SANITARY SEMER SANITARY SEMER MANHOLE STANDARD DIMENSION RATI TOP OF CURB ELEVATION TOP OF WALL ELEVATION

TYPICAL UNIFORM CONSTRUCTION STANDARDS, MARIN COUNTY

UPPER LEVEL FINISHED FLOOR ELEV VALVE BOX WATER METER WATER VALVE

STORMWATER PLAN SUMMARY

	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	8,275 SF	8,788 SF
CONCRETE PAVERS (PERVIOUS)	0 SF	2,848 SF
LANDSCAPE (PERVIOUS)	19,527 SF	16,166 SF
TOTAL LOT AREA	21B02 5F	21,802 SF

STORMATER NOTES

- IMPERVICUS SURFACES INCLIDE ROOF, DRIVENAY, WALKWAYS AND PATIOS, FOR DRAINAGE PURPOSES, IMPERVICUS AREA INCLIDES ROOF EAVE OVERHANG AREA.
- 2. CONCRETE PAVERS INCLUDE DRIVENAY.
- 3. NEW OR REPLACEMENT IMPERVIOUS AREA IS 2351 SF.

LTD Engineering, Inc. 1050 Northgate Drive, Suite 450 San Rafael, CA 94903 Tel. 415.446.7402 Cell 415.717.8719

OWNER FERNEL AVENUE AVENU ROSS CALIFORNIA 45_125-4561



ISS PER FOR

NOT FOR CONSTRUCTION

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RESIDENCE ADU AND HASWELL

NO. DATE DESCRIPTION

DESIGNED BY. 6. DEAR TROVED BY DATE

482.00

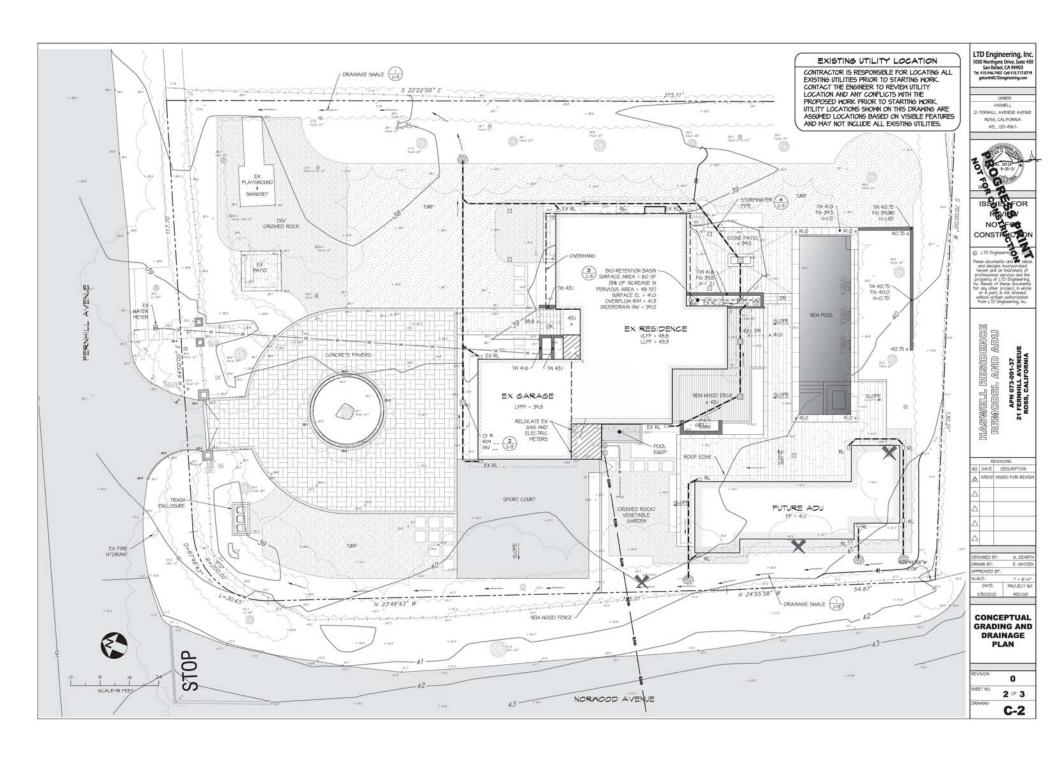
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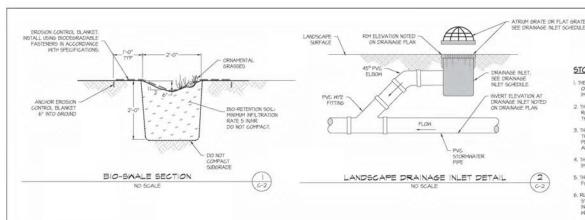
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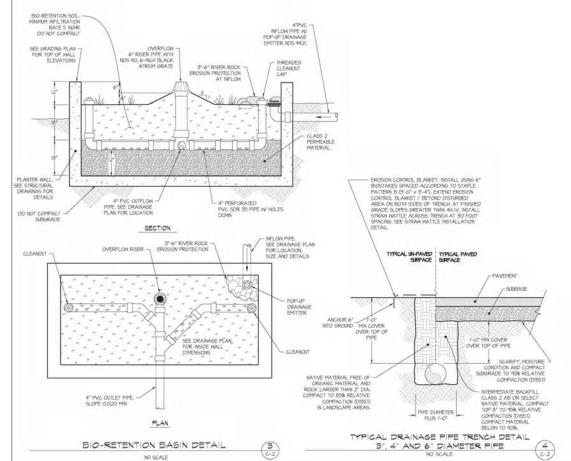
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C-1







DESIGN REVIEW NOTES

STORMWATER DRAINAGE PLAN

- I. THE CONCEPTUAL STORMATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE TOWN OF ROSS REGUIREMENTS FOR ON-SITE STORMANTER PANAGEMENT AND CONTROL OF STORMANTER RINOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMANTER QUALITY.
- THE EXISTING DEVELOPMENT ON THE SITE TOTALS 6/275 SQUARE FEET (SQ FT) OF IMPERVIOUS AREA. THIS INCLUDES
 ROCK AREA, IMPERVIOUS PAICOS, IMPERVIOUS NALEDATS AND THE DEVELOPM. THE TOTAL LOT AREA IS 27/8/22 SQ FT.
 THE EXISTING MEREVIOUS AREA AMOUNTS TO 30 PERSON OF THE TOTAL LOT AREA IS 27/8/22 SQ FT.
- 3. THE PROPOSED LANDSCAPE PLAN CREATES OR REPLACES 2,51 SQ FT OF IMPERVIOUS AREA. THIS AREA IS LESS THAN THE 2500 SQ FT THRESHOLD FOR RESIDENTIAL STORMWATER PROJECTS, AND THEREFORE, THE PROPOSED LANDSCAPE PLAN IS NOT SUBJECT TO REQUIRMENTS OF THE BASHAA POST-CONSTRUCTION MANUAL FOR STORMWATER TREATMENT
- 4. THE PROPOSED DEVELOPMENT PLAN ADDS 594 5Q FT OF NEW IMPERVIOUS AREA, GIVING A TOTAL OF 8,869 SQ FT OF IMPERVIOUS AREA. THE PROPOSED TOTAL IMPERVIOUS AREA AHOUNTS TO 32 PERCENT OF THE LOT AREA.
- 5. THE PROPOSED DEVELOPMENT PLAN MINIMIZES THE USE OF IMPERVIOUS HARDSCAPE. PERVIOUS PAVING WILL BE USED
- 6. RUNOFF FROM 6,452 5Q FT OF THE PROPOSED NEW IMPERVIOUS AREA WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM AND DIRECTED TO TWO ON-SITE BIO-SWALES. THE IMPERVIOUS AREA DIRECTED TO THE BIO-SWALE BASIN INCLIDES THE BITTIER ROOF AREA OF THE HOUSEAND THE REAR PATIO, RUNOFF FROM REMAINS IMPERVIOUS AREA. WILL SHEET FLOW TO LANDSCAPE AREAS.
- AREA DRAINS IN LANDSCAPE AND HARDSCAPE AREAS ARE LIMITED TO LOCATIONS WERE THEY ARE NECESSARY TO PREVENT HATER POINTING THAT COULD DAMAGE THE HOUSE. RINGHEF FROM MOST OF THE HARDSCAPE AREAS WILL BE ALLONGED TO SEET FLOTI GOARDS LANDSCAPED AREAS HARES. IT CAN INTELLIBRATE OR SUGALT RENOFF TOWARD THE STREET DRAINAGE SYSTEM
- 8. A FOUNDATION DRAINAGE AND RETAINING WALL BACK DRAINAGE SYSTEM WILL BE CONSTRUCTED USING PERFORATED PYC PIPE. THE SYSTEM WILL CUTLET TO THE GROUND SURFACE AT A SUITABLE LOCATION. PERMANENT EROSION CONTROL WILL BE INSTALLED AT THE OUTLET LOCATION.

EXCAVATION & GRADING PLAN

- I. SITE GRADING HILL BE COMPLETED IN CONFORMANCE MINI THE PROJECT GEOTECHNICAL, REPORT AND THE APPROVED SITE GRADING PLAN. SITE GRADING MILL BE LIMITED TO EXCAVATION WITHIN THE FOOTPRINT OF THE ADDITION AND THE POOL. AREA. FILL MILL BE LIMITED TO LANDSCAPE AREAG AT THE WORTH SIDE OF THE MOSE ADDITION.
- 2. EXCESS EXCAVATED MATERIAL WILL BE LEGALLY DISPOSED OF AT AN OFF-SITE LOCATION TO BE DETERMINED BY THE CONSTRUCTION CONTRACTOR

EROSION CONTROL

- LEROSICA CONTROL MENARES MELLES INCORPORATED INTO THE FROLECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR STRAN HAVE WILLES HELD BY ACCESS AND SOON SLOPE REPORTER OF THE DISTINSIED AREA. EXCLAVATED AREAS AND SOIL STOCKFILES MILL BY COMPETED WITH PLANT C TARRYS TO HIMMATE PROSICAL AREA DISTINSIED DANIS CONSTRUCTION MILL BY RESPONDED BY SECOND AND INSTALLATION OF PROSYCIAL TRANSPORT OF THE PROSPRING AND STATEMENT OF THE PROSPRING AND INSTALLATION OF PROSYCIAL TRANSPORT OF THE PROSPRING AND STATEMENT OF THE PROSPRING AND INSTALLATION OF PROSYCIAL TRANSPORT OF THE PROSPRING AND STATEMENT OF THE PROSPRING AND INSTALLATION OF PROSYCIAL TRANSPORT OF THE PROSPRING AND THE PROSPRING A CONTROL BLANKET AND STRAW WATTLES
- 2. PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED AREA AT THE COMPLETION OF THE WORK IN ACCORDANCE WITH THE LANDSCAPING PLANS.

STORMWATER POLLUTION PREVENTION

I, SPECIFICATIONS WILL BE INCLIDED ON THE PROJECT DRAWINGS CUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWARD POLLUTION, CONSTRUCTION MORRESS WILL BE ADVISED OF REQUIRED CONSTRUCTION HEADERS FOR A TOP AND INDIRES STORMWARDER POLLUTION. THESE MEASURES WILL INCLIDE PROJECTARES FOR MATERIAL STORAGE USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES

UTILITY PLAN

- I. WATER: THE EXISTING WATER METER WILL BE REPLACED WITH AN APPROPRIATELY SIZED METER FOR THE NEW HOUSE. THE EXISTING PIPE FROM THE METER TO THE HOUSE MAY BE REPLACED IF IT IS INADEQUATE FOR THE FIRE SPRINKLER DESIGN REQUIREMENTS, ALL WATER SYSTEM MPROVEMENTS MILL BE COMPLETED IN CONFORMANCE WITH MARIN MINICIPAL, WATER DISTRICT STANDARDS.
- 2. ELECTRIC POWER. THE EXISTING OVERHEAD ELECTRIC SERVICE AND METER WILL BE RELOCATED INDERSROUND AS SHOWN ON DRAWING C-2. ALL ELECTRIC POWER SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG4E) AND COMPLETED IN CONFORMANCE WITH PG4E STANDARDS.
- 3. COMMUNICATION: THE DISTING OVERHEAD PHONE AND CABLE TV SERVICE WILL BE RELOCATED INDERSEAUND AS SHOWN ON DRAWINS 6-2. ALL COMMUNICATION SYSTEM IMPROVIDENTS WILL BE COORDINATED WITH AT'RT AND COMPLAST. THE WORK MILL BE COMPLETED IN COMPONIANCE WITH THEIR STANDARDS.
- 4. NATURAL GAS. THE EXISTING GAS METER AND SERVICE LINE WILL HE RELOCATED AS SHOWN ON DRAWING C-2. ALL AND THE ENGINE DRO THE CONDITION OF THE CONDITION OF THE PROPERTY OF THE PROPERTY OF THE CONFORMACE WITH PACE STANDARDS.

 CONFORMACE WITH POSE STANDARDS.
- 5 SANITARY SEVER. A VIDEO INSPECTION OF THE EXISTING SEVER LATERAL WAS CONDUCTED ON BUILDING. LATERAL DID NOT PASS INSPECTION. IT WILL REPLACED WITH A NEW LATERAL AND BACK FLOW PREVENTION DEVICE CONFORMING TO ROSS VALLEY SANITARY DISTRICT STANDARDS.
- ALL UTILITY SERVICES WILL BE PROVIDED BY EXTENSION FROM THE EXISTING HOUSE, NO NEW CONNECTIONS TO SERVICE MAINS ARE PLANNED.

RETAINING WALL CONSTRUCTION NOTES

L ALL RETAINING WALLS WILL BE REINFORCED CONCRETE CONSTRUCTION SUPPORTED BY SPREAD FOOTINGS OR DRILLED PIERS AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

LTD Engineering, Inc. 1050 Northgate Drive, Suite 450 San Rafael, CA 94903 Tel. 415.446.7402 Cell 415.717.8719

OWNER DETAIL AVENUE AVENUE

ROSS, CALIFORNIA 45_125-4561



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property of LTD E without written authorization from LTD Engineering, Inc.

Haswell residence ADU APN 073-091-37 I FERNHILL AVENEU ROSS, CALIFORNIA AND REMODEL

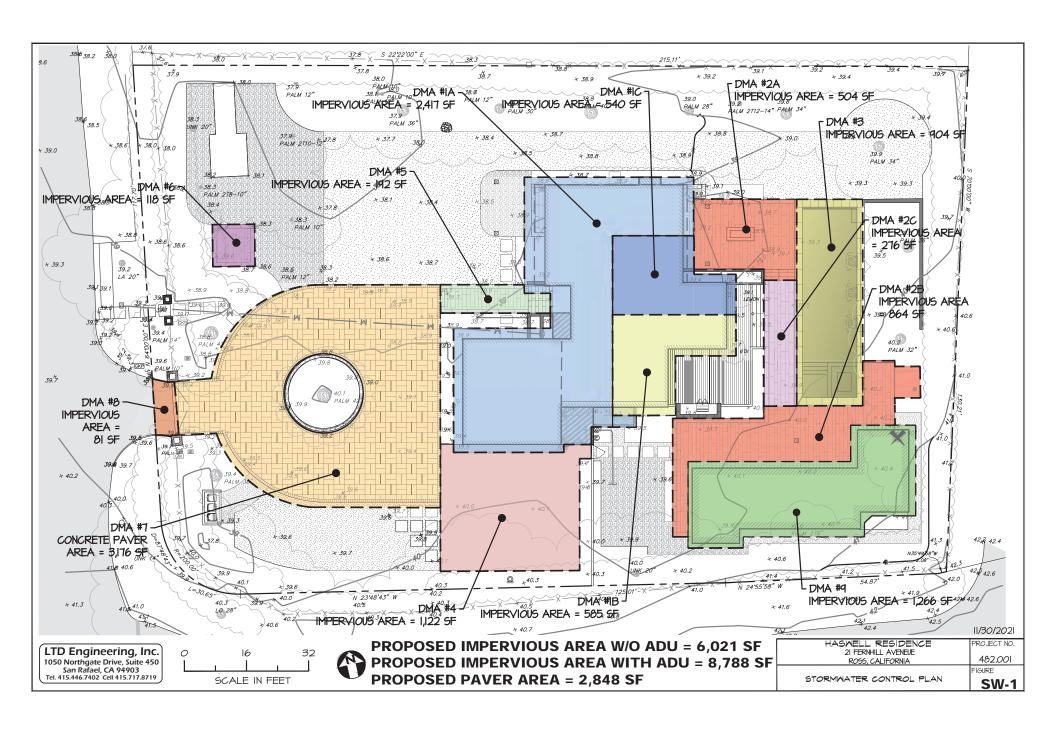
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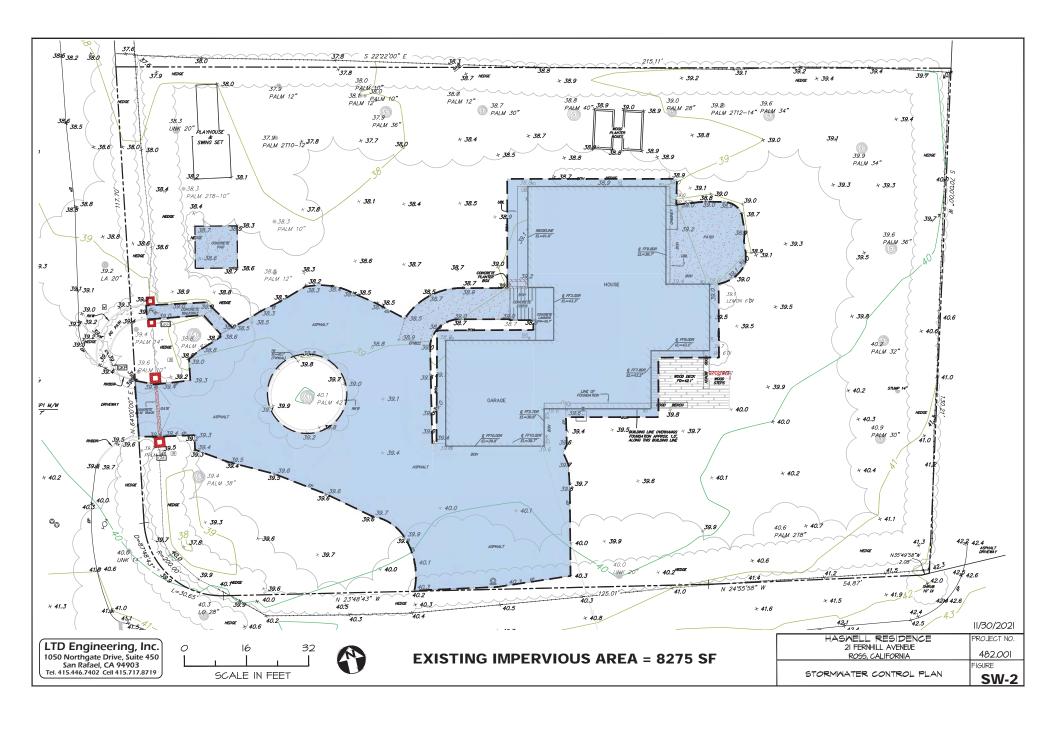
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DETAILS

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C-3







Mayor Hart asked the Town Planner to go over the Council direction from the last meeting and Mr. Broad said the Council wanted a plan that would remedy the nonconforming parking situation but no discussion was made that it be a two-storey with additional living. Council also discussed that the addition off the rear second storey was too large and bulky.

Council member Gray said that the applicant has two options: one is to fix the foundation, electrical, plumbing, paint the house and sell it; two, is to build a garage out of the setback without living space and not increase the existing FAR.

Ms. McCoy asked for clearer direction from the Council.

Council member. Curtiss speaking from the audience said that staff gave a succinct report and felt that the applicant should follow the recommendation that no additional construction be done on the east side. He said that the applicant changes the plans at the meeting and the proposed plans increased the mass considerably and it is new mass/bulk which, he said, is not acceptable.

Ms. Marta Osterloh of Southwood Avenue said that Ms. McCoy asked her what she could do and Ms. Osterloh said that if she did the addition on the west side she would not object but she could not know the full impact without first seeing the plans. She said that the plans as shown would block light and air from her mother's property.

Ms. Cameron Lanphier of Southwood Avenue said that the proposal to put a garage in the setback is inappropriate and there is nothing in the existing setback. She objected to the increased FAR and she said that she had a problem with an applicant changing the design after the neighbors had seen the plans. She urged the Council not to approve the plans. Ms. Lanphier complained that the property is not being maintained.

Dr. Elizabeth Robbins said that she is the neighbor to the north and said that the biggest change is the living space above the garage. She said that the current barn is tall but it is not a living area and she did not mind having an old barn against her property but a new structure would have a completely new feel.

Council member Zorensky felt that the plans should be denied without prejudice because the Council could not continue to design the project on the spot. This was seconded by Councilwoman Delanty Brown. Mayor Hart said that this is the third hearing on this application and the Council gave some very clear direction at the last meeting; however, the recent submittal did not necessarily comply with that guidance and the Council cannot engage in a design-as-you-go project and no one has had a chance to look at the new plans. Council member Gray moved denial of the project based on the staff report and discussion, seconded by Council member Zorensky and passed with four affirmative votes. Council member Curtiss had stepped down.

COUNCIL MEMBER CURTISS RETURNED TO THE COUNCIL CHAMBERS.

32. **DEMOLITION PERMIT.**

Susan and Tom Reinhart, 21 Fernhill Avenue, A.P. No. 73-091-37, R-1:B-20 (Single Family Residence, 20,000 square foot minimum). Demolition permit to allow the demolition of an existing 3,040 square foot residence and 687 square foot garage. The existing driveway and hardscape will be removed and additional screen plantings and lawn provided.

11.8.01

Lot Area 27,802 sq. ft.
Present Lot Coverage 13.3%

Proposed Lot Coverage 0.0% (15% permitted)

Present Floor Area Ratio 13.8%

Proposed Floor Area Ratio 0.0% (15% permitted)

Town Planner, Mr. Broad, explained that the applicants proposed to demolish the existing residence and garage. The existing driveway and hardscape will be removed and additional

planting will be provided on the site. He said that the demolition ordinance requires that the Town Council make four specific findings in approving any demolition and he referenced them in his staff report of November 5, 2001. He said that the findings also require that the Council determine that the proposal is consistent with the Town's General Plan and the Town's zoning ordinance. Mr. Broad recited the Demolition Ordinance that states that "projects reducing the number of housing units in the Town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacements units, are discouraged." This project will result in the demolition of a single unit with no replacement unit. Mr. Broad said that the Council should consider whether approval of this project would affect future development throughout the community and staff recommended denial of the project. Mr. Broad said that at least three other property owners had been interested in purchasing and demolishing adjacent residences; however, they subsequently abandoned the projects primarily because of his representation that Council approval would be unlikely.

Mr. Tom Reinhart who resides at 15 Fernhill Drive on the adjacent property and is the new owner of 21 Fernhill gave a history of the purchase of the property. He said that the former owners, after their plans were denied, offered to donate the house to a charitable organization. After that, he and his wife thought about protecting their own property in case 21 Fernhill was sold or donated and they thought about a long-term plan of expanding their house and in the meantime having a larger yard with a lawn.

He said that merging the parcels would produce a lot size of an acre which would be consistent with the neighborhood. He then showed a parcel map of the area. He said that historically 15 and 21 Fernhill were once part of a single property that was later subdivided and a merger would revert them back to their original condition. His present home is nonconforming in setbacks and merging the properties would result in a conforming property. He said that they have the support of the adjacent neighbors. He felt that the plans were consistent with the Ross General Plan and would not be detrimental to the public welfare and satisfied all requirements of the demolition ordinance. Mr. Reinhart said that he supports the Town's efforts to maintain affordable housing but he did not feel that this site could be considered affordable housing.

Councilwoman Delanty Brown asked Mr. Reinhart if he planned to merge the two properties. He responded that at some point he would, but he would now keep two separate properties for privacy, additional off-street parking and landscaping. Council member Gray asked when he planned to demolish the site and Mr. Reinhart said that they hoped to demolish at the end of next summer.

Council member Curtiss said that this is the most important vote to be made in the five plus years he has been on the Council. He said that as he sits in his living room and looks at his neighbors' houses, he thinks it would be nice to make a park out of it but one has to consider the welfare of the Town. He said there are lots of people waiting in the wing. He said that the Council was very close to approving a plan for the previous owners. Council member Curtiss said that the applicant says that at one point it was a single property, but one could say that about the entire Town. He said that 90 percent of the houses in Town are nonconforming. When the Yandells on Locust Avenue got approval to tear down two houses, Council member Curtiss continued, the Council felt it had to approve the demolition because the ordinance was vague at that time but has since been amended. He said that the Council is supposed to protect the Town's housing stock as the Ross Town General Plan calls for preservation of existing housing.

Council member Zorensky agreed with Council member Curtiss in that reducing the housing stock is a serious issue. However, he felt that the application met the requirements, was consistent with the neighborhood and the character of the Town and consistent with the land use goals and the General Plan. He felt that merging the lots has some historical character and he felt that the Council has to address each application on a case-by-case basis when reviewing the Town's General Plan. Council member Zorensky did not think that approval of this application would set a precedent.

Council member Gray said that most of the problems are on the smaller lots and there is a tremendous pressure to build larger houses on smaller lots. He said that two lots being

consolidated on Bolinas Avenue or on Glenwood Avenue in the middle of smaller houses would be different from this proposal. He understood that the applicants intended to build within the allowable 15% FAR and reduce the setback nonconformities. He felt that the plans were consistent with the neighborhood and would minimize any future variances Councilwoman Delanty Brown complimented Mr. Reinhart on his presentation and said that she supported the plans.

Mayor Hart commended Mr. Reinhart on his presentation but noted that the staff report mentions, very persuasively, a set of findings for denial and the Mayor said that he was hard pressed to support the project. He added that in spite of the applicant's eloquent argument, the staff report significantly overwhelmed the applicant's proposal. Mr. Broad noted that the Demolition Ordinance requires that the applicants submit replacement plans when applying for a demolition but this was not required because the applicants said that they did not have any plans for development at this time. Council member Gray said that this is a unique situation because the applicants have no immediate plans to build on the site. He then moved approval of the demolition with the condition that a resolution of findings and conditions be submitted at the next meeting for Council approval. This was seconded by Council member Zorensky and passed with three affirmative votes. Mayor Hart and Council member Curtiss voted against.

33. VARIANCE, DESIGN REVIEW AND DEMOLITION PERMIT.

Nancy and John Abouchar, 1 El Camino Bueno, A.P. No. 72-162-14, R-1:B-A (Single Family Residence, One acre minimum). Demolition permit, variance and design review to allow the following: 1.) convert existing garage into a 528 square foot family room; 2.) add a 638 square foot master bedroom and bathroom at the rear of the residence; 3.) raise existing roof lines at the bedrooms and entry to a 12 in 12 pitch; 4.) construct a 585 square foot detached garage at the rear of the residence with a new driveway approach; 5.) construct a 304 square foot pool house to the east of the residence; and 6.) add a 6-foot high, solid wood fence within 3 feet of the Sir Francis Drake Boulevard and a part wood/part wood and wire fence with a wrought iron gate 3 feet back from the El Camino Bueno property line.

Lot Area 29,738 sq. ft.
Present Lot Coverage 12.2%

Proposed Lot Coverage 16.9% (15% permitted)

Present Floor Area Ratio 9.7%

Proposed Floor Area Ratio 15.0% (15% permitted)

Town Planner, Mr. Broad, said that the area of concern focuses on the proposed solid fencing along Sir Francis Drake Boulevard and the proposed garage location and he referred to his staff report. He suggested that the application be continued so that the applicant could submit new plans concerning the garage location and the fence design. Mayor Pro Tempore Gray said that the Councilmembers received phone calls concerning this application and he was sympathetic to the need for a sound barrier but the Council discourages putting fences close to the right-of-way.

Mr. Steve Wisenbaker, AIA, said that the existing fence is behind a row of trees and he would like to keep the fence in the same location but cannot because of the driveway and there is an issue of privacy and security. He felt that he could modify the design in a number of ways; i.e., move the garage back from the property line and give more openness at the entrance, vegetation is proposed with an evergreen hedge it is their intention that one will never see the fence. He said that there is ample room for landscaping.

Mayor Hart asked that storey poles be installed and that the garage area be staked. Council member Gray asked that the fence be pushed back as far as possible and that they not endanger the trees.

Upon motion by Council member Gray, seconded by Councilwoman Delanty Brown the matter was continued.

- construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.
- 8. A landscape plan for the areas between the residence and the adjacent right-of-ways shall be submitted for Town Planner approval within 60 days. The plan shall include vine plantings along the outside of the Walnut Avenue fence, comparable to what is on the inside. Approved landscaping shall be installed within 90 days, weather permitting. In-ground irrigation shall be provided.
- The Council reserves the right to require additional landscape screening for up to two (2) years from project final.
- 10. The understory area does not constitute floor area and may not be used as finished space or as living space. No sheetrock or finished material is permitted on the walls. The area may not be used as a laundry room, wine cellar or other area defined as finished space. The floor shall remain as a concrete slab only and the ceiling and walls shall remain as bare studs. No plumbing or heating is permitted within this area. A maximum of two outlets shall be permitted. This area may be used for storage, gardening and as an incidental home workshop area only.
- 11. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license tax. Prior to project final, the owner or general contractor shall submit a complete list of contractors, subcontractors, architects, engineers and any other people providing project services within the Town in 2002, including names, addresses and phone numbers. All such people shall file for a business license.
- 12. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense, however, nothing contained in this contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

This was seconded by Council member Barr and passed unanimously.

25. Council consideration/adoption of a Nuisance Abatement Order and imposition of penalties for John and Kate Lord, 15 Walnut Avenue, A.P. No. 73-171-06, for work beyond the issued building permit including the installation of walls, windows and a concrete slab.

Council member Zorensky moved that the Council adopt a nuisance abatement order providing the property owner 90 days to make the approved modifications as stated in Item No. 24 (c) above with civil penalties of \$1000 a day beginning December 11, 2002. Applicants must complete the reshingling of the exterior of the home by June 30, 2003. If this is not completed, civil penalties of \$1000 a day shall be levied on the applicants, commencing July 1, 2003. This was seconded by Council member Barr and passed unanimously.

26. TIME EXTENSION.

Susan and Tom Reinhart, 21 Fernhill Avenue, A.P. No. 73-091-37, R-1: B-20, (Single Family Residence, 20,000 square foot minimum). A request for a one-year time extension to December 13, 2003 for a demolition permit application approved on December 13, 2001. The approval allowed the demolition of an existing 3,040 square foot residence and 687 square foot garage at 21 Fernhill

d-1505

Avenue and addition of screen plantings, lawn and garden areas.

Council member Curtiss said that he made a statement saying that the worst decision this Council ever made was approving the Reinhart demolition. He said that it is now up to the two new Council members to determine whether the Council should follow the General Plan and preserve existing houses.

Council member Zorensky said that the Council argued this issue and the critical issue was whether the finding of the original approval remain valid. He felt that they did. He felt it was consistent with the General Plan.

Council member Barr felt the Council should respect the prior Council's decision. Council member Byrnes said that he was not on the Council but was present in the audience and recalled that it was a very difficult decision. He said if it came before him fresh today, he would probably not vote for it; however, it was passed by the then sitting Council and he said he would approve a one-year extension with the understanding that he would not vote for it again. He said that if the Council votes again, it might not be approved.

Mayor Gray expressed disappointment at the request because he said he was assured that they would complete the demolition in one year. He said there was a "For Rent" sign and it came down three days prior to this meeting. He was sympathetic to the loss in the family but felt the real reason was financial. He said he was of the mind not to approve a year's extension. He felt it should be done by August 31, 2003 before school starts and before the rainy season.

Council member Byrnes said considering the health of the family and the uncertain economic factors, it is important to them that they rent in the meantime which, he felt, could be a benefit to the Town. He favored extending the request to December 1, 2003.

A representative of the Reinharts said that they had a health situation with Mrs. Reinhart's father and they have been renting the property on a month-to-month basis.

Council member Byrnes moved approval of the extension to September 1, 2003, with the following conditions:

- All conditions of approval in Resolution No. 1482 shall remain in full force and effect.
- This approval shall allow for the demolition permit originally approved on December 13, 2001 to be extended until September 1, 2003.
- 3. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense, however, nothing contained in this contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

Seconded by Council member Barr and passed with four affirmative votes. Council member Curtiss voted against.

27. VARIANCE AND DESIGN REVIEW.

Ed and Sue Ward, 64 Shady Lane, A.P. No. 73-101-36, R-1:B-20 (Single Family residence, 20,000 square foot minimum.). Variance and design review to allow a 675 square foot second story expansion to an existing residence within the south side yard setback (20 feet required, 11 feet proposed.) A 120 square foot porch is proposed on the rear elevation within the east side yard setback (20 feet required, 11 feet proposed.) A 435 square foot rear yard deck will be removed.

Elise Semonian

From:

Elise Semonian [esemonian@townofross.org]

Sent:

Friday, June 27, 2008 9:38 AM

To:

'Brian Wells'

Cc:

esemonian@townofross.org

Subject: 21 Fernhill Fence Permit Approval

Jene Approved 08

Jene Approved 08

Glade 08

The proved 108

I'm just going to have this email serve as my approval of your fence application. I'll put a copy in the file. The conditions of approval:

1. The proposed gates shall be designed and constructed in substantial conformance to the plans submitted with the fence permit application, on file with the Town.

2. The auto gate shall be located at least 18 feet from the edge of the paved roadway.

3. No encroachment permit is hereby approved. It is the responsibility of the applicant to ensure that no work of any kind occurs within the right-of-way or that appropriate approvals are obtained for any work within the right-of-way (for example, for a call box).

The project owners and contractors shall be responsible for maintaining Town roadways and right-of-4. ways free of their construction-related debris. All construction debris, including dirt and mud, shall be

cleaned and cleared immediately.

Failure to secure required building permits and/or begin construction by June 26, 2009 will cause the 5.

approval to lapse without further notice.

This project shall comply with the following recommendations to the satisfaction of the Department 6. of Public Safety: 1.) a street number must be posted (minimum 4 inches on contrasting background); and 2.) a Knox Lock box is required.

Any person engaging in business within the Town of Ross must first obtain a business license from the 7. Town and pay the business license fee. Prior to the issuance of a building permit, the owner or general contractor shall submit a complete list of contractors, subcontractors, architects, engineers and any other people providing project services within the Town, including names, addresses and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town

prior to project final.

8. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense, however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the of Approval defense in good faith.

Let me know if you have any questions.

-Elise

Elise Semonian Senior Planner Town of Ross P.O. Box 320 Ross, CA 94957 415.453.1453 extension 121

Building Official

TOWN OF ROSS

caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

26. 21 Fernhill Avenue, Variance and Design Review No. 1753

Brian and Rachel Wells, 21 Fernhill Avenue, A.P. No. 73-091-37, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum lot size), Low Density (1 - 3 units per acre). Proposal for redevelopment of the site including applications for design review, variance, demolition permit and second unit permit. The project includes demolition of the existing residence and construction of a 4,082 square foot new residence, 469 square foot detached garage, 160 square foot pool house and landscape improvements including a 16-foot by 32-foot pool. The exterior materials for the French country style residence include cement plaster siding, slate roofing and painted wood windows and doors. A floor area ratio variance is requested for 541 square feet of a 613 square foot, attached, second unit. A side setback variance is requested to permit 25 square feet of terrace area within the west side yard setback (20 feet required, 16 feet proposed). Setback variances are requested to maintain the play structure within the front yard setback (25 feet required, 16 feet proposed) and east side yard setback (20 feet required, 10 feet proposed).

Lot area	27,802 s	27,802 sq. ft.	
Existing Floor Area	13.5%		
Proposed Floor Area	16.9%	(15% permitted)	
Existing Lot Coverage	11.1%		
Proposed Lot Coverage	9.7%	(15% permitted)	

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the application subject to the findings and conditions outlined in the staff report. Staff noted that additional letters were received in support of the project since the staff report was prepared. She allowed the Council time to read a letter received by the owner of 15 Fernhill.

Greg Johnson, architect, discussed the key components. They met with ADR and the overall sense was favorable. They reduced impervious surfaces, reduced the lot coverage and reduced the FAR to 15%. They have special circumstances in terms of needs for locating the second unit above the garage. They are balancing needs of the family and the location of the second unit above the garage in the front yard or back yard. They reduced the square-footage within the building as much as possible. The delineation of that space has been made very clear. In terms of the one variance for the small encroachment of the patio into the side yard, they will modify to not encroach into the side yard setback. They believe as stated in the staff report, the findings can be made for the 1.9% variance request. The project has wonderful merits to it. They will do a rainwater collection system in terms of cisterns under the structure of the garage. As a goal, they would like to achieve 60 or higher in terms of the Green Point Rating system. Even though it is not a requirement, he is using such rating system on all his projects throughout the Bay Area for sensible design and taking advantage of some innovations, which would include solar. The project received unanimous support

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from the neighbors and there is very little impact. It is a design they all can be proud of. It is very symmetrical and hopefully the Council can justify the findings. He further noted that he is available to answer any questions.

Council Member Cahill noted that the Council received a letter from Charles and Petula Almond voicing support on the condition that landscape screening occurs between the two properties. Architect Johnson indicated that at the back of the property an oak tree fell down and screening will fill that void.

Brian Wells, owner, indicated that he is completely open to working with the neighbors and the Council. He did walk the property line and when they moved there was no screening and since then there are 56 English laurels between 8 and 16 ft. tall and 8 to 9 tall shrubs in between. Besides that they have three trees between 20 and 25 ft. and 14 queen palms. He suggested adding what is appropriate, and believed they did screen their property. It is important to remember they are talking about moving the house over 18 ft. and only raising approximately 5 to 6 ft.

Council Member Martin desired clarification in regard to a pigment in the concrete. Architect Johnson explained that it will not require any maintenance and it provides that old world look with simply fades. Rachel Wells, owner, believed the initial color is a muted grayish color. Senior Planner Semonian presented the Council with photos depicting the proposed materials for Council consideration. Architect Johnson noted that over time it tones down. It does not get dark or black. It settles down. It is very similar in color to the home across the street.

Council Member Martin expressed concern for the height of the garage. Architect Johnson stated they were creating a structure in terms of proportions that worked up with the house. There is so much growing that in another year it will not be visible.

Mayor Pro Tempore Hunter opened the public hearing on this item.

Wendy Posard, representing the Almond's, presented photographs of the screening to date. It is wonderful that the Wells are interested in working with her client, which is a good source of communication and they are very enthusiastic about that and excited about a dark slate roof. As far as the dark windows, at night dark windows can become a light or lantern that shines back on the property. They appreciated that the Wells' felt additional planting will make a dense barrier and in essence block visual view from her client's property. In addition to the letter submitted tonight, they offered to help pay for the screening. They desired an evergreen deciduous screen to complete a barrier between properties and reduce the visual line of sight significantly. They offer to help pay for the screening and wish to be respected in terms of additional plantings.

Architect Johnson clarified that they propose dark framed muted windows, not dark windows.

There being no further public testimony on this item, the Mayor Pro Tempore closed the public portion and brought the matter back to the Council for discussion and action.

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Council Member Cahill felt the design is beautiful. The issue is the patio variance, which he felt it is not much of an issue. If that design were altered it would take away the symmetry. Similarly, the play structure variance is acceptable. He then asked if the fireplace is EPA approved. Mr. Wells responded in the affirmative. Council Member Cahill noted that there is consideration to add pervious driveway material and desired an explanation. Mr. Wells stated that any new pavement would be cobblestone and depending from a budgetary standpoint, they would do the entire driveway. It is a question of when and in terms of budget. They want to work with the Town and do what is right. Mrs. Wells desired grassy pavers, but that must be further considered.

Council Member Cahill asked about the balcony in the back and noted that at times they have dealt with second floor balconies when adjacent to other property owners, but in this case it is quite a distance away, so he is comfortable in that regard. The main issue is the FAR variance. It is 540 sq. ft. over. He suggested removing the pool house, which would take it down to 380 sq. ft. and that is 1.9% over the allowable FAR. Looking at the floor area for each of the two floors, to meet FAR they must reduce 190 sq ft. out of each floor and that could be accomplished by moving back each dimension a couple of feet, but it is a tight design. He feels there may be some room to go over the FAR, but is interested in hearing from the Council.

Council Member Skall noted that he along with Council Member Cahill arrived at the property at the same time, not knowing each other would be present at that time, so he has a similar opinion of what Council Member Cahill has voiced. The FAR should be flushed out, but there may be extenuating circumstances to make it feasible.

Council Member Martin concurred with the comments previously stated.

Mayor Pro Tempore Hunter loves the design. While the FAR is high, the lot coverage is down considerably, so that can be factored in their deliberations. The variance in the side yard should go away. They must treat each and every exception to the rule carefully and he did not see the findings. He had no objection to the play area. Seeing the landscaping that has already occurred, which is extraordinary, his sense is that the applicant will screen the garage and work with the neighbor. He believed that is a two-sided fence arrangement and the Almond's have to do their part as well. On the basis of having a separate second unit within the building, it does give the Council some justification. He is very nervous about this second unit allowance without having any regulations to back it up. If they do decide to move forward on that basis, it must be addressed as a policy discussion. He could support the project with the one exception of the side yard setback.

Council Member Cahill felt the side yard setback is very small and has virtually no impact. The purpose of the impact is to protect adjacent neighbors and there is no adjacent neighbor, so he can make the findings. It is also quite important for the design. Unless they remove part of the program there is no good way to reduce the FAR. The real problem is the second floor with all the bedrooms. It will not work to reduce the first floor without the second floor. They should be very careful about not going over the FAR and one way to alleviate the problem is eliminating the pool house. It would bring it down so the FAR variance is less than 2% over.

Council Member Skall stated that the fact that this design is so special, to tweak the outside seems to be a shame. The Town is getting a tremendous benefit from this project. It will be a tremendous addition and that should be a factor in their discussion. He further favored eliminating the pool house. Council Member Martin concurred.

Mayor Pro Tempore Hunter asked for a motion.

Council Member Cahill moved and Council Member Skall seconded, to approve the application for 21 Fernhill Avenue with the exception of the pool house, including the findings and conditions outlined in the staff report. Motion carried unanimously. Strauss absent.

Conditions for 21 Fernhill:

The following conditions shall be reproduced on the first page(s) of the project plans:

- 1. Except as otherwise provided in these conditions, the project shall comply with the approved plans. Plans submitted for the building permit shall reflect any modifications required by the Town Council.
- 2. The proposed pool house is not approved.
- 3. No modifications may be made to the second unit to remove the kitchen or provide access between the unit and the main residence without prior Town Council approval.
- 4. The project shall comply with all requirements of the Marin Municipal Water District and Sanitary District, including payment of any connection fees and compliance with the MMWD Landscape Ordinance 385.
- 5. Additional evergreen screening landscaping shall be provided at the southeast corner of the site to provide taller screening of the residence from 14 Norwood.
- 6. Project development shall comply with the requirements of the Ross Valley Sanitary District.
- 7. NO CHANGES FROM THE APPROVED PLANS SHALL BE PERMITTED WITHOUT PRIOR TOWN APPROVAL. RED-LINED PLANS SHOWING ANY PROPOSED CHANGES SHALL BE SUBMITTED TO THE TOWN PLANNER FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGE.
- 8. All roof runoff should be dissipated on site.
- 9. All costs for town consultant, such as the town engineer, review of the project shall be paid prior to building permit issuance. Any additional costs incurred to inspect or review the project shall be paid as incurred and prior to project final.
- 10. The finished structure shall be no taller than 30 feet, measured from the existing grades. Plans submitted for the building permit shall provide elevations for the roof ridges and floor levels. A surveyor shall string the foundation location. Written verification of the highest ridge elevation shall be wet stamped by a licensed surveyor.
- 11. Any exterior lighting shall be submitted for the review and approval of planning department staff. Lighting shall be shielded and directed downward. Exterior lighting of landscaping by any means shall not be permitted if it creates glare or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. Up lighting of trees or structures shall be prohibited.
- 12. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Prior to the issuance

of a building permit, the owner or general contractor shall submit a complete list of contractors, subcontractors, architects, engineers and any other people providing project services within the Town, including names, addresses and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

- This project shall comply with all requirements of the Department of Public Safety, as outlined in their ongoing project review, including the following: a) sprinklers are required; b) a 24-hour monitored alarm system is required; c) all dead or dying flammable material shall be cleared and removed per Ross Municipal Code Chapter 12.12 from the subject property; d) the street number must be posted (minimum 4 inches on contrasting background), e.) the access roadway must have a vertical clearance of 14 feet; f.) all brush impinging on the access roadway must be cleared as determined feasible by Public Safety; and g.) a Knox Lock box is required.
- 14. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance. If construction is not completed by the construction completion date provided for in that ordinance, the owner shall be subject to automatic penalties with no further notice. The construction shall not be deemed complete until final sign off is received from representatives of the building/public works, planning and public safety departments.
- 15. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.
- 16. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.
- 17. Failure to secure required building permits and/or begin construction by October 8, 2010 will cause the approval to lapse without further notice.
- 18. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.
- 27. 15 Fernhill Avenue, Variance and Design Review No. 1751
 Charles Almond, 15 Fernhill Avenue, A.P. No. 73-091-36, R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size), Low Density (1-3 Units/Acre). Application for variances and design review for a remodel and addition to the existing residence. The project involves demolition of the detached guest house, garage and trellis, as well as the mudroom and bathroom on the west side of the residence. A new garage is proposed, with a bedroom above the garage, within the west side yard (20 foot setback required, 3.75 feet proposed). A second floor balcony is proposed on the north-facing elevation of the new bedroom. The project involves new landscaping, including new plants and modification of the driveway and patio areas. Patio areas are proposed within the west and east side yard setbacks (20 feet required, 5 feet

caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

End of Consent agenda.

Town Attorney Hadden Roth left the Town Council meeting at 8:09 p.m. Council Member Russell recused himself from the next agenda item in order to avoid the appearance of a conflict.

15d. 21 Fernhill Avenue, Extension of Time for Variance, Design Review and Demolition Permit No. 1753

Brian and Rachel Wells, 21 Fernhill Avenue, A.P. No. 73-091-37, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum lot size), Low Density (1-3 units per acre). Request for a one-year time extension to October 8, 2011 for a demolition permit, variance, design review application and second unit permit approved on October 8, 2009, to allow the demolition of the existing residence and construction of a 4,082 square foot new residence, 469 square foot detached garage, and landscape improvements including a 16-foot by 32-foot pool. The exterior materials for the French country style residence include cement plaster siding, slate roofing and painted wood windows and doors. A side setback variance was approved to permit 25 square feet of terrace area within the west side yard setback (20 feet required, 16 feet proposed).

Lot area	27,802 sq. ft.	
Existing Floor Area	13.5%	
Approved Floor Area	16.3%	(15% permitted)
Existing Lot Coverage	11.1%	
Approved Lot Coverage	9.1%	(15% permitted)

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the extension, but modify Condition No. 5 to state, "Additional evergreen screening landscaping shall be provided at the southeast corner and east side of the site to provide taller screening of the residence from 14 Norwood and 15 Fernhill. The applicant shall submit a landscape plan for review and approval by staff, in consultation with the Advisory Design Review Group."

Mayor Martin noted that an additional letter was submitted from Fernhill resident Charles Almond discussing the fact that the Wells did not apply for the extension on time and did not submit the filing fees on time. Senior Planner Semonian indicated the applicant did submit the request prior to the expiration of the approval, but did not pay fees until later. She said the Town often accepts fees after an application is submitted. She recommended changing the policy to require both the extension request and filing fees to be received prior to the deadline, since the fee is certain.

Mayor Martin opened the public hearing on this item.

Elizabeth Brekhus, representing the Wells, expressed concern for the response by Mr. Almond's attorney dated December 8th and the fact that they did not receive the letter dated today. The Wells feel this is unfair and an extension should not be an opportunity to object to approved plans. Circumstances are that Mr. Almond had a project that the Council reviewed and his project was not approved and the Wells project was approved. Discussions occurred in regard to landscaping. Mr. Wells believes the minutes reflect the discussion in regard to landscaping not being adequate. Mr. Almond was willing to pay for additional landscaping. Mr. Wells pointed out that he has done extensive landscaping on his property and Mr. Almond has not. She further noted that screening is a problem because Mr. Almond is not providing enough screening.

There being no further public testimony on this item, the Mayor closed the public portion and brought the matter back to the Council for discussion and action.

Mayor Martin asked staff if the Stormwater Ordinance would apply the the project. Senior Planner Semonian responded in the affirmative. Mayor Martin asked staff if the second unit requirement could be handled under the housing element. Senior Planner Semonian stated if the Council adopts floor area bonuses for second units, the applicants will probably return to request additional floor area.

The Council had no objection to the requested time extension.

Mayor Martin asked for a motion.

Council Member Hunter moved and Council Member Strauss seconded, to approve the requested time extension with the following addition to Condition No. 5, "The applicant shall submit a landscape plan for review and approval by staff, in consultation with the Advisory Design Review Group" and subject to the other findings and conditions in the original approval dated October 8, 2009. Motion carried 3-1-1. Mayor Martin abstained/Russell absent.

Council Member Russell reconvened his position on the Town Council.

16. Council discussion of survey prototype designed by Ross resident Mike Thoma for soliciting resident input.

Mayor Martin introduced Ross resident Mike Thoma who designed a survey prototype in order to solicit resident input, which is available for public review.

Ross resident Mike Thoma generously offered to provide his services to the Town at no charge. He will collect and analyze the data, and present his findings at a community meeting. Survey responses will be kept confidential and only summary data will be published. He plans to distribute the survey by mail and through the Internet to residents and stakeholders in January. He further recommended regular reporting to have improved focus and higher return as well as improved resident satisfaction.

Council Member Hunter desired to know the next step. Mr. Thoma will work with the Mayor to get the surveys completed and get a handful of regulators and friends to do the first review. Then present to the Council with a non-statistical example. Then roll the survey out to the Town. He further agreed to email the link to the Council.

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 The applicants shall provide the planning department with a copy of the recorded documents that include a new legal description of the resulting lots by November 10, 2012.

4. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

End of Consent agenda.

14d. Town Council discussion/action to enter into an Amended Joint Powers Agreement for Hazardous Materials Spills Management with the County of Marin and Marin cities/towns, fire agencies and Marinwood Community Services District.

Mayor Small attends the Joint Oversight Committee meetings and this JPA (*joint powers agreement*) is a housekeeping issue. This JPA has been in existence. It turned out that San Rafael is the only city that actually had a signed agreement, although Ross has been paying 1.1% around \$700 or \$800 per year. Chair Pat Eklund of the Joint Oversight Committee asked each member to go back to their town/city and fill out the necessary paperwork to adopt.

Fire Chief Tom Vallee agreed it is a housekeeping detail. Ross has been a member since the early 1990s. In 2008, the JPA was amended when some agencies combined and for whatever reason it did not go back to the participating agencies for signatures. Staff further noted that the JPA has not changed.

Mayor Small opened the public hearing on this item, and seeing no one wishing to speak, the Mayor closed the public portion and brought the matter back to the Council for action.

Mayor Small asked for a motion.

Council Member Martin moved and Council Member Strauss seconded, to formally enter and sign the JPA agreement for Hazardous Materials Spills Management with the County of Marin and Marin cities/towns, fire agencies and Marinwood Community Services District. Motion carried unanimously.

Mayor Pro Tempore Russell recused himself from the next agenda item in order to avoid the appearance of a conflict.

14e. 21 Fernhill Avenue, Extension of Time for Variance, Design Review, and Demolition Permit No. 1686

Brian and Rachel Wells, 21 Fernhill Avenue, A.P. No. 73-091-37, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum lot size), Low Density (1-3 units per acre). Request for a second one-year time extension to October 8, 2012 for a demolition permit, variance,

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design review application and second unit permit approved on October 8, 2009, to allow the demolition of the existing residence and construction of a 4,082 square foot new residence, 469 square foot detached garage, and landscape improvements including a 16-foot by 32-foot pool. The exterior materials for the French country style residence include cement plaster siding, slate roofing and painted wood windows and doors. A side setback variance was approved to permit 25 square feet of terrace area within the west side yard setback (20 feet required, 16 feet proposed).

Lot area	27,802 sq. ft.
Existing Floor Area	13.5%
Approved Floor Area	16.3% (15% permitted)
Existing Lot Coverage	11.1%
Approved Lot Coverage	9.1% (15% permitted)

Council Member Martin noted that under the municipal code a second extension of up to one year may be granted upon submittal prior to expiration of the first extension, if the Council determines that the original findings remain valid. His concern is that since the approval of this application, one significant change has occurred and that is that this Council adopted the Stormwater Management Ordinance and this project was not reviewed under the terms of that ordinance. He cannot justify that the original findings remain valid. Senior Planner Elise Semonian indicated that when this project came through they were not looking at impervious surfaces as they do today. The project would be required to comply with the Stormwater Management Ordinance. Staff suggested continuing so the applicant can come back with additional information.

Mayor Small clarified with staff that this project would adhere to the new Stormwater Management Ordinance. Senior Planner Semonian responded in the affirmative.

Brian Wells, applicant, explained that they are shrinking the house in regard to lot coverage. He is more than willing to work with the Town. The fact is that his lot is flat. When the flood occurred in 2001, his home was the only one that did not flood. He is asking for an extension that has been granted in the past.

Senior Planner Semonian noted that one requirement is that the landscape plan come back for review, so staff suggested wording that condition in such a way that it opens up review of any impervious non-house surfaces when the landscape plan returns. Council Member Martin stated that currently there are no calculations on existing impervious surface areas and what the project will gain. That process is very beneficial. It gives staff and the Council the ability to look at a project and address long-term concerns. He is willing to suggest that they continue this matter over to the next meeting in order to review the calculations and analyze.

Mayor Small noted that the lot coverage is decreasing. Mr. Wells explained that his house is a 1960 ranch style home and the size of the house is 40% less. He understands the concerns and is more than willing to work with the Town. Senior Planner Semonian did not believe it would be a huge burden to continue the matter and come back with calculations for the Council to review. Council Member Strauss recommended making it part of the submittal with the landscaping plan. Mr. Wells agreed. Council Member Martin is uncomfortable because the extension is conditional on the original valid findings, which he does not know until calculations are provided.

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Mayor Small suggested rather than going with the original findings, include the additional conditions as discussed. Mr. Wells is willing to abide by the recommendations or whatever is required.

Mayor Small opened the public hearing on this item, and seeing no one wishing to speak, the Mayor closed the public portion and brought the matter back to the Council for action.

Mayor Small asked for a motion.

Council Member Hunter moved and Council Member Strauss seconded, to approve the one-year extension on the Wells property at 21 Fernhill subject to the findings and conditions in the original staff report; amending Condition No. 5 to read, "The applicant shall submit a landscape plan for review and approval by staff, in consultation with the Advisory Design Review Group. The revised landscape plan shall seek to reduce impervious surface at the site;" and the project shall comply with the Stormwater Management Ordinance. Motion carried unanimously. Russell recused.

Mayor Pro Tempore Russell reconvened his position on the Town Council.

15. Town Council consideration/action on the Ross Rec Auxiliary request for a holiday tree lighting on the Ross Common between 4:30 and 5:30 p.m. one evening during the first week of December and allow lighting to remain on from 5:00 p.m. to 8:00 p.m. each night until December 25, 2011.

Public Works Director Bob Hemati summarized the staff report and recommended that the Council approve the tree lighting conditioned upon Ross Rec Auxiliary meeting the conditions outlined in the staff report.

Eileen Sheldon, Ross Rec Auxiliary President, explained that the Ghilotti Family offered to provide a generator for the lighting, which can cause some noise issues to neighbors and the Town and asked the Council if that is a possibility. Also, they looked into solar. They contacted professional electricians and all lighting would be on a timer. A letter was distributed to immediate neighbors in regard to their proposal and she has not heard from any residents. She would love to have the lights on later, if reasonable. The event would begin on Monday afternoon and Ross School choir will sing holiday songs followed by a formal countdown by Mayor Small. The Ross Fire Department agreed to usher in Santa Claus on a lighted fire truck and then Santa Claus could mingle with children and pass out candy cans. The Ross School asked if they could tie in the multipurpose room with this event. The entire ceremony would be around 45 minutes. Additionally, they approached businesses in Town to come up with some sort of holiday promotion. The goal is to have a real community-building event welcoming to all generations. She hopes this becomes an annual event. The bids for the tree range from \$2,500 to \$8,000 and Ross Rec Auxiliary has the budget for this event. She further noted that the event would be free of charge.

Council Member Hunter believed it is a great idea and felt it would be a shame to turn the lights off at 8 p.m. and recommended 9 or 10 p.m.

Mayor Pro Tempore Russell suggested going on through the New Year. Ross Rec Auxiliary President Sheldon believed it would make great sense to have lights on through New Year's Day. Mayor Pro Tempore Russell noted his support.



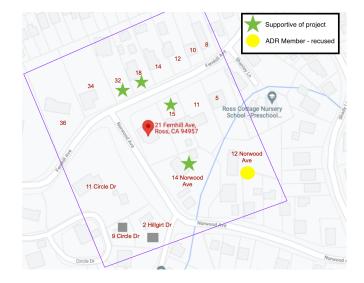
NEIGHBORHOOD OUTREACH

Owners:

Stephanie and Russ Haswell

Project Address:

21 Fernhill Avenue Ross CA 94957



Neighbor and Address:

Mark and Molly Gamble 14 Norwood Avenue, Ross, CA 94957

- Date of Outreach: August 3, 2021
- How I informed them of the project: In Person Left them paper version of landscaping concept and exterior elevations to review
- Comments: "Your plans look great and thank you for sharing them while they were hot off the press. As you said, that wonderful, sunny property needs a little love and it looks like you will give it that. I like that you are staying on the existing footprint for the main house and sticking to the traditional aesthetic of the neighborhood. The location of the pool house makes sense for the property and has the least impact on neighbors, including us. I wasn't sure how big you are thinking that structure would be, but we would support your project as long as the total overall FAR isn't over 18%."
- Concerns: Ensure project doesn't exceed 18% FAR
- Mediations: None project met requirements

Neighbor and Address:

Stephanie and Chris Roeder 15 Fernhill Avenue Ross, CA 94957

- Date of Outreach: September 6, 2021
- How I informed them of the project: In Person Showed them paper version of landscaping concept and exterior elevations
- Comments: General approval.
- Concerns: Two requests made:
 - They would like us to reduce the height of our hedge along their pool area because it blocks the sunlight. We will do this as part of the project (Or prior to summer pool use).
 - They encouraged us to add parking along our property on Fernhill. The prior owners had placed rocks in this area and allowed Ivy to grow.
- Mediations:
 - Rocks on Fernhill will be removed and parking is included

Neighbor and Address:

Amy and Dave Schaffer 18 Fernhill Avenue Ross, CA 94957

- Date of Outreach: September 6, 2021
- How I informed them of the project: In Person Showed them paper version of landscaping concept and exterior elevations
- Comments: General approval they are across the street and down a bit so not really

impacted.

Concerns: None raisedMediations: None

Neighbor and Address:

Kelly and Kurt Wilms 32 Fernhill Avenue Ross, CA 94957

• Date of Outreach: September 8, 2021

• **How I informed them of the project:** In Person - Showed paper version of landscape concept and walked 21 Fernhill property with them to discuss.

Comments: General approvalConcerns: None raisedMediations: None

Neighbor and Address:

Mark and Sarah Kruttschnitt 12 Norwood Avenue Ross. CA 94957

• Date of Outreach: September 17, 2021

• How I informed them of the project: We had a zoom call with Mark to discuss the ADR process. Because he happens to be a neighbor, he let us know that he'd be recusing himself from the review of our project. We described the project verbally, but he did not review our plans. We did not get any indication that there would be concerns.

Comments: On ADR, so recusing himself from the project review

Concerns: NoneMediations: None

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