



Agenda Item No. 20.

Staff Report

Date: November 10, 2016

To: Mayor Hoertkorn and Council Members

From: Heidi Scoble, Planning Manager

Subject: Grujic and Lewis Residence, 1 Upper Road and 206 Lagunitas Road, File No. 2016-040

Recommendation

Town Council approval of Resolution 1975 conditionally approving Design Review, a Variance, a Hillside Lot Permit, a Lot Line Adjustment, and a Tree Removal Permit to allow the reconfiguration of property lines between the contiguous parcels known as 1 Upper Road and 206 Lagunitas Road and the new construction of a swimming pool at 1 Upper Road (APN 073-122-15) and 206 Lagunitas Road (073-122-16). Other improvements include landscaping, the installation of retaining walls, and the removal of nine trees, eight of which require a Tree Removal Permit.

Project Summary

Owner: Alan Grujic and Kailey Lewis
Design Professional: Pacific Design Group
Location: 1 Upper Road and 206 Lagunitas Road
A.P. Number: 073-122-15 and 073-122-16
Zoning: R-1:BA (Single Family Residence, 1 Acre Min. Lot Size)
General Plan: Very Low Density (.1-1 Units/Acre)
Flood Zone: Zone X (Outside 1-percent annual chance floodplain)

Existing and proposed conditions:

	1 Upper Road	206 Lagunitas Road
Existing Lot Area	89,325 sq. ft.	42,931 sq. ft
Proposed Lot Area	75,922 sq. ft	56,334 sq. ft
Existing Floor Area/Ratio	11,598 sq. ft. (12.98%)	0 sq. ft (0%)
Proposed Floor Area/Ratio	11,045 sq. ft. (14.54%)	237 sq. ft (0.0042%)
Existing Lot Coverage	10,001 sq. ft. (11.19%)	0 sq. ft (0%)
Proposed Lot Coverage	9,255 sq. ft. (12.19%)	304 sq. ft (0.0053%)
Existing Impervious Surfaces	14,164 sq. ft. (15.8%)	13,300 sq. ft (31.3%)
Proposed Impervious Surfaces	13,918 sq. ft. (15.5%)	11,612 sq. ft. (20.6%)

Project Description

The applicant is requesting Design Review, a Variance, a Hillside Lot Permit, a Lot Line Adjustment, and a Tree Removal Permit to allow the reconfiguration of property lines between the contiguous parcels known as 1 Upper Road and 206 Lagunitas Road and the new construction of a swimming pool.

The project would result in transferring 13,403 square feet of land from 1 Upper Road (also the location of the existing swimming pool for 1 Upper Road) to the contiguous legal parcel of record known as 206 Lagunitas Road. As a result of the Lot Line Adjustment, the existing legal nonconforming swimming pool associated with 1 Upper Road would be transferred to 206 Lagunitas Road. The existing swimming pool associated with 1 Upper Road is currently located within the rear and side yard setback. The proposed Lot Line Adjustment would result in the existing swimming pool to be located within the rear and side yard setback of 206 Lagunitas Road.

The applicant is also proposing to construct a new swimming pool to be located directly adjacent to the residence at 1 Upper Road. The proposed swimming pool location would require the demolition of an existing 227 square foot detached accessory structure that is located at 1 Upper Road. Other project features associated with the proposed swimming pool would entail new landscaping, the removal of nine trees (six Bay Laurels, two sugar maples, and one coastal redwood), in addition to the construction of new stone retaining walls to match the existing retaining walls on site.

Although the project plans show a conceptual sketch of how 206 Lagunitas Road may be developed, the applicant is not proposing the development of the property and a subsequent Design Review and Hillside Lot Permit would be required for any new construction of a single-family residence.

The proposed improvements require the following permits.

- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the project would excavate more than 50 cubic yards of soil to allow the installation of a new swimming pool at 1 Upper Road.
- **A Variance is required pursuant to RMC Chapter 18.48** to allow the existing legal nonconforming swimming pool to have nonconforming setbacks associated with the proposed Lot Line Adjustment.
- **A Hillside Lot Permit is required pursuant to RMC Chapter 18.39** because a portion of the project site is located in a Hazard Zone 4, thus triggering the review of the project.
- **A Lot Line Adjustment is required pursuant to RMC Section 17.10.040(a)** for relocating lot lines between four or fewer existing adjoining parcels where the land taken from one parcel is added to an adjoining parcel and where a greater number of parcels than originally existed is not created.

- **A Tree Removal Permit is required pursuant to Ross Municipal Code (RMC) Section 12-24.080** to allow for the removal of eight significant trees (12" in diameter or greater) on improved land. The Coastal Redwood is only 6" in diameter and does not meet the threshold to require a Tree Removal Permit.

Background and Discussion

The project site is comprised of two contiguous parcels created by Marin County recorded Parcel Map known as the Lands of Gray. The Lands of Gray created a reoriented parcel totaling 89,325 square feet known as 1 Upper Road and a reoriented parcel totaling 42,931 square feet known as 206 Lagunitas Road.

The parcel known as 1 Upper Road is developed with an existing single family residence circa the early 1900's, a swimming pool, and detached accessory structures. The average slope of the parcel is 29% and access is from Upper Road. Ross Creek, a blue line tributary, runs through the bottom portion of the parcel.

The parcel known as 206 Lagunitas Road is developed with a tennis court and other rustic outdoor picnic related amenities. The parcel was approved to be developed in 1993 by the Town Council approval of a Use Permit for the tennis court and other outdoor features. The average slope of the parcel is approximately 10% and access to the project site is via 1 Upper Road via a walking bridge and also by a driveway on Lagunitas Road. Ross Creek, a blue line tributary, also runs through the top half of the parcel.

Advisory Design Group Review

The Advisory Design Review (ADR) Group reviewed the project on September 27, 2016 and supports the project with the following recommendations:

- Ensure the new swimming pool complies with setbacks
- Ensure the visibility of the project is screened from Glenwood Avenue
- Minimize grading-possibly shift the new swimming pool closer to the residence
- Design the retaining walls to have more depth between the terraces

In order to address the comments raised by the ADR Group, the project has been redesigned to slightly reorient the location of the pool to minimize grading. The location of the retaining walls has been modified and the terraces between the retaining walls have been increased. Additionally, the project includes dense planting to provide screening of the pool and the swimming pool is located to comply with the requisite setbacks. Lastly, no retaining wall is designed to be over 6 feet tall.

Key Issues

Variance to allow the Lot Line Adjustment

The Variance is a result of the location of the existing legal nonconforming swimming pool. The existing swimming pool associated with 1 Upper Road is located within the side and rear yard setback and situated at significant distance from the main residence at the lowest part of a long and steep parcel. Specifically, the existing swimming pool is located approximately 16 feet from the side property line where a 45 foot side yard setback is required and approximately 26 feet from the rear yard setback where a 70 foot rear setback is required.

The Lot Line Adjustment would shift the location of property lines and would result in the subject swimming pool to be located approximately 16 feet from the side property line and within the side and located approximately 20 feet from the rear property line and within the rear yard setback associated with 206 Lagunitas Road even though the physical location of the swimming pool is not changing.

In order to approve a Variance, the Council is required to make three requisite findings. The findings relate to special circumstances, ensuring there would be no grant of special privilege, and that the granting of the Variance would not adversely impact the public health, safety, and welfare of properties within the neighborhood. Upon review of Variance request, staff is able to support the Variance due to the unusual shape of the subject parcels, the varied topography, and the built environs relative to the development of each of the respective parcels, including the location of the existing swimming pool. Lastly, the shifting of property lines resulting from the Lot Line Adjustment would not create any adverse impacts relative to public health, safety, and welfare.

Impervious Surfaces

The project was designed with a net increase of 653 square feet of new impervious surfaces as identified in the drainage report prepared by Dan J. Hughes dated October 17, 2016. In order to address the increase in impervious surfaces and to support the project findings, a drainage study and preliminary stormwater control plan was designed to provide 180% of the required retention based on the increase between pre-construction and post-construction 25-year storm event flows.

Since the release of the public notice for the project, the applicant has opted to modify the scope of the project to reduce the amount of impervious surfaces for 1 Upper Road so that the project would reduce the post-project impervious surfaces by 246 square feet. The reduction of impervious surfaces would include the removal of the spa building, the concrete behind the garage, the brick runway to the pool, and stone pavers. As such, with the reduction of impervious surfaces and the drainage and stormwater improvements that will be installed, the project would be consistent with the Design review criteria and standards relative to a reduction of impervious surfaces beyond pre-construction conditions.

Noise

The property owner at 2 Upper Road has provided a Neighborhood Acknowledgement Form identifying concerns regarding potential noise pollution associated with the installation of the new swimming pool. While staff empathizes with the concerns of the neighbor, due to the location of the swimming pool relative to the topography of the site and the surrounding properties, the proposed landscape plan and plantings, the location of the pool equipment, and being designed to comply with the building setbacks for properties located in the R-1:B-A zoning district, staff suggests any noise associated with the use of the pool will be similar to the uses of other pools in the neighborhood and therefore the project is found to be consistent with the zoning regulations.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. The Town has received Neighbor Acknowledgement Forms from 2 upper Road, 20 Glenwood, and 202 Lagunitas Road. Staff has not received comments as of the writing of this report.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit and associated impact fees, which are based the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no net funding impacts associated with the project.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303(e), Class 3 –New construction or Conversion of Small Structures, because the project consists of the new construction of a swimming. The project is also categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15305, Class 5 as the project consists of a minor lot line adjustment and setback variances not resulting in the creation of any new parcel. Furthermore, no exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Resolution 1975
2. Project Plans
3. Project History
4. Applicant project information

- a. Project description and mandatory Variance findings
 - b. Geotechnical Investigation Report prepared by Rollo & Ridley dated August 22, 2016
 - c. Arborists Report prepared by Mr. Arbor dated October 11, 2016
 - d. Drainage Report prepared by Dan J. Hughes dated October 17, 2016
 - e. Photograph of existing retaining wall
5. Excerpt from the September 27, 2016 ADR Meeting

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 1975

A RESOLUTION OF THE TOWN OF ROSS APPROVING A DESIGN REVIEW, SIDE YARD AND REAR YARD SETBACK VARIANCE, A HILLSIDE LOT PERMIT, A LOT LINE ADJUSTMENT, AND A TREE REMOVAL PERMIT TO AT 1 UPPER ROAD AND 206 LAGUNITAS ROAD (APN 073-122-15 and 073-122-16)

WHEREAS, Pacific Design Group, Inc., on behalf of property owners Alan Grujic and Kailey Lewis, have submitted an application for Design Review, a Variance, a Hillside Lot Permit, a Lot Line Adjustment, and a Tree Removal Permit to allow the reconfiguration of property lines between the contiguous parcels known as 1 Upper Road and 206 Lagunitas Road and the new construction of a swimming pool at 1 Upper Road (APN 073-122-15) and 206 Lagunitas Road (073-122-16) (the “project”). Other improvements include landscaping, the installation of retaining walls, and the removal of nine trees, eight of which requires a Tree Removal Permit; and

WHEREAS, the project was determined to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303(e), Class 3 –New construction or Conversion of Small Structures, because the project consists of the new construction of a swimming. The project is also categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15305, Class 5 as the project consists of a minor lot line adjustment and setback variances not resulting in the creation of any new parcel. Furthermore, no exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources; and

WHEREAS, on November 10, 2016, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit “A” approving the Design Review, a Variance, a Hillside Lot Permit, and a Lot Line Adjustment for the project described herein,

subject to the Conditions of Approval attached as Exhibit "B" at 1 Upper Road and 206 Lagunitas Road.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 10th day of November 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen Hoertkorn, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FIDNINGS TO APPROVE
1 Upper Road and 206 Lagunitas Road
APN 073-122-16 and 073-122-15

A. Findings

I. In accordance with Ross Municipal Code Section 18.41.070, Design Review is approved based on the following findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

The Design Review component of the project would allow for the new construction of the swimming pool, in addition to the installation of landscaping and retaining walls. The project would meet the purpose of the Design Review chapter through its high-quality design and materials. The swimming pool, landscaping, and retaining walls are designed to be complimentary to the architectural style and materials of the existing residence. The project would not impact any unique environmental resources due to the location of the swimming pool, landscaping, and associated improvements relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater due to the removal of existing impervious surfaces that would result in a net reduction of pre-project impervious surfaces. The project has also been designed to accommodate on-site drainage by providing 180% of the required retention based on the increase between the pre-construction and post-construction 25-year storm event.

b) The project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100.

As summarized in the staff report dated November 10, 2016, the project would be consistent with the design review criteria and standards relative to architectural design, materials, colors, and landscaping. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

c) The project is consistent with the Ross General Plan and zoning ordinance.

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Very Low Density land use designation of the General Plan and the single family residence chapter of the zoning ordinance.

II. In accordance with Ross Municipal Code Section 18.38.060 - Approval of a Hillside Lot Permit is approved based on the following findings:

a) The project complies with the stated purposes of the Hillside Lot Ordinance.

The development is sited in an area that has been previously disturbed with landscaping and structures and not viewed as public or private open space area, and preserves significant natural features of the site, and would not obstruct views for adjacent sites or the public. The site is already served by public sewer and water and accessed from a private road. The project is feasible from a structural standpoint and will not create slides or other hazards. The project would also be required to comply with the California Building and Fire Codes and conditions of project approval to ensure erosion control, appropriate site drainage and public safety.

b) The project complies with the development regulations of Section 18.39.090, or that the Town Council has considered and approved a variance.

The project would meet the development regulations specified in Section 18.39.090 as follows:

1. The project would not result in new floor area.
2. With the exception of the grading that would be necessary to accommodate the swimming pool, the project is designed to require minimal grading.
3. The project has been architecturally designed with high quality materials and would have a compatible scale with the neighborhood.
4. The project would not obstruct any public or private views.
5. The project would be required to demonstrate compliance with the Wildland Urban Interface regulations at the time of building permit issuance. The swimming pool could also be used as an emergency water source to facilitate fire protection.
6. The project would not create any long-term circulation and access impacts along Upper Road or Glenwood Avenue.

c) The project substantially conforms to the hillside development guidelines in Section 18.39.090.

As supported in the above finding, the project would conform to the hillside development guidelines in Section 18.39.090.

III. In accordance with Ross Municipal Code Section 18.48.020, a Variance is approved based on the following findings:

- 1. That there are special circumstances or conditions applicable to the land, building or use referred to in the application;**

Pursuant to Section 18.48.010(1), Variances shall only be granted because of a special circumstance to the property, such as size, shape, topography, location or surroundings. The Variance is a result of the location of the existing legal nonconforming swimming pool. The existing swimming pool associated with 1 Upper Road is located within the side and rear yard setback and situated at significant distance from the main residence at the lowest

part of a long and steep parcel. The Lot Line Adjustment would shift the location of property lines that would result in the subject existing swimming pool to be located within the side and rear yard setback associated with 206 Lagunitas Road even though the physical location of the existing swimming pool is not changing. From a topography standpoint, the shift in property lines creates a better orientation of the existing swimming pool relative to the future development of the site.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights;

The granting of the side and rear yard Variance would be consistent with other Variances that have been granted for similar projects in similar zoning districts within the Town. The project would also allow the property owner to preserve the existing development right to maintain the location of the existing swimming pool; the only difference being that the nonconforming setback would be shifted from 1 Upper Road to 206 Lagunitas Road.

3. That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The project would not adversely affect health and safety of nearby residents as the project would be constructed in compliance with the building code and fire codes as the existing structure and use of a swimming pool would not be modified. Additionally, better access to the swimming pool would occur due to the topography of the site and the swimming pool's proximity to 206 Lagunitas Road as opposed to 1 Upper Road. Additionally, the project encroachment would not negatively impact any adjacent properties, would still allow adequate vehicular circulation and access to the detached two car garage, and would be the minimum encroachment necessary to therefore the project is consistent with this finding.

IV. In accordance with Ross Municipal Code Section 17.10.040(a), a Lot Line Adjustment is approved based on the following findings:

1. The adjustment will not create a greater number of parcels than existed prior to the adjustment.

The Lot Line Adjustment would modify the property lines between two legal lots of record and would than create any new parcels.

2. The adjustment will not result in an increase in the number of non-conforming parcels.

The project would not result in an increase in the number of nonconforming parcels as both project parcels currently are considered nonconforming.

3. The adjustment will not increase the non-conformity of any parcel; and

As summarized in the November 10, 2016 staff report, the project would transfer an existing legal nonconforming swimming pool that is located within a side and rear yard setback associated with 1 Upper Road to a newly configured parcel located at 206 Lagunitas Road. The swimming pool would then be located within the side and rear yard setback of 20 Lagunitas Road. Although the project would shift the nonconforming swimming pool from one parcel to another, as summarized above, the Variance findings to support the nonconformity can be achieved.

4. All of the parcels resulting from the adjustment are consistent with the General Plan, Zoning Ordinance, and Building Code.

As supported by the above Variance and Lot Line Adjustment findings, the project would be consistent with the General Plan, Zoning Ordinance, and Building Code.

V. In accordance with Ross Municipal Code Section 12.24.080, a Tree Removal permit is approved based on the following findings:

1. The alteration or removal of the nine trees, eight of which require a Tree Removal Permit, is necessary to allow the economic enjoyment of the property, such as the new construction of a swimming pool, because the trees are located over the most feasible development area.
2. The alteration or removal would not adversely impact the subject property or neighboring properties because a large number of trees will remain.
3. Tree removal would not result in significant erosion or the diversion of increased flows of surface water because engineered fill would be placed where stumps are removed.
4. The alteration or removal is necessary due to the Ross Valley Fire Department's requirements for improved on-site circulation. The Ross Valley Fire Department has also approved a Vegetation Management Plan that includes tree removal that is required to comply with state mandated defensible space criteria.

EXHIBIT "B"
CONDITIONS OF APPROVAL
1 Upper Road and 206 Lagunitas Road
APN 073-122-16 and 073-122-15

1. This approval authorizes the Design Review, a Variance, a Hillside Lot Permit, and a Lot Line Adjustment to allow the reconfiguration of property lines between the contiguous parcels known as 1 Upper Road and 206 Lagunitas Road and the new construction of a swimming pool at 1 Upper Road (APN 073-122-15) and 206 Lagunitas Road (073-122-16). Other improvements include landscaping, the installation of retaining walls, and the removal of nine trees, eight of which requires a Tree Removal Permit.
2. The building permit shall substantially conform to the plans entitled, "1 Upper Road Residence" consisting of 10 sheets prepared by Sutro Architects, date stamped received April 28, 2016.
3. Prior to issuance of a building permit, the following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit. The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
4. Prior to issuance of a building permit, a final landscape plan, prepared by a licensed architect, shall be reviewed and approved by the Planning Manager. The final landscape plan would show plant sizes that reflect the proposed project renderings.
5. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
6. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
7. Prior to Building Permit Issuance, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public rights-of-way is

prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum “cut-off” appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.

8. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. 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. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, 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.
 - b. A registered Architect or Engineer’s stamp and signature must be placed on all plan pages.
 - c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
 - d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a “back-up” system (e.g., temporary seeding and mulching or straw matting).
 - e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
 - f. The drainage design shall comply with the Town’s stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director, who may consult with the town hydrologist at the

applicants' expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town building department prior to project final.

- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the working hours as identified in the below condition 8.n.
- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- j. A Final construction management plan shall be submitted in time to be incorporated into the job.
- k. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the project and the construction management plan.
- l. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.

- m. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- n. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- o. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).
- p. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved. (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- q. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- r. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.

- s. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- t. The project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.
- u. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- v. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- w. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- x. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The plan shall include a signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a "back-up" system. (Temporary seeding and mulching or straw matting are effective controls).
- y. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
 - i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.
 - ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.

- iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.

9. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") 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 alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

Data

1 Upper Road
Ross, California
APN 073-122-16 & 15

EXISTING

FAR Summary

Parcel A: Existing Lot Size:	89,325 sf	Source of Data Schroeder & Associates
Building	Size (SF)	As Built Services
Main House - Main Level	3,433 sf	
Main House - Upper Level	3,207 sf	
Carrage House - Main	1,941 sf	
Guest House - Upper	871 sf	
Guest House	590 sf	
Play House - Main	540 sf	
Play House - Upper	463 sf	
Tri-Cottage	316 sf	
Pool House	237 sf	
Total:	11,598 sf	
Calculated FAR	12.98%	
Allowable based on 15%	13,398.75 sf	

Coverage Calculation

Existing Lot Size:	89,325 sf	Source of Data Schroeder & Associates
Building	Size (SF)	As Built Services
Main House	4,429 sf	
Carrage House	2,143 sf	
Guest House	1,519 sf	
Play House	1,164 sf	
Tri-Cottage	442 sf	
Pool House	304 sf	
Total:	10,001 sf	

Calculated Coverage	11.19%
Allowable based on 15%	13,398.75 sf

Parcel B: Existing Lot Size:	42,931 sf	Source of Data Schroeder & Associates
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PROPOSED

FAR Summary

Parcel A: Proposed Lot Size: Slope: 20%	75,922 sf	Source of Data Schroeder & Associates
Building	Size (SF)	As Built Services
Main House - Main Level	3,433 sf	
Main House - Upper Level	3,207 sf	
Carrage House - Main	1,941 sf	
Guest House - Upper	871 sf	
Guest House	590 sf	
Play House - Main	540 sf	
Play House - Upper	463 sf	
Total:	11,045 sf	
Calculated FAR	14.54%	
Allowable based on 15%	11,388 sf	

Coverage Calculation

Proposed Lot Size:	75,922 sf	Source of Data Schroeder & Associates
Building	Size (SF)	As Built Services
Main House	4,429 sf	
Carrage House	2,143 sf	
Guest House	1,519 sf	
Play House	1,164 sf	
Total:	9,255 sf	
Calculated Coverage	12.19%	
Allowable based on 15%	11,388 sf	

FAR Summary

Parcel B: Proposed Lot Size: Slope:	56,334 sf 19.2%	Source of Data Schroeder & Associates
Building	Size (SF)	As Built Services
Pool House	237 sf	
Total:	237 sf	
Calculated FAR	0.0042%	
Allowable based on 15%	8,450 sf	

Coverage Calculation

Proposed Lot Size:	56,334 sf	Source of Data Schroeder & Associates
Building	Size (SF)	As Built Services
Pool House	304 sf	
Total:	304 sf	
Calculated Coverage	0.539%	
Allowable based on 15%	8,450 sf	

Index

Contents

1 Cover/Data

Site

- 2 Lot Line Adjustment
- 3 Existing Survey
- 4 Site Plan
- C1 Preliminary Grading and Drainage Plan
- 5 Parcel B Conceptual Plan
- 6 Vegetation Management Plan
- 7 Construction Management Plan
- ec1 Erosion Control Plan
- ec2 Erosion Control Details

Project Requests

1. Design Review
2. Lot Line Adjustment
3. Variance (for structures 18" above natural grade in required setbacks)
4. Helixide Lot Permit

Project Description

The project proposes a Lot Line Adjustment between two legal parcels under one ownership. Additionally, on Parcel 'A', the project requests Design Review to construct a new swimming pool and spa, and remove an existing 227 sf of spa building. The existing pool and pool house is to remain and be fully contained within the limits of Parcel 'B'.

Impervious Area Calculations

1 Upper Road:

Existing:	
A. Garage/Main Residence/Driveway/Porches	11,873 sf
B. Cottage	1,442 sf
C. Guest House	534 sf
D. Spa Building	515 sf
E. Concrete behind Garage	432 sf
F. Brick Runway to Pool - TBR	159 sf
G. Stone Pavers at Playhouse/ Spa Building	127 sf
H. Stone Pavers at Kitchen	164 sf
Total:	15,063 sf

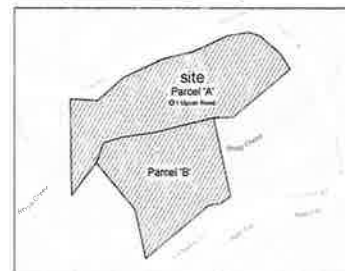
Proposed:	
A. Garage/Main Residence/Driveway/Retiact	11,873 sf
B. Cottage	1,442 sf
C. Guest House	534 sf
D. Spa Building - TBR	(215 sf)
E. Concrete behind Garage - TBR	(432 sf)
F. Brick Runway to Pool - TBR	(159 sf)
G. Stone Pavers at Playhouse/ Spa Building - TBR	(127 sf)
H. Stone Pavers at Kitchen - TBR	(164 sf)
I. New Pool (22' x 4')	864 sf
Total:	14,817 sf (246 sf)

205 Lehigh Road:

Existing:	
A. Pool House/Pool/Related Deck/s	4,680 sf
B. Retaining Walls	1,257 sf
C. Storage Building	185 sf
D. Tennis Court	(7,188 sf)
Total:	13,306 sf

Proposed:	
A. Pool House/Pool/Related Deck/s	4,680 sf
B. Retaining Walls	1,257 sf
C. Storage Building	185 sf
D. Tennis Court - TBR	(7,188 sf)
E. New Residence	3,300 sf
Total:	11,812 sf (1,688 sf)

Vicinity



1 UPPER ROAD RESIDENCE

ROSS • CALIFORNIA

Pacific Design Group, Inc.
280 Magnolia Avenue, Suite 200
Larkspur, California 94939
415-907-3500

ARC
HIT
ECT
URE



1 Upper Road Residence

1 Upper Road
Ross, California 94957
APN 073-122-16 & 15

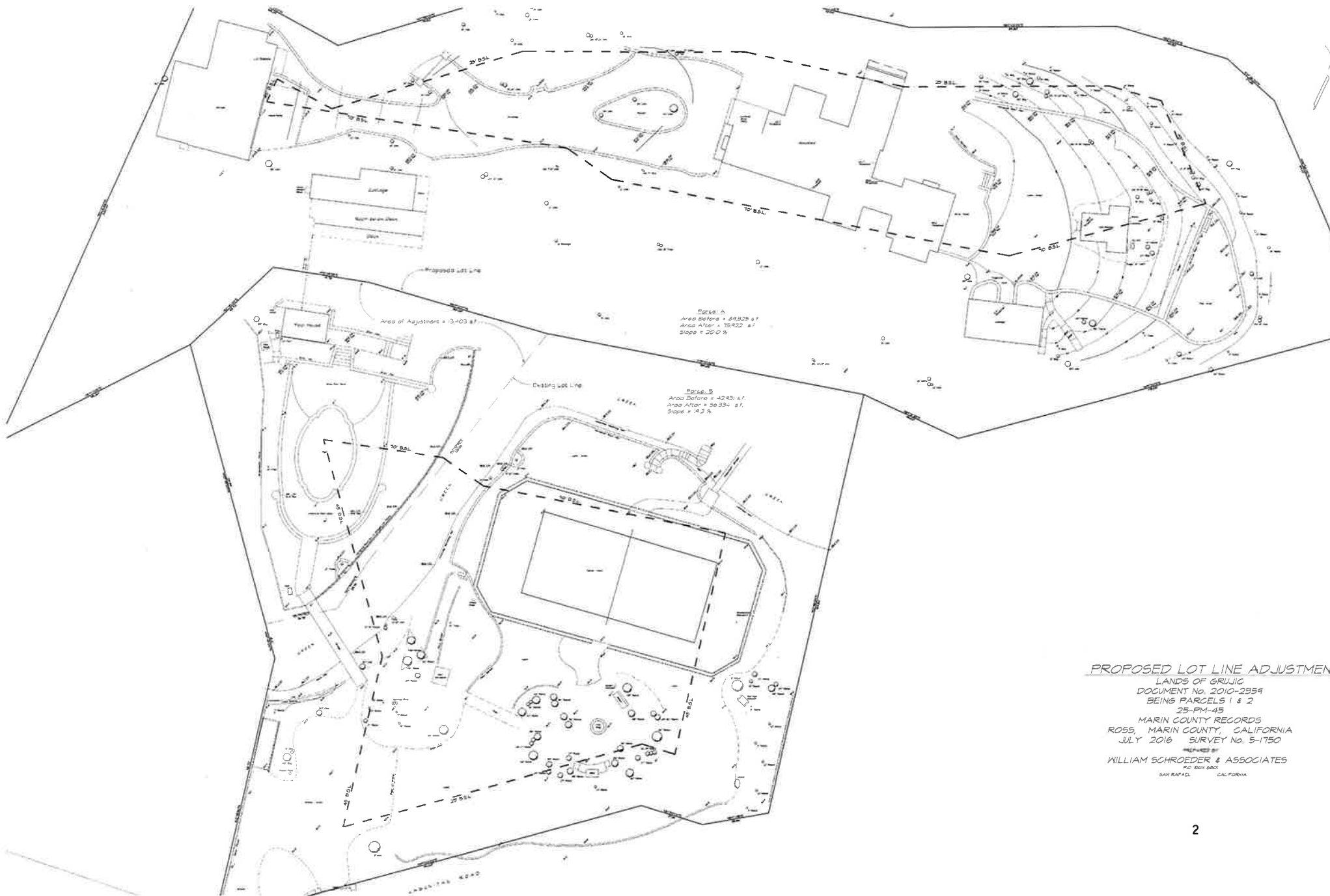
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Planning Department

OCT 28 2016

Town of Ross

Issue Date

Cover



PROPOSED LOT LINE ADJUSTMENT:

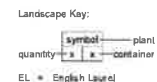
LANDS OF GRUJIC
DOCUMENT No. 2010-2959
BEING PARCELS 1 & 2

MARIN COUNTY RECORDS
ROSS, MARIN COUNTY, CALIFORNIA
JULY 2016 SURVEY No. 5-1750

PREPARED BY
WILLIAM SCHROEDER & ASSOCIATES
P.O. BOX 6801
SAN RAFAEL, CALIFORNIA

1 Upper Road
Ross, California 94957
AP# 073-122-16 & 15

Issue	Date
-------	------



Based on Survey No. S-1750
Prepared by William Schroeder & Associates
San Rafael, California

Site Plan

1/8" = 1'-0"



ROOMS KEY:

- A. APARTMENT
- B. BREAKFAST
- C. PRIVATE COURTYARD
- D. GUEST PARKING
- E. KITCHEN
- F. FAMILY
- G. POWDER ROOM
- H. ENTRANCE
- I. STUDY
- J. MUDROOM
- K. LIVING ROOM

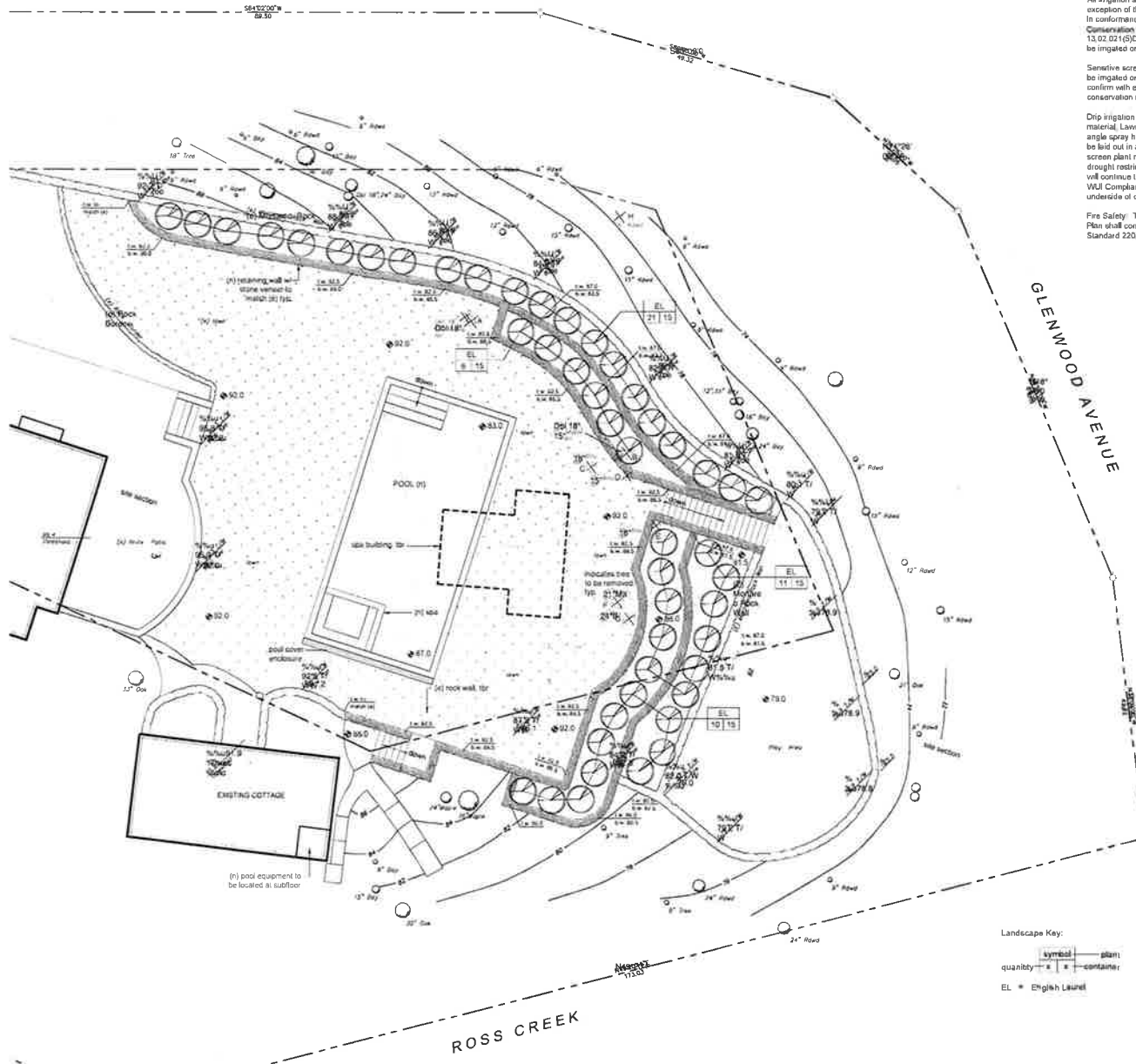
Scale: 1/8" = 1'-0"

CHAMBERS + CHAMBERS ARCHITECTS



GRUJIC RESIDENCE
CONCEPTUAL SKETCH
08/01/2016

UPPER ROAD



NOTES

All irrigation shall be drip system, with the exception of the grass area. In conformance to the MWD Water Conservation Ordinance 21, Code Section 13.02.021(5)(D), (A), trees as noted are to be irrigated on a separate, single valve.

Sensitive screening areas as noted are to be irrigated on a separate, single valve, to conform with existing or future drought conservation measures.

Drip irrigation to be used for all plant material. Lawn to be irrigated with low angle spray heads. Drip irrigation system to be laid out in a manner that prioritizes screen plant material. Therefore, in case of drought restrictions, screen plant material will continue to be irrigated. WUI Compliant screening to all exposed underside of decks.

Fire Safety: The Vegetation Management Plan shall comply with Ross Valley Fire Standard 220.

VEGETATION MANAGEMENT PLAN

Per Ross Valley Fire Department Standard 220

NARRATIVE

- There are currently mature coast live oaks, bay, and a few other miscellaneous native shrub species throughout the property. The intent is to properly maintain the mature live oaks and to thin out the existing shrubs to provide a fire break from the house.
- Proposed plantings throughout the site will include fire-resistant, irrigated shrubs, perennials and ground covers.
- All weeds and grasses shall be cut regularly. Mowers, saws and yard maintenance equipment shall be equipped with spark arrestors. Areas to be moved shall be checked for rocks or metal to avoid sparking of mower blades.
- Vegetation shall be trimmed to within 10'-0" of roadways as required for defensible areas. Trees shall be trimmed so as to not hang lower than 15'-0" above the roadway.
- Dead and dying vegetation shall be seasonally removed to reduce vegetation and ladder fuels.
- Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.

NOTES

- No native grasses will be planted within the defensible zone.
- All planted areas inside the defensible zones shall be irrigated.
- Regardless of plant selection, shrubs should be spaced so that no continuity exists between the ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.
- Trees should be planted such that when mature, their crowns will be separated by at least 12'-0" feet. Add an additional five feet for every ten (10%) percent increases in slope. Existing trees may be required to be thinned and/or removed depending on their configurations and distance from the structure.
- Separate individual shrub crowns by at least two times the height or clump shrubs into islands of no greater than 18'-0" ft. Separate the islands by a distance of no less than two times the canopy height.

HAZARD ASSESSMENT

Aspect: SE, W	= 3
Slope: 31%	= 8
Fuel Type (0-30 ft): Specimen Garden	= 1
Fuel Type (31-100 ft): Conifer w/ brush under story	= 5
Total Hazard Points:	= 17

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1414 Magnolia Avenue, Suite 200
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916.833.8100
www.pacificdesigngroup.com

ARCHITECTURE

1 Upper Road Residence

1 Upper Road
Ross, California 94957
APN: 073-122-18 & 15

Issue Date

Vegetation Management Plan

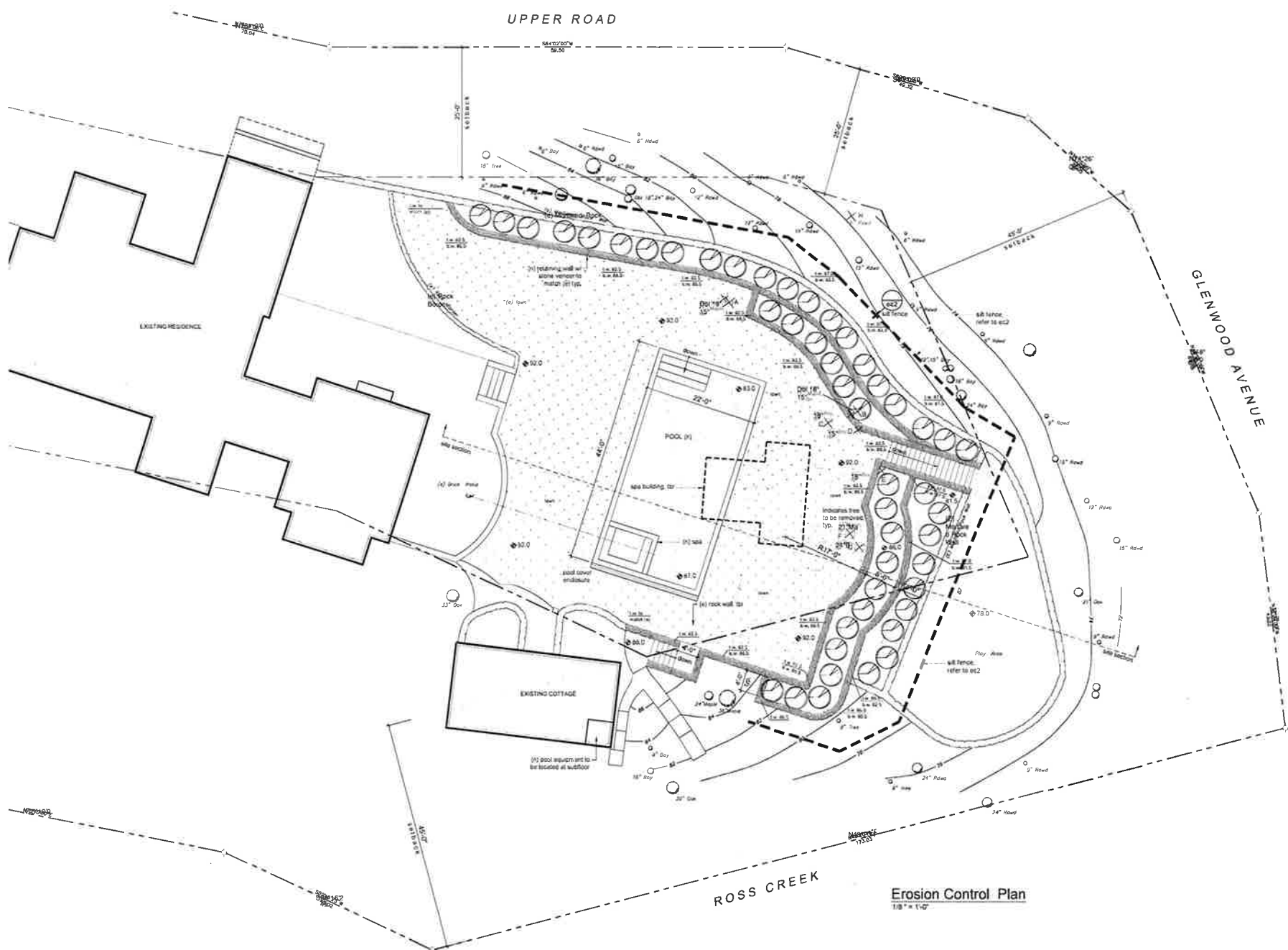
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1 Upper Road
Ross, California 94957
AP# 073-122-16 & 15

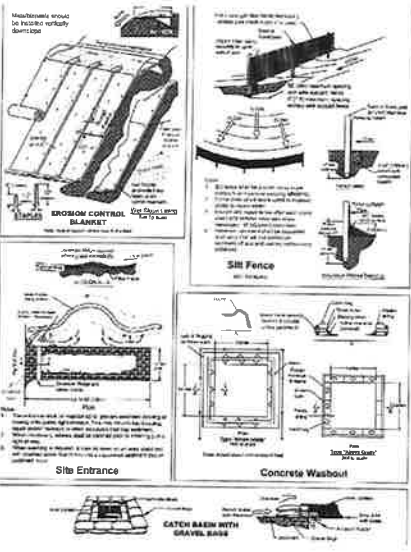
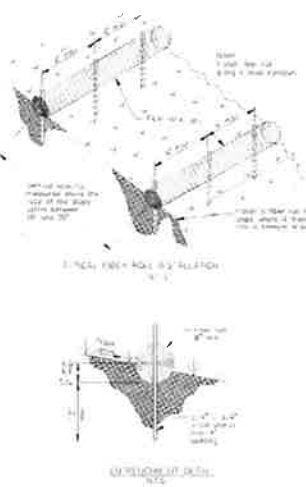
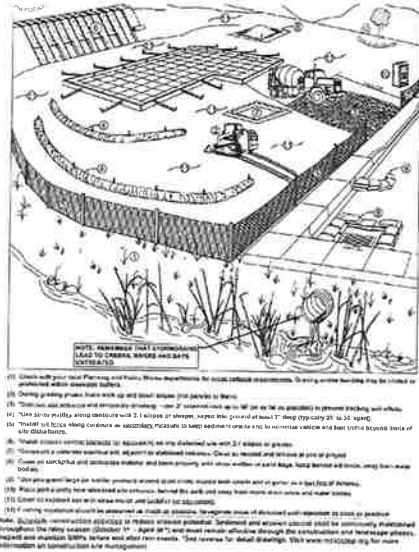
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Erosion
Control Plan
1/8" = 1'-0"

ec1



Marin County Stormwater Pollution Prevention Program
Minimum Erosion/Sediment Control Measures



Erosion Control Notes

1. Erosion sedimentation and pollution controls shall be provided in accordance with accepted Best Management Practices (BMP)
 2. Erosion control measures shall be installed prior to any day when a chance of 30% rain is forecast and prior to October 15 and shall be maintained by the contractor in proper working order throughout the first winter. This protection shall consist of appropriate filter fences, diversion berms, straw bale dikes, etc. These devices shall be placed in order to minimize erosion and to collect sediment generated by the construction of this project. Except for paved and landscaped areas already completed, all graded areas shall be hydroseeded in order to prevent erosion of bare earth. Erosion, sedimentation, and pollution control shall be provided in accordance with the RWQCB's erosion and sediment control field manual, current edition, as published by the Association of Bay Area Governments. The contractor is responsible for erosion control all year long during the rest of the work.
 3. The contractor shall prevent storm water pollution for the duration of the project. The contractor shall conform to the Best Management Practices to prevent stormwater pollution from construction related activities as approved by BASMAA (Bay Area Stormwater Management Agencies Association)
 4. The contractor shall maintain a clean site at all times which is free from debris, hazardous wastes, or stockpiled material unless approved by the Project Engineer. All approved stockpiles shall be covered and protected to prevent stormwater pollution.
 5. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 15.
 6. Remove spoils promptly, and avoid stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials should be tarped.
 7. Store, handle and dispose of construction materials and wastes so as to avoid their entry into the storm system, contractor must not allow concrete, washwaters, slurries, paint, or other materials to enter catchbasins or to enter site runoff.
 8. Use filtration or other measures to remove sediment from dewatering effluent.
 9. Install filter fabric bags inside all catch basins and maintain during Winter storms.
 10. No cleaning, fueling, or maintaining vehicles on-site, except in area designed to contain and treat runoff.
 11. Use of pesticides and/or fertilizers, when applied, shall be controlled to prevent pollution runoff.
 12. All areas of cut, fill and ungraded areas disturbed by the grading operation shall be hydromulched or an approved landscaping/groundcover planted after all work has been completed. The contractor shall be responsible for furnishing labor and material to accomplish a dense plant cover for erosion control.
 13. All traffic entering or leaving the site shall utilize the stabilized construction entrance.
 14. Provide mulch at 4000#/acre minimum tackifier applied per manufacturer's recommendation.
 15. At all times the owner is responsible for obtaining and complying with the State of California National Pollutant Discharge Elimination System (NPDES) general permit waste discharge requirements for discharges of storm water runoff associated with construction activity. Construction activities include but are not limited to cleaning, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement.
 16. Hydroseeding shall be conducted in a three step process. First, evenly apply seed mix and fertilizer to the exposed slope. Second, evenly apply mulch over the seed and fertilizer. Third, stabilize the mulch in place, an equivalent single step process, with seed, fertilizer, water, and bonded fibers is acceptable.
- Applications shall be broadcasted mechanically or manually at the rates specified below. Seed mix and fertilizer shall be worked into the soil by rolling or tamping. If straw is used as mulch, straw shall be derived from wheat, rice, or barley and be approximately 6 to 8 inches in length. Stabilization of mulch shall be done hydraulically by applying an emulsion or mechanically by crimping or punching the mulch into the soil. Equivalent methods and materials may be used only if they adequately promote vegetation growth and protect exposed slopes.
- materials/application rate (pounds per acre)
- | | |
|---|------------------|
| seed mix | |
| bromus mollis (blando brome) | 40 |
| trifolium hirtum (hykon rose clover) | 20 |
| fertilizer 16-20-0 & 15% sulphur | 500 |
| mulch straw | 4000 |
| hydraulic stabilizing "m-binder or sentinel | 75-100 |
| equivalent material | per manufacturer |
17. Dust control shall be provided by contractor during all phases of construction.
 18. Storm drain inlets shall be protected from potential pollutants until drainage conveyance systems are functional and construction has been completed.
 19. Solid waste, such as trash, discarded building materials and debris, shall be placed in designated collection areas or containers, the construction site shall be cleared of solid waste daily or as necessary, regular removal and proper disposal shall be coordinated by the contractor.
 20. Temporary restrooms and sanitary facilities shall be located and maintained during construction activities to prevent the discharge of pollutants.
 21. Appropriate vehicle storage, fueling, maintenance, and cleaning areas shall be designated and maintained to prevent discharge of pollutants.

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info@pdg.com

ARCHITECTURE

1 Upper Road Residence

1 Upper Road
Ross, California 94957
APR 073-122-16 & 15

Issue

Date

Erosion Control Details

ns

ec2

ATTACHMENT 3

November 10, 2011 Minutes

Council Member Martin pulled Item Nos. 14d & 14e from the Consent Agenda for further discussion.

- a. Town Council adoption of Ordinance No. 627 approving the Marin Energy Authority Joint Powers Agreement and authorizing the implementation of a community choice aggregation.

Mayor Small asked for a motion.

Council Member Hunter moved and Council Member Martin seconded, to approve Consent Calendar Item "a" as submitted by staff. Motion carried unanimously.

- b. Town Council adoption Ordinance No. 628 amending Ross Municipal Code Chapter 8.04, "Animal Control Law" to regulate barking dogs and unreasonable animal noise

Mayor Small asked for a motion.

Council Member Hunter moved and Council Member Martin seconded, to approve Consent Calendar Item "b" as submitted by staff. Motion carried unanimously.

- c. Town Council approval of regular Council meeting dates for 2012, including special date for the April Council meeting.

Mayor Small asked for a motion.

Council Member Hunter moved and Council Member Martin seconded, to approve Consent Calendar Item "c" as submitted by staff. Motion carried unanimously.

- f. 1 Upper Road and undeveloped lot known as 206 Lagunitas Road, Lot Line Adjustment No. 1838
Alan Grujic and Dorinda Lewis (owners of both lots), 1 Upper Road and undeveloped lot known as 206 Lagunitas Road, A.P. Nos. 73-122-09 and 73-122-10, R-1:B-A (Single Family Residence, 1-Acre Minimum Lot Size), Very Low Density (.1-1 units per acre), Zone A and X (creek is within 100-year floodplain). Lot line adjustment to allow the transfer of 682.6 square feet from 1 Upper Road to 206 Lagunitas Road and 682.6 square feet from 206 Lagunitas Road to 1 Upper Road.

Mayor Small asked for a motion.

Council Member Hunter moved and Council Member Martin seconded, to approve Consent Calendar Item "f" as submitted by staff. Motion carried unanimously.

Conditions for 1 Upper Road and 206 Lagunitas Road Lot Line Adjustment

1. The Town approves the transfer of 682.6 square feet from 1 Upper Road to 206 Lagunitas Road as shown on the map approved by the Town Council on November 10, 2011. This lot line adjustment shall not create any new lots or parcels.
2. The property owners are responsible for contacting any lenders to sign appropriate papers and releases for recordation of the lot line adjustment.

31. 206 Lagunitas Road, After-the-Fact Variance No. 1838

Alan Grujic and Kailey Lewis, 206 Lagunitas Road, A.P. No. 73-122-10, R-1:B-A (Single Family Residence, 1-Acre Minimum Lot Size), Very Low Density (.1-1 units per acre), Zone A and X (creek is within 100-year floodplain). Request for after-the-fact approval of a setback variance to retain a 154 square foot storage shed located within the west side yard setback (25 feet required, ½ foot proposed).

Lot area	43,604 square feet
Proposed Floor Area Ratio	0.5% (15% permitted)
Proposed Lot Coverage	0.5% (15% permitted)

Project Planner Elise Semonian summarized the staff report and recommended that the Council approve the after-the-fact variance subject to the findings and conditions outlined in the staff report.

Alan Grujic, applicant, desired the shed to be kept in its current location. When the property was inspected he had no idea that it was not in a proper location. He spent money to refurbish the shed. He had no way of knowing that it was not allowed in that location. The shed has been at that location for around 20 years. It is not visible to neighbors. There is no light or windows facing the neighbor. A shed is needed for landscape equipment. He believes it makes the most sense in terms of a location for a shed. Moving the shed would take it closer to the redwood grove and the creek. The property line was surveyed and he suggested moving the fence and planting shrubs to provide privacy. From a fairness standpoint, there were issues of whether the neighbor had variances to have the three very large looming structures equally close to the property line. One structure appears to be built within the last year. His shed has been present for years. In terms of working with the neighbor, he tried, but she declined. There are several elements of inability to communicate. The structure has been present for a long time and it does not inconvenience the neighbor.

Council Member Martin stated that he recently had a conversation with the former caretaker of the 206 Lagunitas Road property, Mr. Richard Simpson, who is now a butcher at the Woodlands Market. Mr. Simpson remembered that the storage shed was built approximately in 1990, and replaced a temporary shed used for storing gardening tools.

Council Member Russell appreciated the additional landscaping to provide privacy. This will improve health and safety. Mr. Grujic agreed to plant additional shrubs. Mayor Small did not want to create a worse situation. Mr. Grujic wanted to present the option for additional screening. He is happy at his cost to plant the shrubs. Town Attorney Greg Stepanicich recommended approving as proposed with an alternative plan to be approved by staff to allow for the relocation of the fence with additional landscaping.

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 discussion and action.

Mayor Pro Tempore Russell is willing to approve as is. Mayor Small believed if the applicant realized it was not in compliance, and before re-landscaping, then the applicant would have had an opportunity to relocate the shed. She further added that the foundation has been present for a long time and she appreciated Council Member Martin investigating the matter.

Mayor Small asked for a motion.

Mayor Pro Tempore Russell moved and Council Member Martin seconded, to approve the After-the-Fact Variance at 206 Lagunitas Road subject to the findings and conditions outlined in the staff report, with the additional condition that if the applicant constructs a fence at the property line shared with 210 Lagunitas Road, staff may require landscape screening to be installed between the shed and the fence in order to screen the shed from neighbor views. Motion carried unanimously. Hunter/Strauss absent.

Grujic - 206 Lagunitas Conditions:

1. No flammable material shall be stored in the shed.
2. 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.
3. If the applicant constructs a fence at the property line shared with 210 Lagunitas Road, Staff may require landscape screening to be installed between the shed and the fence in order to screen the shed from neighbor views.

Mr. Walker said that the gable rooms are bulky by nature and in reference to the window fenestration, he said that they looked at historic precedent. He said that shingle-style homes have widely different window styles, that is their design. He offered to come back with other window styles.

Council member Byrnes said that the proposed house is about twice as large as the existing and the roof form makes the structure appear more massive.

Mayor Zorensky asked if it was the extreme pitch of the gambrel roof that made the house look so topheavy and he asked why the pitch was so extreme.

Mr. Walker said it was because of the height limit of the town ordinance and that they tried to make the height limit conforming at 30 feet. He asked for direction from the Council and said that the Gambles home has been there for a long time and has a certain presence and they wished to be respectful of that presence and construct a new house similar to the existing.

Ms. Molly Gamble said that they tried to build the house to closely resemble the existing home. She said that that was their choice.

Mayor Zorensky said the Council did not want to dictate the style but asked if there was some way the applicants could modify the fenestration, even without changing the pitch of the roof, so that the house did not appear so bulky.

Council member Gray asked the architect if there was a way to reconfigure the barn in the setbacks that would not push the house closer to the street and also if the bulk/mass of the house could be reduced.

Mayor Zorensky asked if they had to retain the pitch of the roof, could they break up the interior walls upstairs and add more windows.

Council member Byrnes was concerned about the setbacks, the feeling of bulk from the overhang and the size of the gambrel roof.

Mayor Zorensky asked if anyone in the audience wished to speak.

Ms. Reinhart of Fernhill Avenue said that they liked the existing house but they loved the proposed house. They felt it was an unusual house and favored the fact that the Gambles were trying to replicate the historic look of the existing house. She said that most of the neighbors felt the same. She thought the proposed house was beautiful.

Ms. Mary Amonette of Norwood Avenue said she thought the proposed home was absolutely beautiful and suited the neighborhood. She said that they have an architect who is well-known and the Council should listen to what he has to say.

Mr. Reinhart said that the property is very unique in the orientation of the trees and mature vegetation. He cautioned the Council about moving the house to the center of the site. He preferred it tucked into the corner like the existing house.

Council member Gray asked about the gate and Mr. Girvin said that the gate would be made of stakes, three to four inches spaced between. Council member Gray said that the applicant would need to submit a design of the gate.

Mr. Girvin said that they would look for another location for the car barn but he was concerned about the walnut tree and moving the house 25 feet into the front yard. He questioned the thought of centering the home in the middle of the lot in order to move a garage that already exists.

Council member Barr said that oftentimes when applicants take another look at their plans, they are happier with the alternate plans.

Council member Gray moved that the matter be continued, seconded by Council member Byrnes and passed unanimously.

COUNCIL MEMBER GRAY STEPPED DOWN FROM THE COUNCIL CHAMBERS AND TOOK A SEAT IN THE AUDIENCE.

~~1482~~ 1482

28. VARIANCE AND DESIGN REVIEW.

John and Frankie Gray, 1 Upper Road, A.P. No. 73-122-09, R-1:B-A (Single Family Residence, 1 acre minimum). Variance and design review to allow the removal of an existing 220 square foot porch and its replacement with a 160 square foot covered entry and a 60 square foot pitched-roof porch.

Lot area	87,556 square feet
Present Floor Area Ratio	13.3%
Proposed Floor Area Ratio	13.4% (15% permitted)
Present Lot Coverage	11.3%
Proposed Lot Coverage	11.3% (15% permitted)

7/10/03

(The existing residence is nonconforming in height. The existing garage is nonconforming in setbacks.)

Town Planner, Mr. Broad, said that the applicants are reworking the front entry and adding a pitched roof gable end to better tie its architecture to the remainder of the residence.

Council member Barr moved approval with the findings in the staff report and the following conditions:

1. 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 prior to the issuance of any building permits.
2. The project owners and contractors shall be responsible for maintaining Town roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.
3. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
4. The Town Council reserves the right to require additional landscape screening for up to two (2) years from project final.
5. 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.
6. 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.

Seconded by Council member Byrnes and passed unanimously.

COUNCIL MEMBER GRAY RETURNED TO THE COUNCIL CHAMBERS

31. Adjournment

The meeting was adjourned at 11:45 p.m. to the September 11, 2003, meeting.

David F. Zorensky, Mayor

A T T E S T:

Laura Thomas, Town Clerk

27. **VARIANCE.**

John and Frankie Gray, 1 Upper Road, A.P. No. 73-122-09, R-1:B-A (Single Family Residence, One acre minimum lot size). Variance to allow the following: 1) new pitched roof on the north and south elevations, and gable on the north elevation, to connect and match existing roof structures, reaching a maximum height of approximately 33 feet (30 feet permitted); and 2) a 16-square foot closet addition.

4-10-03

Lot area	87,556 square feet
Present Floor Area Ratio	16.5%
Proposed Floor Area Ratio	16.5% (15% permitted)
Present Lot Coverage	11.3%
Proposed Lot Coverage	11.3% (15% permitted)

(The existing residence is nonconforming in height. The existing garage is nonconforming in setbacks.)

COUNCIL MEMBER GRAY STEPPED DOWN FROM THE COUNCIL CHAMBERS AND TOOK A SEAT IN THE AUDIENCE

Town Planner Broad referred to his staff report and there being no comments from the audience, Council member Curtiss moved approval with the findings in the staff report and the following conditions:

1. 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 prior to the issuance of any building permits.
2. The project owners and contractors shall be responsible for maintaining Town roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.
3. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
4. The Town Council reserves the right to require additional landscape screening for up to two (2) years from project final.
5. The street number must be posted (minimum 4" on contrasting background).
6. 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.
7. 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.

This was seconded by Council member Byrnes and passed unanimously.

30. **Adjournment.**

The meeting was adjourned at 11:15 p.m.

David Zorensky, Mayor

A T T E S T:

Laura Thomas, Town Clerk

November 11, 1999

29. HILLSIDE LOT, HAZARD ZONE USE PERMIT, VARIANCE, DESIGN REVIEW AND TREE REMOVAL

Irvin and Judith Taylor, Hillside Avenue, A.P. Nos. 73-291-20, 21 and 22, R-1:B-5A (Single Family Residence, 5-acre minimum.) Hillside lot, hazard zone use permit, variance and design review to allow the construction of a 5,040 square foot residence with 992 square feet of deck area, a 2-car garage, a 1-car garage and a 273 square foot pool house. A total of 7,117 square feet of development is proposed. A sports court with a 10-foot high chain link fence and a swimming pool are proposed. A variance is requested to allow a section of roof to exceed 30 feet from grade (32 proposed.) Tree removal application to allow the removal of 34 trees including, 19 bay trees, 7 redwood trees and 4 oak trees. Design review to allow 945 cubic yards of cut and 461 cubic yards of fill.

Lot Area	4.0 acres
Present Floor Area Ratio	0.0%
Proposed Floor Area Ratio	4.1% (15% permitted*)
Present Lot Coverage	0.0%
Proposed Lot Coverage	3.3% (15% permitted)

*The lot slope is over 45%. The Hillside Lot Ordinance design standards recommend up to 6,534 square feet of floor area. Mr. Broad explained that this item was placed on the agenda but the applicants failed to get the story poles up for the second month and did not submit neighborhood acknowledgement. The applicants faxed a letter asking for a continuance. Mr. Broad said that in his staff report, he requested that the Council deny the application without prejudice. The application was submitted almost a year ago and there are strict processing requirements. The applicants asked to be on the December agenda but, Mr. Broad continued, there are no guarantees that space will be available. He offered to work with the Mayor to determine an appropriate amount to charge the proponents to reapply. Accordingly, Councilmember Curtiss moved that the application be denied without prejudice, seconded by Councilwoman Delanty Brown and passed unanimously.

30. VARIANCE. ~~#133~~ ~~#132~~ **#1332**
John and Frankie Gray, 1 Upper Road, A.P. No. 73-122-07, R-1:B-A (Single Family Residence, One acre minimum)
Variance to allow the addition of two 4 X 4 foot extensions to the west elevation of an existing 315 square foot exercise building for an indoor swimming/exercise pool.

11.11.99

Lot Area	87,556 sq. ft.
Present Floor Area Ratio	16.5%
Proposed Floor Area Ratio	16.5% (15% permitted)
Present Lot Coverage	11.3%
Proposed Lot Coverage	11.3% (15% permitted)

The existing garage is nonconforming in setbacks.

COUNCILMEMBER GRAY STEPPED DOWN FROM THE COUNCIL CHAMBERS AND TOOK A SEAT IN THE AUDIENCE.

Mr. Broad stated the FAR is unchanged and the architecture is in character with the overall residence. After consideration, Mayor Pro Tempore Curtiss moved approval, with the findings in the staff report and the following conditions:

1. A smoke detector shall be provided as required by the Building Department.

November 11, 1999

2. The Town Council reserves the right to require additional landscape screening for up to 2 years from project final.
3. Exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
4. 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 prior to the issuance of any building permits.
5. The project owners and contractors shall be responsible for maintaining Town roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.
6. Any portable chemical toilets shall be placed off the street and out of public view.
7. 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.

This was seconded by Councilmember Hart and passed with three affirmative votes. Councilmember Delanty Brown abstained because she was unable to see the site.

31. Other Business.

Councilmember Gray said that a letter was received from Mr. Dennis McQuaid, attorney for Mr. Aitken concerning the realignment of Baywood Road. Councilmember Gray said that this has gone on too long, a fire truck cannot access the area. He asked Mr. Elias to confer with Town Attorney Roth prior to doing the work.

It was the consensus of the Council that the Peace Pole as requested by Mrs. Betsey Rosen, not be placed on Town property as it would set a precedence.

The Council and staff holiday party was scheduled for Thursday, December 2.

33. Adjournment.

The meeting was adjourned at 11:35 p.m.

Charles Goodman, Mayor

A T T E S T:

Laura Thomas, Town Clerk

meet the zoning ordinance; however, he felt additional work was needed to construct a house that fits on the site similar to the existing home. He noted that several trees would be removed. Mr. Broad recommended that Mr. Attias retain an architect to refine the plans or the Town could retain an architect in which case Mr. Attias would pay the Town for the architect's services.

Mr. Dan Gould, legal owner, stated that he had bought the house for his children. He said this was the third set of plans and it was getting quite costly. Mr. Gould said this is a long narrow lot and two stories are necessary to stay within the FAR. He asked for Council direction.

Mr. Attias said the neighbors supported his last set of plans but no one attended the meeting to support them; however, the Council felt the project was too bulky and was concerned about the light well, the tree and the entrance.

Mr. Scott Hunter of Wellington Avenue asked why Mr. Attias had not taken the Council's suggestion at the last meeting and modified the proposal.

Mr. Attias stated said he had to make more room around the light well for the tree and the garage and entrance were not well sited. He said it would not work even if he had modified the plans.

Mr. Hunter said he was surprised at the radical changes. Mr. Attias responded that because of the feedback from the neighbors, he decided to change the plans.

Mrs. Thissell felt the plans were a monstrosity and asked what was wrong with the existing home.

Mr. Attias said that the home is too small and needs structural and energy efficient repairs.

Mrs. Jan Huey felt the plan would be difficult for maneuvering cars.

Councilman Barry said this is a neighborhood with small homes and the general plan required preservations of small houses. He said this is a very sensitive site and should be in scale with the surrounding neighborhood.

Mr. Gould asked if he could sit down with someone for direction and Councilman Barry said he should hire an architect who is familiar with the Town. He reminded Mr. Gould that the FAR should be no greater than 20%.

After further discussion, Councilmember Barry moved that the matter be continued to the next meeting, seconded by Councilman Scott and passed unanimously.

- b. Use permit for hazard zone construction and for a permit for tree removal on an unimproved parcel, John and Frances Gray, 1 Upper Road, AP 73-122-06, R-1:B-A (Single Family Residence, One acre minimum). Use permit for construction within a hazard zone (Zone 4) and permit for removal of trees on an unimproved parcel to allow the construction of an approximately 420 square foot changing room/kitchen structure with an approximately 200 square foot deck with trellising. Construction of a 117 foot by 58 foot tennis court with a deck/watch area. An existing suspension bridge will be realigned. Tree removal will include the removal of bay, locust, maple and pear trees.

Lot Area	43,560 sq. ft.
Present Lot Coverage	0.0%
Proposed Lot Coverage	2.0% (15% permitted)
Present Floor Area Ratio	0.0%
Proposed Floor Area Ratio	1.5% (15% permitted)

Two hearings are required on this application.

Mr. Gray said that the plans were for the lower lot where the tepee currently stands. He introduced his

1-14-93

21. Use permit for hazard zone construction and for a permit for tree removal on an unimproved parcel. John and Frances Gray, 1 Upper Road, AP 73-122-06, R-1:B-A (Single Family Residence, One acre minimum). Request is to allow a Use permit for construction within a hazard zone (Zone 4) and permit for removal of trees on an unimproved parcel to allow the construction of an approximately 420 square foot changing room/kitchen structure with an approximately 200 square foot deck with trellising. Construction of a 117 foot by 58 foot tennis court with a deck/watch area. An existing suspension bridge will be realigned. Tree removal will include the removal of bay, locust, maple and pear trees.

Lot Area	43,560 sq. ft.
Present Lot Coverage	0.0%
Proposed Lot Coverage	2.0% (15% permitted)
Present Floor Area Ratio	0.0%
Proposed Floor Area Ratio	1.5% (15% permitted)

Town Planner Broad stated that he had received word from the arborist yesterday that work could begin; the arborist's recommendations had been discussed with the applicant. A letter dated February 5, 1993, had been received from the Town Engineer.

After consideration, Councilman Barry moved approval subject to the following conditions and that the words "if feasible" be deleted from Item No. 4

1. No trees shall be removed from this site except those trees specifically identified for removal in the submitted site plans. No future removal of redwood trees or mature trees greater than 12 inches in diameter shall occur except as necessary for normal maintenance purposes and due to disease, subject to Town staff approval.
2. The recommendations of the Town Arborist outlined in their letters to town staff dated January 13 and February 11, 1993 shall be complied with. Final plans shall be subject to arborist review and approval and shall incorporate a method to leave expansion room for the 6 inch redwood anchor root.
3. The applicant shall submit a plan for the planting of native riparian vegetation along the south side top of bank for the full length of the creek. This revegetation plan shall be subject to review and approval by Fish and Game and Town staff prior to the issuance of building permits.
4. Final landscape plans shall be subject to town staff approval. An alternate species more native to the site than English laurel, while still offering screening, shall be selected. A minimum of three 15 gallon sized trees shall be provided for every tree removed. The Town Council reserves the right to require future additional landscaping.
5. A local smoke detector shall be provided as required by the building department.
6. No nighttime use and lighting of tennis courts shall be permitted without approval of a use permit.
7. This project shall comply with the attached conditions of the Town Engineer.
8. Exterior site lighting shall be subject to review and approval of town staff. Lighting shall be shielded and directed downward and not create glare, hazard or annoyance to adjacent properties or roadway users.
9. No changes from the approved plans shall be permitted without the prior written approval of the Town of Ross.
10. An encroachment permit shall be obtained for all work within the public right-of-way.

June 10, 1993

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For purposes of discussion, Councilmember Goodman moved approval subject to all staff conditions. This was seconded by Councilmember Scott. Mayor Brekhus called for a vote and the motion failed with Councilmembers Barry, Reid and Goodman voting against. Councilman Barry suggested that the applicant submit plans that did not include a wall.

- 6-10-93
- b. Design review, variance and encroachment permit. John and Frances Gray, Lagunitas Road, AP 73-122-06, R-1:B-A (Single Family Residence, One acre minimum). Request is for a design review for the construction of a six foot high stone wall along the front property line and within the Lagunitas Road right-of-way. Variance to allow the construction of two 7.5 foot high stone pillars and encroachment permit to allow encroachment within the Lagunitas Road right-of-way. Councilman Barry moved approval with the following conditions:

- Variance #1058 ✓
1. Applicant must comply with all the recommendations of the Town arborist; i.e., jogging the fence and setting it back from the Redwood trees.
 2. The Council reserves the right to require additional landscaping.
 3. Applicant must comply with the landscape recommendations of the Fish and Game Department.
 4. There must be a 12 foot width between pillars as per Public Safety Department.
 5. Applicant must obtain a encroachment permit for right-of-way.
 6. Approval of this application is subject to compliance with all previous conditions.

This was seconded by Councilman Reid and passed unanimously

MAYOR BREKHUS CALLED FOR A RECESS AT 8:55 P.M. AND THE MEETING RECONVENED AT 9:05 P.M. WITH EVERYONE IN ATTENDANCE.

- Variance #1059
- c. Mario Garcia/Sausalito Catering Party & Picnic Specialists, 1150 Sir Francis Drake Blvd., AP 72-241-22, R-1:B-15 (Single Family Residence, 15,000 sq. ft. minimum). Request is to allow a variance from Section 18.52.010 of the Ross Town Code regulating nonconforming uses which requires that "if any nonconforming use is abandoned or discontinued for any reason, subsequent use of such land shall be in conformity" with zoning regulations.

This variance would allow for the operation of a cafe and catering facility in an existing commercial kitchen at the Ross-Kentfield Medical Building. Because the use of this facility as a commercial kitchen was discontinued for more than six months, all subsequent use must be consistent with the regulations of the single family residential district unless a variance

11. All chain link fencing shall be vinyl coated with a color to blend into the site.
12. All new construction shall remain clear of the maximum storm drainage flow of Ross Creek.
13. Demonstrate by an accurate cross section of sundeck construction showing its relationships to the existing creek bank at its most sensitive location that Condition 12 is fulfilled.
14. Furnish a soils engineering report which includes a site boring at the sun deck structure foremost extension and foundation recommendations thereof.
15. Provide comments from the soils engineer as to his recommendations to prevent further scouring of the concrete apron in the bed of the creek upstream of the proposed construction. Include his recommendations in the proposed work.
16. Design hard surface drainage interception at tennis courts to absolutely preclude bank erosion.

This was seconded by Councilman Goodman and passed unanimously.

22. VARIANCES.

- variance # 1045*
- a. Robert Rothman and Alyssa Taubman, 23 Garden Road, AP 72-154-02, R-1:B-10, Single Family Residence, 10,000 square foot minimum. Request is to allow the construction of a 12 foot by 12 foot "ground level" patio within the rear and side yard setbacks (approximately 5 foot side and 3 foot rear yard setback proposed, 15 foot side yard required, 40 foot rear yard required.)

The existing house is nonconforming in front, side and rear yard setbacks, floor area ratio and lot coverage.

Lot Area	6,098 sq. ft.
Present Lot Coverage	34.4%
Proposed Lot Coverage	34.4% (20% allowed)
Approved Floor Area Ratio	64.9%
Proposed Floor Area Ratio	64.9% (20% allowed)

Councilman Barry moved approval with the condition that the Council has the right to request additional vegetative screening, if necessary. This was seconded by Councilman Goodman and passed with four affirmative votes.

- variance # 1046*
- b. Philip and Sharon Pillsbury, 21 Makin Grade, AP 72-061-09, R-1:B-5A (Single Family Residence, Five acre minimum). Request is to allow alterations to an existing 2,708 square foot nonconforming single family residence including new entry roof within the front yard setback (50 feet required*, 16 feet proposed), gable roof addition to dining room within front yard setback (50 feet required*, 43 feet proposed), removal of existing exterior stairway and construction of new exterior stairway, construction of terrace within the front yard setback (38 feet proposed), addition of deck and hot tub within the rear yard setback (65 feet required*, 60 feet proposed.) Approximately 646 square feet of existing unfinished basement area will be improved into a gym, laundry, darkroom and den area with a 36 square foot window seat addition.

Construction of a new entry walkway within the front yard setback (50 feet required*, 8 feet proposed) and automobile parking within the front yard setback (50 feet required*, 9 feet proposed).

architect, Jared Polsky who stated that they would not remove any Redwood trees.

Town Planner Broad referred to the letter dated January 13, 1993, from Town Arborist, Dave Anderson, in which he recommended hand excavation of trees and a certified arborist supervise excavation and pruning of roots with hand excavation completed prior to move-in of any excavation equipment. Mr. Anderson also stated that the removal of the designated trees would not affect the integrity of the site.

Mayor Reid was concerned about the tennis court in conjunction with the creek bed. Mr. Gray responded that the bank is a concrete wall.

Councilman Barry asked that Town Engineer Hoffman review this.

Mr. Gray said that his wife had spoken to both adjoining neighbors and they had no objections. He added that there would be no lights on the courts.

There being no comments from the audience, this matter was continued to the February meeting for a second hearing.

25. VARIANCES.

- a. Robert Rothman and Alyssa Taubman, 23 Garden Road, AP 72-154-02, R-1:B-10, Single Family residence, 10,000 square foot minimum. Request is to allow:

VARIANCE
NO. 1043

- (1) Improvement of 37.5 square feet of existing unfinished interior attic space into finished master bath area. No exterior alteration will occur.
- (2) Construction of a new/remodelled fence 5 feet in height with 1.5 feet of wood lattice above and with decorative trellis arches up to 7 feet 10 inches in height. The fence and arches will be located along the south (rear) and west property line.

The existing house is nonconforming in front, side and rear yard setbacks, floor area ratio and lot coverage.

Lot Area	6,098 sq. ft.
Present Lot Coverage	34.4%
Proposed Lot Coverage	34.4% (20% allowed)
Present Floor Area Ratio	64.3%
Proposed Floor Area Ratio	64.9% (20% allowed)

Ms. Alyssa Taubman presented the plans stating that all her neighbors had supported the plans, including the 12 ft. x 12 ft. brick patio. She said that she was not aware of the need for a variance for the patio.

Town Planner Broad stated that there had been some confusion in the processing of the application and he said it would be a Council decision to determine if the matter needed renoticing.

Ms. Taubman stated that there would be planting on both sides of the fence.

After discussion, Councilman Barry moved approval of the bathroom and fence with the condition that the Council has the right to request further landscaping if needed and that a smoke detector be provided as per the building department. The was seconded by Councilman Scott and passed unanimously. Councilman Barry said that he was very worried about the fence.

Ms. Taubman was instructed to submit an application for the brick patio and the Council waived the full renoticing fee, asking that the applicant pay the postage cost of the mailing.

Chief Mille explained that the same Ordinance has previously been passed by the Council and this resolution outlined the fines. Councilman Barry moved approval, seconded by Councilman Lill and passed unanimously.

15. Resolution No. 1299 - Setting the Amount of Fee for a Commercial Solicitation Permit.
Councilman Reid moved approval, seconded by Councilman Lill and passed unanimously.

16. Report from Town Attorney Concerning the State's Possible Leniency or Diversion from the Full Impact of AB 939-Source Reduction and Recycling Element Regulations.
Town Attorney Roth referred to his memo of March 9, 1992, in which he stated that in order to get a leniency or diversion from AB 939, the Town must first petition the State. Current petition requirements include a geographical area of less than three square miles or a population density less than 1500 per square mile.
After some discussion, Mayor Goodman stated that he, Councilman Lill and Mr. Elias would develop the information for the petition and submit it to the Town Attorney.
The Council heard from Ms. Sharon Maves from County Planning. She felt Ross' position is different from those that have been granted a leniency; i.e., location of the cities and the tremendous cost involved. In response to a question, Ms. Maves stated that all other Marin Counties had signed the Resolution.
Mayor Goodman said he was in favor of signing the Household Hazardous Waste portion of the Resolution because of the current program run by the County.
Mr. Joe Garbarino of Marin Sanitary District said that he proposed accepting household hazardous waste all year round. Mrs. Charles Thissell of Garden Road urged the Council not to agree to any part of the resolution at this time. However, after further discussion, the Mayor explained that the Council had sufficient material on the issue and Councilman Lill moved adoption of Resolution No. 1295 with the following changes: Delete "Source Reduction and Recycling Element and" on title; Page 2, section (a) delete "the Multi-jurisdictional Source Reduction and Recycling Element and." This was seconded by Councilman Barry and passed unanimously.

Councilman Lill reported that the Town had been advised by Deloitte and Touche that Redwood Landfill is reducing the tipping fee to the truckers that deposit garbage at their landfill. Deloitte and Touche recommended no rate adjustments be proposed at this time and the other jurisdictions had agreed to this, provided this year's savings are offset against next year's rates.

17. Subdivision.
John Gray, One Upper Road, AP 73-122-06 & 07, R-1:B-A, Single Family Residence, One Acre Minimum.
a. The applicant has requested an extension of time for recordation of the tentative parcel map approved by the Town Council on November 8, 1990. The Town Council must first determine whether the map is valid or has

March 12,
1992

March 12, 1992

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expired, considering both local and state regulations affecting parcel map duration. If the map is found to be valid, the Council will consider granting a time extension for map recordation.

- b. Reconsideration of Town Council action taken on November 8, 1990 in approving tentative map to allow the division of 3.0 acres into two parcels, a 2.0 acre parcel including the main house, the cottage, studio, caretaker's house, and a 1.0 acre undeveloped parcel.

Town Attorney Roth stated that it is his opinion that the map had not expired because State law provides that it is valid for two years without extension. However, he said, there is a unique procedure in Ross where a parcel map must be recorded within 90 days or it expires. Mr. Roth stated that findings had not been made in regard to the consistency of the map with the general plan. However, since this parcel is in Hazard Zone No. 3, under the zoning requirements of the Town, any development requires a use permit. Accordingly, Mr. Roth stated that he would recommend that the Council not reconsider the action taken in November 1990. He recommended that the council grant the extension request so the recordation would be consistent with the taxing of the property, not requiring an advance payment.

Mr. John Gray said that the subdivision was started before he purchased the property. He said as far as estate value, it adds to the property but he said he did not propose to develop the site. He added that the only possible building site would be where the tepee currently sits.

Town Engineer, Roy Hoffman, requested that since the property is located in Hazard Zone No. 3, this fact should be noted on the final map and additionally that trees cannot be removed without Council approval.

Mr. Gray agreed the parcel map should include these statements.

After further discussion, Councilman Brekhus moved approval of the request for extension of time, with the following conditions:

1. Council approval is required for removal of any trees on the property.
2. A Use Permit for construction in a hazard zone is required for any construction on the property.
3. Applicant is granted a one-year extension of time to March 12, 1993, for recordation of the parcel map.

This was seconded by Councilman Reid and passed unanimously.

13. Adoption of Ordinance No. 493 - Amending Ordinance No. 490-
Authorizing a Drainage Fee on Development.

Councilman Brekhus moved adoption of Ordinance No. 493, seconded by Councilman Reid. There were no comments from the audience. Mayor Goodman called for a vote and the motion passed unanimously.

14. Scheduling of Dates for Special Hearings for Monte Bello
Environmental Impact Review and Project Review.

After some discussion, it was the consensus of the Council that the hearing dates will be set at the December 13, 1990, meeting.

Councilman Brekhus reported that slides of the proposed Toigo subdivision are available for viewing in Town Hall. Notices will be sent to all residents. One set of slides depicts existing conditions of the proposed project site from five selected viewpoints; and the other set illustrates property or lot lines digitally superimposed on photo images of the project site from the five viewpoints. Councilman Brekhus said the Draft Environmental Impact Report will be available for public review and he urged that all comments be forwarded to the Council.

15. Review of Parking on Laqunitas Road and Adjoining Streets.

Letters had been received from Mr. & Mrs. Roy Farrington Jones of 20 Olive Street and Mr. & Mrs. Richard Linder of Olive Street requesting the Council to consider a one-time fee for the parking permits and one-day visitor tear-off permits, such as the ones issued in Belvedere.

After some discussion, Councilman Lill moved that a one-time fee of \$20 per permit per year be implemented with a maximum of four permits per household. He further moved that the fees received from residents for this year, be refunded in full. This was seconded by Councilman Reid and passed unanimously.

In response to a question from the audience concerning the one-day guest permits, Councilman Brekhus said this could be reviewed again in one year.

16. Appointment to the Marin/Sonoma Mosquito Abatement District.

A letter was received from Mr. John Scott of Allen Avenue stating he was unable to further serve as Ross' Trustee for the Marin/Sonoma Mosquito Abatement District. Councilman Lill said he had someone in mind and would report at the December meeting.

17. Subdivision.

John J. Gray, One Upper Road, AP 73-122-06, Acre zone. Request is to allow a subdivision of 3.01 acres into two parcels:

Parcel 1: 2.01 acres, which contains main house, cottage, studio, caretaker's house, garage, shed, pool, and pool shed.

Parcel 2: One acre, undeveloped.

Partial
History
Only

1/18/90

November 8, 1990

Mr. John Gray addressed the Council stating that this subdivision was approved in 1987, but it was never finalized. In response to a question by Councilman Lill he said that the plans were identical to those previously approved. He added that the prior approval had been conditional on the removal of some structures and these had been removed.

After a short discussion, Councilman Lill moved approval with the following conditions:

1. The subdivision map must be recorded within 90 days.
2. No Redwood trees on the site shall be removed without the approval of the Ross Town Council.

This was seconded by Councilman Reid and passed unanimously.

18. USE PERMITS.

- a. Vita Badalamenti, Legal Owner and Barbara J. Carter, Potential Tenant. 27 Ross Common, AP #073-273-09, C-L District. Request is to allow the establishment of an office for Mental Health Counseling; 137 net sq. ft.; one staff person on site. Hours of operation: Monday through Friday 9 a.m. to 9 p.m.; open on some Saturdays; will not exceed ten clients on site each day; on-street parking.

USE PERMIT NO. 140. It was noted that the applicant was subleasing an office from the existing tenant, with both tenants performing psychotherapy. Mayor Goodman suggested that a registered letter be sent to all legal owners in the C-L District reminding them that potential tenants must come before the Council prior to renting any space.

After consideration, Councilman Brekhus moved approval with the condition that it be reviewed in one year. This was seconded by Councilman Lill and passed unanimously.

- b. Anita Forester, Legal Owner and Daniel Hillmer, Potential Tenant, 11 Ross Common, AP #073-273-12, C-L District. Request is to allow the establishment of an office for Urban Design, master planning and design guidelines for local government, and architectural services. 750 net sq. ft.; two staff persons on site. Hours of operation Monday through Friday 8 a.m. to 5:30 p.m.; no clients will be received on site; on-street parking.

USE PERMIT NO. 141. In response to a comment by Councilman Goodman, Mrs. Brown representing the legal owner Mrs. A. Forester, stated that they had made every effort but were unable to rent to retailers. She added that the new shopping centers had taken all the retail stores.

After consideration, Councilman Brekhus moved approval with the condition it be reviewed in one year. This was seconded by Councilman Lill and passed unanimously.

22. Subdivision.

John J. Gray, One Upper Road (AP 73-122-06). Request is to allow re-subdivision of 3.01 Acres into two parcels.

Parcel 1 to contain 2.01 acres, existing house, cottage, studio, caretaker's house, garage, shed and pool, and pool shed.

Parcel 2 to contain one acre and stable.

Mr. Gray's architect explained that he does not intend to sell the one acre parcel and will remove the pool shed and stable now existing. If the parcel is sold in the future, the wooden bridge will probably be removed.

Mr. Poore moved approval of the subdivision with the conditions that the pool shed and stable be removed, and no trees to be cut without Council permission. Mr. Dirkes seconded the motion, which passed unanimously.

23. Hillside Lot Applications.

Hillside Lot
No. 50

Use Permit
No. 97

- a. George L. Lindahl, Morrison Road & Makin Grade (AP 72-061-05) Acre Zone. Request is to allow construction of house on lot having an average slope in excess of 30%. Use Permit is for construction of house in Special Hazard Zone NO. 3.

Architect James McDonald presented modified plans and explained that by moving the upper floor forward by 4', no variance would be required for height. All setbacks are adhered to.

Expressing concern about drainage, slides, and size of the lot were Mr. & Mrs. Douglas Ballinger, Debbie Murray, Mrs. H. Davidson, Mr. H. Engle and Mr. Erwin Holter.

Mr. Brekhus said he worries about giving an advisory opinion since Mr. Lindahl intends to sell the lot and will not be building the house for which plans are being presented.

Mr. Dirkes moved that the requests to build the house on a lot having an average slope in excess of 30% and a use permit for construction of the house in Special Hazard Zone No. 3 be granted exclusively to Mr. Lindahl and that the hillside lot application and the use permit not go with the land.

Mr. Poore seconded the motion. Mr. Hoffman advised that the Council should approve this particular full-fledged application because it met all requirements and did not require any variances.

Mr. Roth said the ordinance appears to be designed for a specific application and that the Council could confine the granting of the application to construction of a residence by this applicant only.

Mr. Dirkes withdrew his motion and Mr. Poore his second.

Mr. Brekhus moved approval of the modified plans, that Mr. Lindahl be advised in writing that the granting of the hillside lot application and the use permit apply only to him and that a fire hydrant be installed to the satisfaction of the Public Safety Department, and the access roadway shall be 14 ft. wide. Mr. Dirkes seconded the motion, which passed by a four to one vote, Mayor Flemming dissenting.

- b. Warren Snodgrass, Skyland Way - Lot No. 2 of Jewett Subdivision (AP 72-191-09) Acre Zone. Requests are to allow construction of house on lot having an average slope in excess of 30%. Use Permit for construction of house in Special Hazard Zone No. 3 and removal of designated trees. Variance request is

9-10-87
structure w new two storey garage; level 580 sq. ft. garage area, 6" from side property line (20 ft. required); 2nd level 400 sq. ft. guest quarters, 2 ft. from side property line (20 ft. required).

Lot Area	14,541 sq. ft.
Present Lot Coverage	24.62%
Proposed Lot Coverage	24.79%
Present Floor Area Ratio	26.83%
Proposed Floor Area Ratio	26.5%
(15% allowed)	

Mr. McDonald, AIA for Mr. Barr, said they proposed to rebuild the structurally unsound building. Councilman Poore said he was concerned about resale of the property and the living space upstairs. A letter had been received from Mr. Barr stating the structure would be used for family use only.

Mr. McDonald explained that they intended to rebuild the structure even if the variance was not granted and could do so with a building permit since it was already existing. He had come before the Council because he felt this was the correct way to proceed.

After some discussion, Councilman Poore moved approval subject to the applicant coming before the council for a use permit and that the use be subject to the conditions of that use permit; that the structure be used for a family study only and that there be no windows and no decks on the side adjoining Mr. & Mrs. Edward Allison's property; the Council has the right to request further landscaping and a 24-hour monitored alarm system must be installed. This was seconded by Councilman Dirkes and passed with three affirmative votes. Mayor Flemming and Councilman Julien voted against.

- 9/10/87
h. John Gray, One Upper Road (AP 73-122-07) Acre Zone. Request is to allow addition of 2nd floor stairway enclosure (48 sq. ft.) 17 ft. from front property line (25 ft. required); remove elevator and add terrace (approx. 100 sq. ft.); 88 sq. ft. addition to master bathroom on 2nd floor; addition of terrace and trellis outside family room (approx. 240 sq. ft.).

Lot Area	<u>VARIANCE NO. 849</u>	87,556 sq. ft.
Present Lot Coverage		11.1%
Proposed Lot Coverage		11.3%
Present Floor Area Ratio		15%
Proposed Floor Area Ratio		16.5%
(15% allowed)		

Mr. Gray's AIA presented the plans. Mayor Flemming said she was concerned about the lot line adjustment submitted for next month's meeting, and felt that the two applications should be heard together.

Councilmember Julien had difficulty with an application exceeding the required floor area ratio in an acre zone.

Councilman Brekhus moved approval subject to a smoke detector being installed in the master bedroom, seconded by Councilman Poore and passed with three affirmative votes. Mayor Flemming and Councilman Julien voted against.

Architect Coleman said Mr. Gray wanted to add bay windows in the kitchen. The Council informed him that he would have to reapply and the hearing would be renoticed.

- i. Charles and Clare McBride, 3 Wellington Avenue (AP 72-152-09) 10,000 sq. ft. zone. Request is to allow construction of hot tub 10 ft. from rear property line (40 ft. required) and 3 ft. from side property line (15 ft. required). VARIANCE NO. 850

12.10-81

11. Discussion on establishing Rosa Valley Farmette from the request of Mr. Brekhus, this matter was continued to the January meeting.
12. Discussion of Changing Time Limit for Submission of Variances.
Mr. Richard Jullen from the Property Owners Assoc. explained that the present notification allows the Assoc. members only three to four days to make inspections. On motion of Mr. Soles, seconded by Mr. Moore, it was unanimously agreed to change the time for submission of variances from 15 days prior to a meeting to 21 days, with change to be reviewed in six to nine months.
13. Discussion of Stop Signs on Laurel Grove Avenue.
Mrs. William Clark, Mr. and Mrs. Edgar Behr and Walters Road residents, urged installation of stop sign and cross-walk to the Martin Art & Garden Center. The Council felt such a cross-walk would be dangerous and that additional stop signs often who lives on Lagunitas Road, said most drivers do not stop at the sign across from Willow Ave. on Lagunitas Avenue. He suggested using yield signs. Mayor Chase asked Mr. Soles to discuss the problem with Chief Scuito and Building Inspector Lunding and report at the January meeting.
14. Discussion of Erika Hagopian Subdivision, Upper Road (73-122-16 & 07) Acre Zone.
The Council noted that the parcel map on this subdivision, which was granted on May 8, 1980 and extended to June 1, 1981, has not been filed, thus making the subdivision null and void. A new application is required if the property owner wishes to subdivide the property.
15. Audit Report and Letter from Accountant.
Mr. Stafford reported receipt of the audit for the year ended June 30, 1981. The accountant has suggested an up-to-date inventory of Town property. Mayor Chase asked Dept. heads to list all items with a value in excess of \$100 for review at the January meeting.

Present floor area ratio	15.4%
Proposed " " "	17.1%

(15% allowed)

Mr. Guerin presented plans and explained that the lot is badly shaped and steep. More level space is needed in the pool area. The deck will blend in with existing structures.

On motion by Mr. Poore, seconded by Mr. Stafford, the variance was unanimously granted.

5. No. 572 Robert R. Hagopian, 1 Upper Road (73-122-06 & 07)
Request to allow structural repair of carriage house to use as garage/workshop and studio. Unit will not contain kitchen facilities.

8-14-80
Mr. Lunding explained that the old carriage house is delapidated. Mr. Hagopian plans to build it up structurally and take off a corner of the building and clean up the fire hazards. The unit will not be used for living quarters and the kitchen will be eliminated. He said the parcel map for the subdivision granted in May 1980 cannot be filed until the fire hydrant is installed. Mr. Brekhus moved that the variance be granted, with conditions that the unit not be used for habitation and that it not be rented. Mr. Scales seconded the motion which was unanimously passed.

6. No. 573 Mr. and Mrs. M. MacDonald, 42 Woodside Way (73-231-09) 6,000 sq. ft. zone and acre zone.
Request to add living room and extend family room on 1st floor and add 3 bedrooms and 2 baths on 2nd floor. Non-conforming house 16'2" from front property line, 14'6" from side property line.

Lot Area	25,750 sq. ft.
Present lot coverage	8.42%
Proposed " "	12.5%
Present floor area ratio	11.2%
Proposed " " "	16.2%

(20% allowed)

Mr. MacDonald and Architect Rebecca Watkin explained that the additions will not further aggravate the non-conformities. All electrical, plumbing and heating will be brought up to code. Covered parking is provided for two cars and there is space for two cars in front of the garage.

The Fire Chief requested installation of a gate at the rear of the property to allow a fire truck to pass through.

All neighbors urged the granting of the variance.

Mr. Poore moved that the variance be granted, subject to the following conditions:

1. No kitchen facilities be installed in the guest house.
2. A fire truck access gate be installed in the rear yard.

Mr. Brekhus seconded the motion, which was unanimously passed.

5. Division of Mediation Services.

Jody Anne Becker, program coordinator for the Division of Mediation Services, which is funded by the San Francisco Foundation, explained that a professional staff and more than 30 professionally trained volunteer mediators stand ready to aid in resolving any and all minor neighborhood or family disputes.

6. 1980 Overlay Program.

Town Engineer Hoffman reported the selection of Shady Lane from Lagunitas Road to the bridge near Locust Avenue for the 1980 overlay program. He estimates the cost at \$46,000, all of which comes from Gas Tax. At the same time, he suggested repaving Glenwood Avenue at the curve, at an additional cost of \$4,000. Several property owners along Shady Lane expressed concern that the repaving will cause more traffic and higher speeds along Shady Lane. Mr. Hoffman explained that 10,000 cars travel the area every day and Mr. Lunding reported that the Town has had to spend much money trying to keep the street patched.

Mr. Scales moved that Shady Lane from Lagunitas Road to the bridge near Locust Avenue and the curve on Glenwood be approved for the 1980 overlay program; that Mr. Hoffman be authorized to advertise for bids and if bids received are within 5% of the estimated costs, the Mayor be authorized to execute the contract. Mr. Stafford seconded the motion, which was unanimously passed.

7. Informal Subdivision.

5-8-80
Arika Hagopian, 1 Upper Road (73-122-06 & 07)
Acre Zone.

Request to divide 3.01 acres into two parcels:
Parcel 1 to contain 2.01 acres, existing house, cottage, studio, caretaker's house, garage, shed and pool and pool shed.

Parcel 2 to contain 1 Acre and stable.

Engineer Joseph Grippi explained the request and said that the stable on parcel 2 will be removed when and if the parcel is sold and a house is built.

Mr. Hoffman reported that the proposed division line is a natural boundary and that creation of Parcel 2 will result in an adequate building site, not subject to inundation. Fire Chief Casson recommended that a 360 foot extension of a new 6" water line from Glenwood Avenue connecting to a new hydrant be located across the street from the existing garage on Upper Road. Mr. Hagopian asked that the hydrant not be required until improvements are made on Parcel 2. He hopes to preserve the Redwoods on Parcel 2.

Mr. Stafford suggested that utilities serving Parcel 1 be located within the utility easement.

Mayor Brekhus suggested creation of a green belt on

Mr. Poore moved that the subdivision be approved, subject to the following conditions:

1. Installation of a fire hydrant, details to conform to the requirements of Chief Casson, to be completed prior to recordation of a Parcel Map.
2. No improvements to be made on Parcel 2 without approval of the Council concerning removal or any trees exceeding 8" in diameter.
3. Recordation of a Parcel Map within 9 months.

Mr. Scales seconded the motion, which was unanimously passed.

3. Variances.

1. Karin Martin, 6 Berry Lane (72-231-19) Acre Zone
At the request of the applicant, the variance request was withdrawn.

2. Variance No. 563 Stephen and Bonnie Holmes
46 Woodside Way (73-231-10) 6,000 sq. ft. zone
Request to expand entryway 8½' from side setback.

Lot Area	6,560 sq. ft.
Present lot coverage	17%
Proposed " "	18%
Present floor area ratio	28%
Proposed " " "	29%

Mr. Holmes explained that the request for an 8' x 10' redwood deck within the side yard setback will provide a safe and reasonable access to the house. At present the steps are hazardous. Mr. Scales moved approval of the request, seconded by Mr. Poore and unanimously passed.

3. Variance No. 564 Roger F. Hooper Jr.
70 Ivy Drive (73-143-18) 10,000 sq. ft. zone
Request to construct pergola inside entrance gate 5' from front property line.

Lot Area	13,550 sq. ft.
Present lot coverage	31.1%
Proposed " "	31.8%
Present floor area ratio	30.2%
Proposed " " "	32.7%

Mr. Hooper explained that the proposed structure is an open framework intended to support vines and will replace an oak tree which formerly screened the entrance and supported garden lights. The pergola will rise 7'2" above grade, 10' at the peak. On motion by Mr. Poore, seconded by Mr. Scales, the variance was unanimously granted.

MINUTES OF THE CONTINUED MEETING OF THE ROSS TOWN COUNCIL

HELD ON JULY 26, 1973

1. Roll Call.

Mayor Allen opened the meeting with a call for the roll at 8:00 P.M.

Present: Mayor Allen, Councilmen Jones, Chase, Osterloh and Maginis.

Absent: Town Attorney Elliott.

2. Informal Subdivision

Tracy E. Van Voorhees, No. 1 Upper Road (73-122-01 & 02)
Acre Zone.

Division of 4.074 acres into two parcels:

Parcel 1 to contain 3.074 acres.

Parcel 2 to contain 1 acre.

7-26-73
Mr. Maginis indicated that the minutes of the July 12th meeting did not reflect the intent of the Council which was to grant the subdivision, subject to any objections being filed concerning adverse environmental impact. He moved granting the subdivision as of July 12th. Mr. Chase seconded the motion, which was unanimously passed.

3. Hearing on County Offer to Sell Surplus Flood Control Property for Park Purposes.

In response to a notice sent to all Ross property owners through the joint efforts of the Ross Property Owners Assoc., Ross Recreation Advisory Board and Ross Parent-Teacher Association, a standing room-only audience attended the hearing. Mayor Allen explained that the Hamer property has been declared surplus by the County and the Town is being given sixty days to decide if it should be bought for recreational use. If Ross does not purchase the property, the County can buy it or offer it to adjacent property owners. The Kentfield portion of the 1.735 acres is zoned for multiple use -- an 11-unit apartment building could be built on the 1/3 of an acre. If Ross buys the property, it will annex this portion from the County. One single family residence could be built on the 1.226 acres which lie in Ross. Mr. Jones reported that although appraiser Richard Wolcott has not submitted his report, he has indicated the County's price tag of \$66,250 is a fair one. Mayor Allen explained that A. Crawford Greene's gift of \$5,000 has grown to \$14,000, there is a surplus in the park fund of \$22,000 and \$12,000 could be used from next year's Federal Revenue Sharing.

8. Informal Subdivision.

Katherine O. Kirk, Glenwood Avenue & Fernhill Avenue (73-031-02) Acre Zone.

Property consists of 2.39 acres.

Parcel 1 will contain 1.59 acres and remain in the R-1 B-A zone. Parcel 2 will contain .80 acres and be reclassified to R-1 B-20. Parcel 1 fronts on Glenwood Avenue. Parcel 2 fronts on Bolinas Ave.

On motion by Mr. Chase, seconded by Mr. Jones, the subdivision was unanimously granted.

Second Hearing on Application for Petition for Amendment to Zoning Regulations.

Mayor Allen asked if there were any objections from the audience to the amendment to the Town Zoning regulations and there were none.

Introduction of Ordinance No. 335.

Amending Sections 18.03.030 of the Ross Municipal Code, Redistricting Certain Property Into the R-1: B-20 District.

By unanimous vote of the Council, Ordinance No. 335 was introduced by reading the title only and passed for first reading by the following vote: Ayes - Allen, Jones, Chase, Osterloh, Maginis.

Town Engineer Hoffman was directed to file a parcel map.

The Council congratulated Mrs. Kirk on being appointed to serve on the County Grand Jury.

Tracy E. Van Voorhees, #1 Upper Road (73-122-01 & 02) Acre Zone.

Division of 4.074 acres into two parcels:
Parcel 1 to contain 3.074 acres.
Parcel 2 to contain 1 acre.

7-12-73
Mr. Van Voorhees explained the subdivision and said no further division of the property is presently anticipated. Mr. Jones recommended installation of a 6" water main with an additional hydrant when application for further division is made. Mr. Van Voorhees felt adequate water mains should be installed immediately to protect existing structures.

A report from Mr. Hoffman indicated the division does not have a significant effect on the environment. It was moved by Mrs. Osterloh, seconded by Mr. Maginis and unanimously passed that a negative declaration be filed. The matter was continued to August 9th. If no objection has been filed by that time, a Notice to Proceed will be granted.

Tracy E. Van Voorhees, #1 Upper Road (73-122-01 & 02)
Acre Zone.

Permit No. 32

Use of detached cottage as guest house.

Mr. Van Voorhees requested a use permit to use the small cottage at the rear of the main house as a guest house. It consists of a sitting room, bedroom, bath and attic.

Mr. Maginis moved granting the permit, subject to conditions that it pass inspection by the Building Inspector and that it not be rented. Mrs. Osterloh seconded the motion, which was unanimously passed.

8. Variance No. 378 Richard C. Blum, 10 Lagunitas Road (73-171-21) Acre Zone.

To allow addition of two stories for family room and two bedrooms to non-conforming house 8'6" from west sideline (25' required)

Lot Area 2.07 acres

Mr. Blum and Designer Edward Hageman explained that the large house has insufficient bedrooms for a family with three young children. The addition does not increase the non-conformity.

Mr. Jones moved granting the variance, Mr. Maginis seconded and the motion was unanimously passed.

9. Governmental Service Responsibilities and Spheres of Influence requested by Local Agency Formation Commission.

Mr. Jones moved that the Town create a Sphere of Influence map, showing interest in the areas of the Marin Municipal Water District west of the house now occupied by Moose Muzinich, the areas along the easterly boundary of the Town presently served by the Town but located in part in either San Rafael or San Anselmo and the area showing on the unrecorded map of Del Mesa, said map to be filed with LAFCO and accompanied by a letter answering the questions asked by LAFCO, to be written by himself. Mr. Chase seconded the motion, which was unanimously passed.

10. Resolution No. 911

Consolidating Regular Precincts for the General Municipal Election to be held on April 11, 1972. On motion by Mr. Jones, seconded by Mrs. Osterloh, Resolution No. 911 was unanimously adopted.

11. Other Business.

1. Authorized the accountants to issue a warrant to pay for the new police car, which is due about the 20th of March.

2. Deferred for budget review the possibility of purchasing a used reserve car for the Police Dept.

ATTACHMENT 4

August 21, 2016

1 Upper Road
Ross, California
AP# 073-122-16 & 15

Project Description:

The project proposes a Lot Line Adjustment between two legal parcels under one ownership. Parcel 'A', AP# 073-122-16, is an existing 2.035 acre, 89,325 sf single family residential parcel, with an existing Main Residence and related outbuildings. Parcel 'B', AP# 073-122-15, is an existing 42,931 sf single family residential lot with an existing swimming pool and cabana, a tennis court, an outdoor kitchen and dining area and an expansive lawn play area. Parcel 'A' is accessed from Upper Road and Parcel 'B', located 30' +/- below the Parcel 'A' Main Residence and on the opposite side of Ross Creek, is accessed from Lagunitas Road.

The proposed Lot Line Adjustment creates two legally sized residential parcels. Parcel 'A' becomes a 75,922 sf lot, and Parcel 'B', a 56,334 sf lot.

Additionally, the project requests Design Review, on Parcel 'A', to construct a new swimming pool and spa, and remove an existing 227 sf spa building. The existing pool and cabana is to remain and be fully contained within the limits of Parcel 'B'.

The proposed project on Parcel 'A' requires supporting retaining walls at the perimeter of the swimming pool deck surround. These retaining walls, 6'-0" maximum in height, will be integrated into the existing rock mortared retaining walls and be faced with matching stone veneer. Due to the irregular shape of Parcel 'A', the 70'-0" Rear Yard Setback requires a Variance to construct the swimming pool and construct the required supporting retaining walls. In order to achieve a level area for the swimming pool and the surrounding pool decking, the proposed structures exceed the maximum allowed height of 18" in a setback. The gentle slope of the proposed location for these improvements, the most accommodating on the subject site, also requires a Hillside Lot Permit.

The proposed project on Parcel 'A' requires the removal of 9 trees, 4 maples and 5 bays, that are within the limits of the improvements. Additional landscaping is proposed to augment the the existing site which is well screened from the surrounding neighborhood with dense tree growth and mature landscaping.

August 21, 2016

1 Upper Road
Ross, California
AP# 073-122-16 & 15

Mandatory Findings for Variance Applications:

Special Circumstances:

The Special Circumstances applicable to this property include the size, shape and topography of both existing parcels, as well as the existing structures located on the subject property. Strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

The existing topography for both Parcel 'A' and Parcel 'B' naturally separates the subject property into two distinct areas. Parcel 'A', accessed from Upper Road, is the higher elevated portion of the property where the Main Residence, with supporting outbuildings, is located. Parcel 'B', accessed from Lagunitas Road, is located 30' +/- below the Main Residence, is relatively level, and contains a swimming pool and cabana, a tennis court, and outdoor gathering area with a lawn play area. Parcel 'B' is separated from Parcel 'A' by Ross Creek and a steep upslope. Each legal parcel is unique and independent from the other.

The existing pool and cabana are disconnected from the Main Residence by the steep hillside upslope. The proposed swimming pool location on Parcel 'A' allows the owners of 1 Upper to enjoy a connection between indoor and outdoor lifestyles. The proposed swimming pool is located in the most level area of Parcel 'A' and is contained within an existing developed area with outbuildings and a lawn play area. Due to the irregular shape of Parcel 'A', the 70'-0" Rear Yard Setback, combined with the required Setbacks from Upper Road and Glenwood Avenue, create a minimal area for code-compliant development in the eastern portion of the lot. This necessitates a request for a Variance to allow structures greater than 18" in height in a required setback to provide a level area for the proposed swimming pool, the surrounding pool decking and the required supporting retaining walls. Additionally, the 70'-0" Rear Yard Setback is from the property line adjacent to Ross Creek.

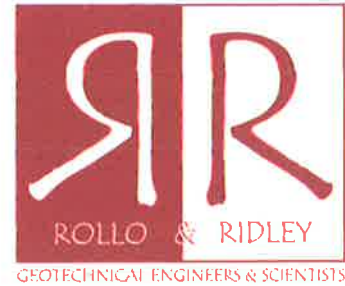
The existing and proposed retaining walls and related augmented landscaping will insure maximum screening, and visual and sound privacy for the surrounding neighbors and the community at large. The proposed retaining walls will be well screened with dense landscaping to match the surrounding vegetation.

Substantial Property Rights:

This Variance request is necessary for the preservation and enjoyment of substantial property rights because the existing topography and building locations are neither compatible nor do they functionally relate. The existing pool and cabana located on Parcel 'B' are disconnected from the Main Residence on Parcel 'A' by the steep hillside slope. The proposed swimming pool location on Parcel 'A' will allow the owners of 1 Upper to enjoy a connection between indoor and outdoor lifestyles and be afforded the same amenities found throughout the surrounding community.

Public Welfare:

The granting of this Variance will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The proposed project requires a Variance to allow the construction of a swimming pool in a required 70' rear yard setback, and the heights required to construct the supporting retaining walls exceeding 4'-0". The proposed swimming pool location is in the only relatively level area of the steeply sloping lot that physically connects with the Main Residence and relates to the existing outbuildings. It is also the most private location and is well screened by existing mature landscaping and the proposed augmented landscaping.



**GEOTECHNICAL INVESTIGATION
EAST YARD IMPROVEMENTS
1 UPPER ROAD
Ross, California**

**Alan Grujic
Ross, California**

**August 22, 2016
Project No. 1490.1**





August 22, 2016
Project No. 1490.1

Alan Grujic
1 Upper Road
Ross, California 94957

Subject: Geotechnical Investigation
East Yard Improvements
1 Upper Road
Ross, California

Dear Mr. Grujic:

Our geotechnical investigation report for the proposed east yard improvements to your property at 1 Upper Road in Ross, California is attached. The services described in the report are outlined in our proposal dated July 28, 2016. Copies have been distributed as indicated at the end of this report. This cover letter omits detailed findings and conclusions; therefore, anyone relying on the report should read it in its entirety. Our conclusions and recommendations apply only to the project described in the report.

Conclusions and recommendations presented herein are based on: 1) discussions and correspondence with Christian Lind of HCL Construction, 2) a review of the preliminary landscape drawings prepared by Pacific Design Group, Inc. dated July 26, 2016, 3) the results of our field investigation performed at the site and engineering analysis, and 4) our experience with similar projects in Ross.

The site is located on the south side of Upper Road just of Glenwood Avenue. The site generally slopes down to the east and south. The objectives of this investigation were to evaluate subsurface conditions in the east yard area of the site and develop criteria for foundation design and other geotechnical aspects of the project. The area of the proposed pool, Spa Building relocation and associated retaining walls is east of the main house and is currently occupied by landscaping (lawn) and a Spa Building. Site grades of the proposed improvements vary from approximately Elevation 92 feet to Elevation 80 Feet (NAVD 1983 datum).

Current plans include installing a pool with plan dimensions of approximately 20 feet by 40 feet that will be roughly 5 feet deep. The existing Spa Building will be relocated north of the proposed pool. In addition a 5- to 12- foot tall retaining wall will be constructed around the perimeter of the pool and pool hardscape to maintain a level grade at approximately Elevation 92 Feet.

During our subsurface investigation, we encountered 1.3 to 2.5 feet of fill and topsoil (surficial soil) consisting of red brown to dark brown, medium stiff sandy clay with gravel and loose silty sand with gravel with roots and organic materials. Below the fill and topsoil, we encountered residual bedrock consisting of yellow brown very stiff sandy silt and dense silty sand with gravel with sandstone fragments to depths of about 5.5 to 6 feet below



existing site grades at which point fractured sandstone bedrock (Franciscan Complex Melange) was encountered to the maximum depth explored. Groundwater was not encountered during our field exploration.

On the basis of our field investigation and engineering analysis, we judge the proposed pool and spa may be supported on a shallow foundation system gaining support in the residual bedrock and/or Franciscan Complex bedrock. Detailed design recommendations are contained within this report. Where sloping conditions exist or where residual bedrock or bedrock is too deep to construct a shallow foundation (such as the new Spa Building and the new retaining walls), drilled cast-in-place concrete piers should be used.

The recommendations contained in the report are based on limited subsurface exploration. Consequently, variations between expected and actual soil conditions may be found in localized areas during construction. We should, therefore, be engaged to observe the installation of foundations and earthwork, during which time, we may make changes in our recommendations if deemed necessary.

We appreciate the opportunity of being of service to you on this project and look forward to working with you during construction.

Best regards,
ROLLO & RIDLEY, INC.

A handwritten signature in blue ink that reads 'C. A. Ridley'.

Christopher A. Ridley, P.E., G.E.
Principal



A handwritten signature in blue ink that reads 'Frank J. Rollo'.

Frank J. Rollo, P.E., G.E.
Principal





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TREE CARE ARBORISTS
P.O Box 2958
San Rafael CA 94912-2958**

Tuesday October 11th 2016

Alan Grujic
Dorinda Lewis
1 Upper Road
Ross CA 94957

ARBORIST REPORT

RE: Arborist report prepared for Alan Grujic and Dorinda Lewis @ #1 Upper Road in Ross CA. Proposed developing project Lot

This report focuses on a Visual Tree assessment (VTA) on all tree located on the Grujic/Lewis property and provide tree condition, designation, and how close any development can get to each tree without significant damage to their health and/ or long term viability

All the trees at Grujic/Lewis residence property are protected species, by the town of Ross municipal codes

I made my onsite observation and my field inspection on Friday October 7th 2016. The subject trees are located within the boundaries of the undeveloped area of a residential neighborhood in the Town of Ross CA

Existing trees or group of trees have been provided with tree protection zones. General requirements for tree protection zones are described as follow:

1. Species foundation, footing, and pavement designs should be employed to minimize root interference when structure must be placed within the trees protection zones
2. Utilities such as electric, gas, cable TV, telephone, water drains and sewer should be routed outside the tree protection zone.
3. Landscape should be designed to exclude trenching for irrigation lines within the tree protection zone
4. Site Drainage improvements should be designed to maintain the natural water table levels within tree retention areas. If water must be diverted, permanent irrigation systems should be provided to replace natural water sources for the trees
5. Due to the proposed development Project Special Attention has been requested to the following trees:
 1. Two (2) Maple trees
 2. Six (6) Bay Laurel trees
 3. One (1) Coastal Redwood

Such mentioned trees (Nine in total) shall be removed in order to accomplish proposed project. Any development or construction activity within the tree protection zones shall be consulted with a qualified Arborist to minimize any significant damage.





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Trunk Diameters were measured using a Spencer diameter tape. They were measured at 4.5 feet from grade for single stem, and abbreviated D.B.H for multi stem trees. The tree protection zones were determined using methods recommended in trees and development, a technical guide for preservation of trees during land development.

Tree Species	Scientific Name	Diameter	Circumference	Proposal	Replacement Tree
Bay Laurel	Laurus Nobilis	Combine 18 Inches	Combine 54 Inches	Removal	Live Oak Tree
Bay Laurel	Laurus Nobilis	15 Inches	45 Inches	Removal	Live Oak Tree
Three (3) Bay Laurel	Laurus Nobilis	18 Inches	54 Inches	Removal	Live Oak Tree
Bay Laurel	Laurus Nobilis	24 Inches	72 Inches	Removal	Live Oak Tree
Sugar Maple	Acer Saccharum	33 Inches	99 Inches	Removal	Live Oak Tree
Sugar Maple	Acer Saccharum	21 Inches	63 Inches	Removal	Live Oak Tree
Coastal Redwood	Sequoia Sempervirens	6 Inches	18 Inches	Removal	Live Oak Tree

The Subject tree consist of three different species totaling nine (9) trees

Due To the Proposed project and existence of cavities all previously mentioned, trees are a good candidate for removals and replacement. They cannot be mitigated with corrective pruning.

For further /future /additional information please feel free to contact us at:


Hector Chan
MR ARBOR
Certified Arborist # We-9250A
(415)898-2273





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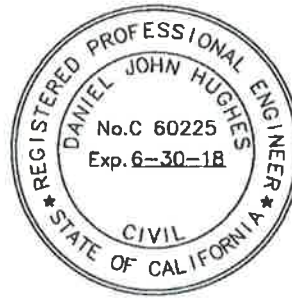
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DRAINAGE REPORT

for

1 UPPER ROAD RESIDENCE

1 Upper Road
Ross, CA, 94957
APN 073-122-16



DANIEL JOHN HUGHES
RCE 60225 Exp. 6/30/18

Prepared for:

Alan Grujic and Dorinda K Lewis
PO Box 383
Ross, CA 94957

Prepared under the supervision of:

Dan J. Hughes
RCE #60225
License Expires 6/30/18

Report Date: October 17, 2016



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7. Marin County Hydrology Manual Maps and Charts
8. BASMAA Project Data Table



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Project Narrative:

This preliminary drainage report details the methodology and calculations for the drainage improvements proposed at 1 Upper Road in Ross, California. This report has been prepared as part of the Design Review Process. This project includes the removal of an existing spa building and the construction of a new pool/spa, resulting in an increase in impervious area of 653 square feet.

Hydrology and Hydraulic Analysis

For the purposes of this drainage report we used the *Drainage Design Criteria from the County of Marin Department of Public Works Hydrology Manual, "Revision 8/2/00"*. All flow calculations were performed using the Rational Method ($Q=CIA$). Detailed calculations are shown on the following pages.

Review of the Hydrology Manual provides the following mathematical models and constant values used in the hydraulic analysis:

- Initial Time of Concentration: $t_c = \frac{1.8(1.1-C)\sqrt{L}}{\sqrt[3]{S(100)}} + 5 \text{ min}$
- Zone from Map V: Zone D3, 0.72/0.66
- I_{60} from Map I: 1.5"/hr
- Runoff Coefficient: $C = 0.7$ for vegetated areas
 $C = 0.9$ for hard scape areas

The quantities of impervious areas used to determine runoff coefficients were taken from calculations prepared by Pacific Design Group Architecture. Refer to the attached Weighted Runoff Coefficient, Time of Concentration, Runoff, and Volume Retention Calculations. We are providing 180% of the required retention based on the increase between the pre-construction and post-construction 25-year storm event flows.

Weighted Runoff Coefficient Calculations

1 Upper Road Residence

10/17/2016

PRE-CONSTRUCTION						
Tributary	Area (ac)	Pervious Area (ac)	Pervious C	Impervious Area (ac)	Impervious C	Composite C
Total	0.147	0.140	0.7	0.007	0.9	0.710

POST-CONSTRUCTION						
Tributary	Area (ac)	Pervious Area (ac)	Pervious C	Impervious Area (ac)	Impervious C	Composite C
Total	0.147	0.125	0.7	0.022	0.9	0.730

Composite Runoff Coefficient Equation:

$$C_T = C_v \frac{A_v}{A_T} + C_p \frac{A_p}{A_T}$$

Time of Concentration Calculations

1 Upper Road Residence

10/17/2016

PRE-CONSTRUCTION				
Tributary	Length (ft)	Slope (ft/ft)	C	Tc (min)
Total	80.0	0.12	0.710	7.75

POST-CONSTRUCTION				
Tributary	Length (ft)	Slope (ft/ft)	C	Tc (min)
Total	25.0	0.02	0.730	7.64

Runoff Calculations
1 Upper Road Residence
10/17/2016

PRE-CONSTRUCTION											
Tributary	Area (acres)	C	Tc (min)	I (60) (in/hr)	Rd (10)	Rd (25)	I 10-year	I 25-year	I 100-year (Chart "K")	Q 10-year (cfs)	Q 25-year (cfs)
Total	0.147	0.710	7.75	1.5	0.76	0.86	2.20	2.49	2.90	0.230	0.260

POST-CONSTRUCTION											
Tributary	Area (acres)	C	Tc (min)	I (60) (in/hr)	Rd (10)	Rd (25)	I 10-year	I 25-year	I 100-year (Chart "K")	Q 10-year (cfs)	Q 25-year (cfs)
Total	0.147	0.730	7.64	1.5	0.76	0.86	2.28	2.58	3.00	0.245	0.277

Volume Retention Calculations

1 Upper Road Residence

10/17/2016

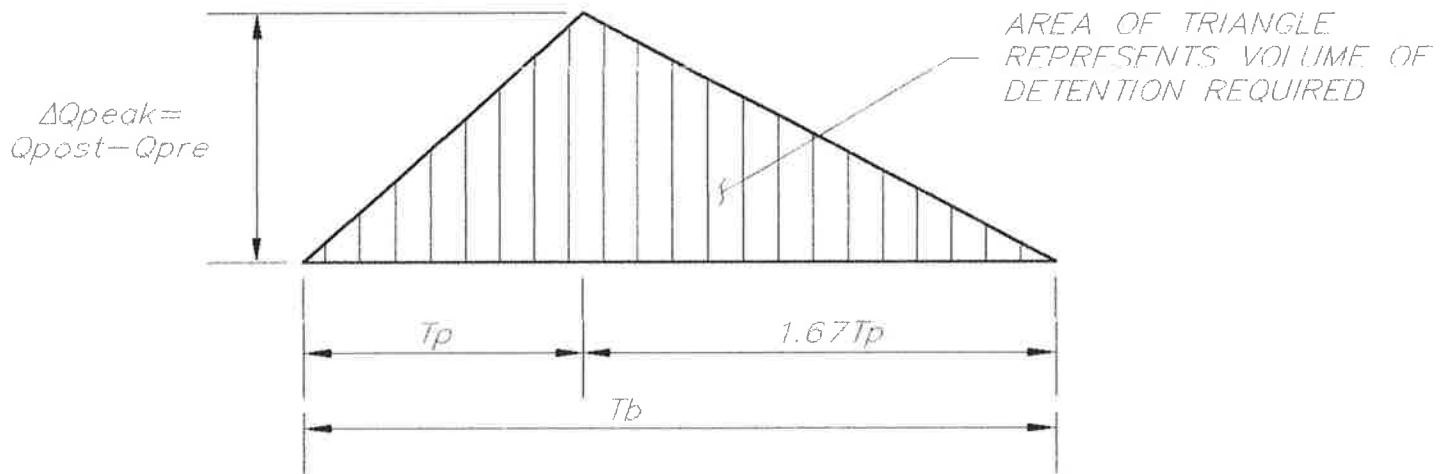
Qpre= 0.260 cfs

Qpost= 0.277 cfs

$\Delta Q = 0.017$ cfs

Triangular Hydrograph Method*:

*The triangular hydrograph is an approximation of the NRCS dimensionless unit hydrograph. According to Debo and Rees (1995) this method produces results that are sufficiently accurate for most stormwater management facility designs. In this model, the base of the hydrograph is 2.67 times the time of concentration (Tp).



$T_c = T_p = 7.75$ minutes

$T_p = 465$ seconds

$T_b = 2.67 * T_p = 1241$ seconds

$V = 0.5 * \Delta Q * T_b = 10.4$ cubic ft. (required retention of increase between pre- and post- 25-year flows)

Volume in Storm Drain Dissipater Pipe:

Pipe Size (in)	Area (sf)	Length (ft)	Volume (cf)
6	0.20	5.0	1.0

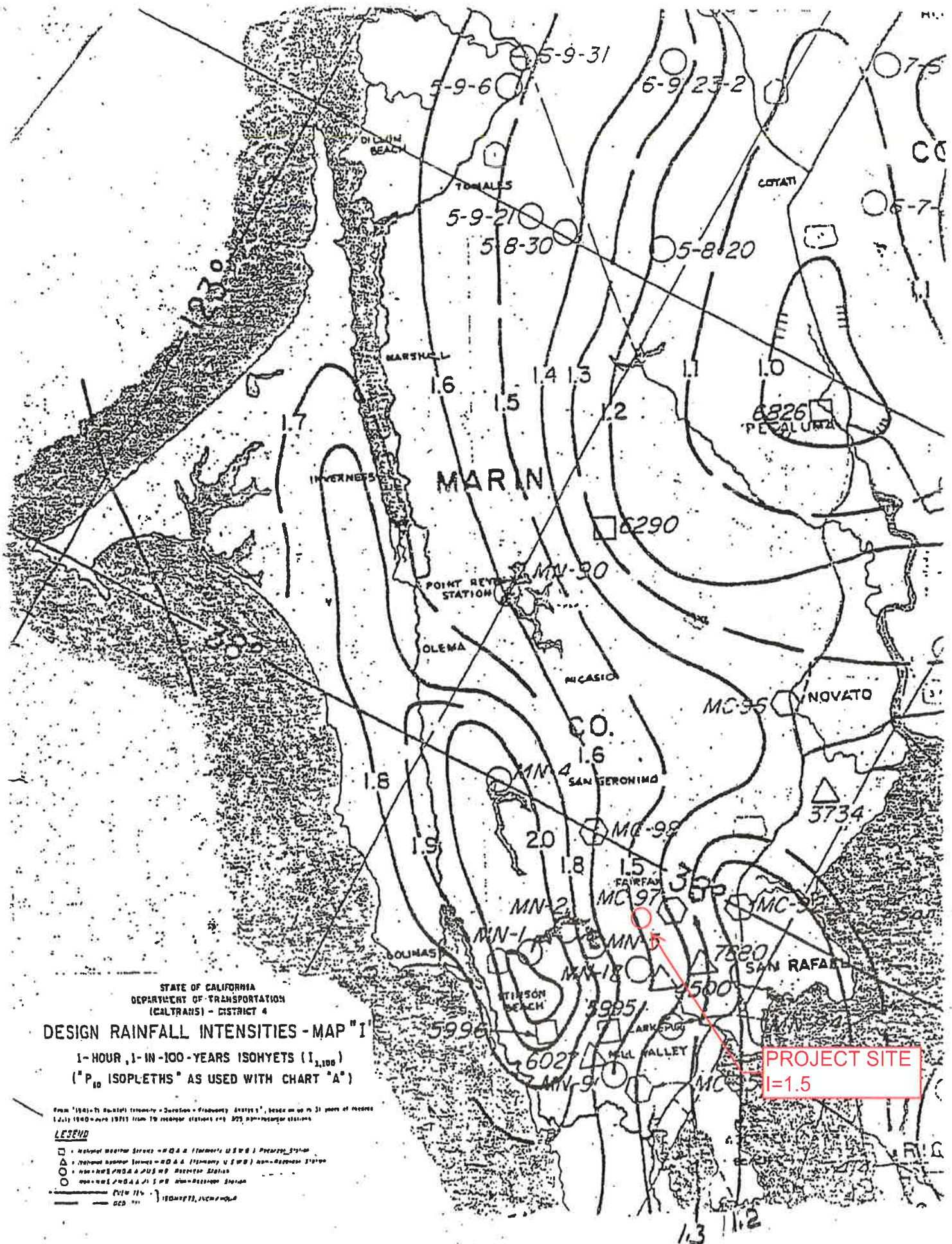
Volume in Dissipater Rock:

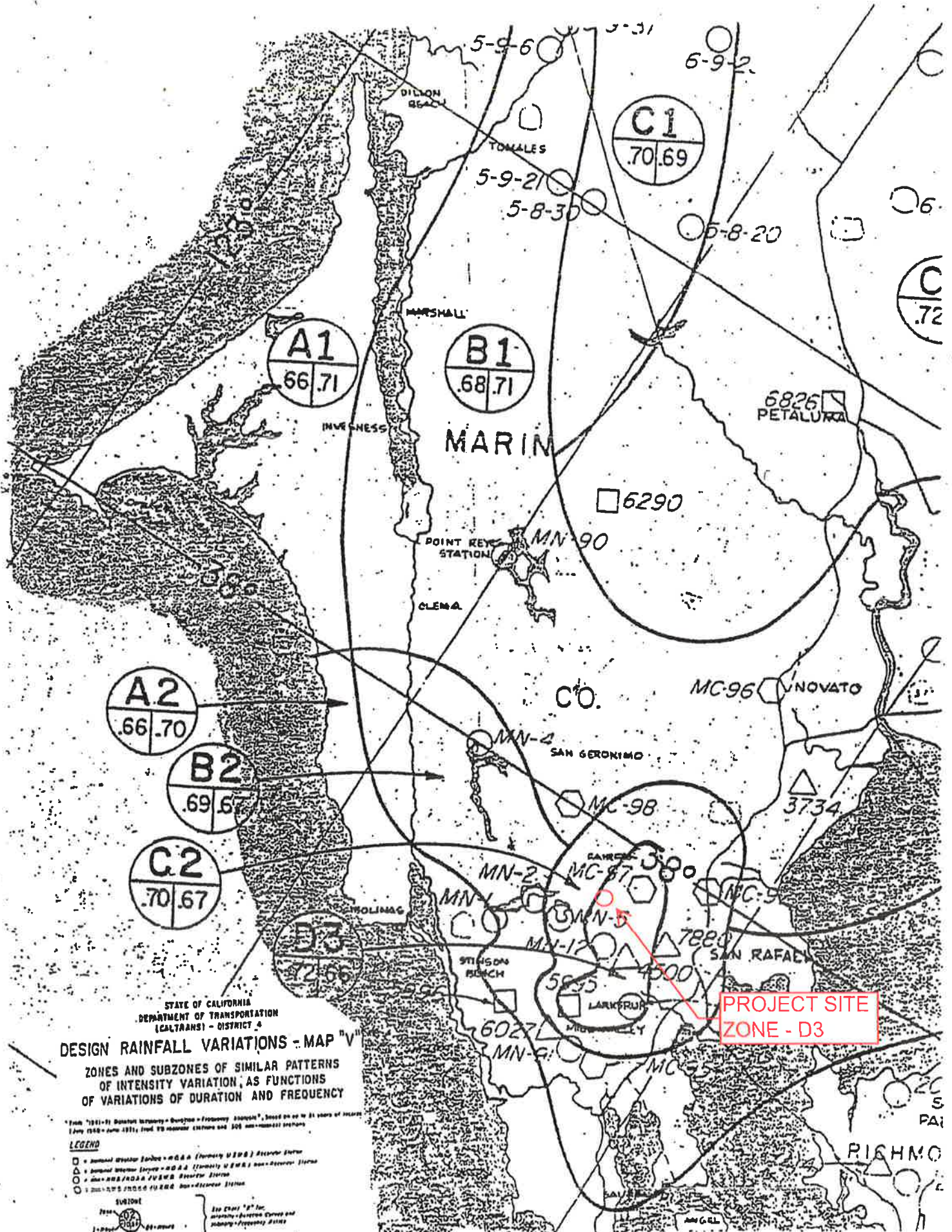
Trench Depth (ft)	Trench Width (ft)	Area (sf)	Length (ft)	Porosity	Volume (cf)
1.0	1.5	1.30	5.0	0.3	2.0

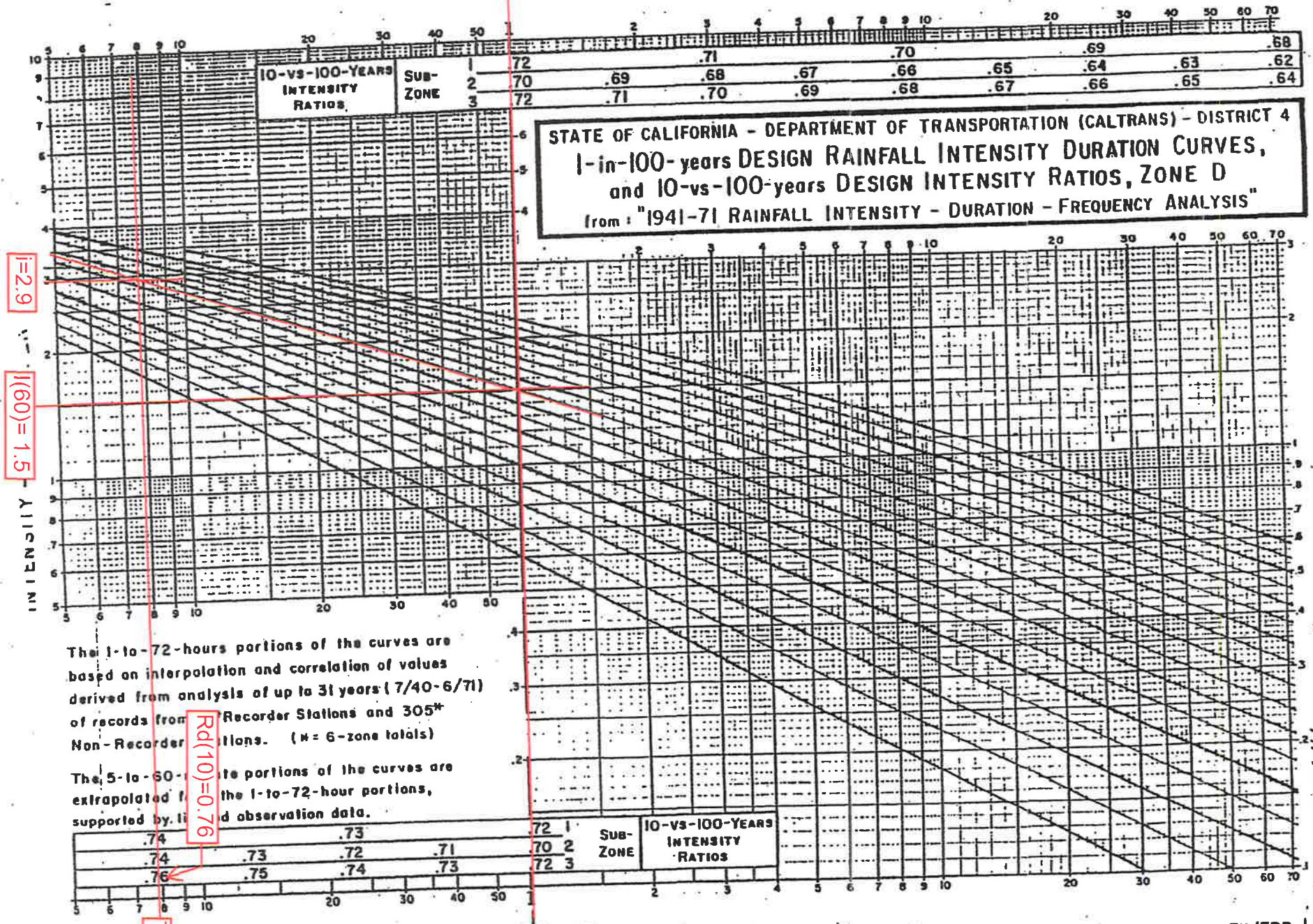
Volume in 12" Storm Drain Pipe:

Pipe Size (in)	Area (sf)	Length (ft)	Volume (cf)
12	0.79	20.0	15.7

Total Volume :	18.6	(design retention - 180% of required retention of increase between pre- and post- 25-year flows)
-----------------------	-------------	--







PRE-CONSTRUCTION

APPENDIX "D", D

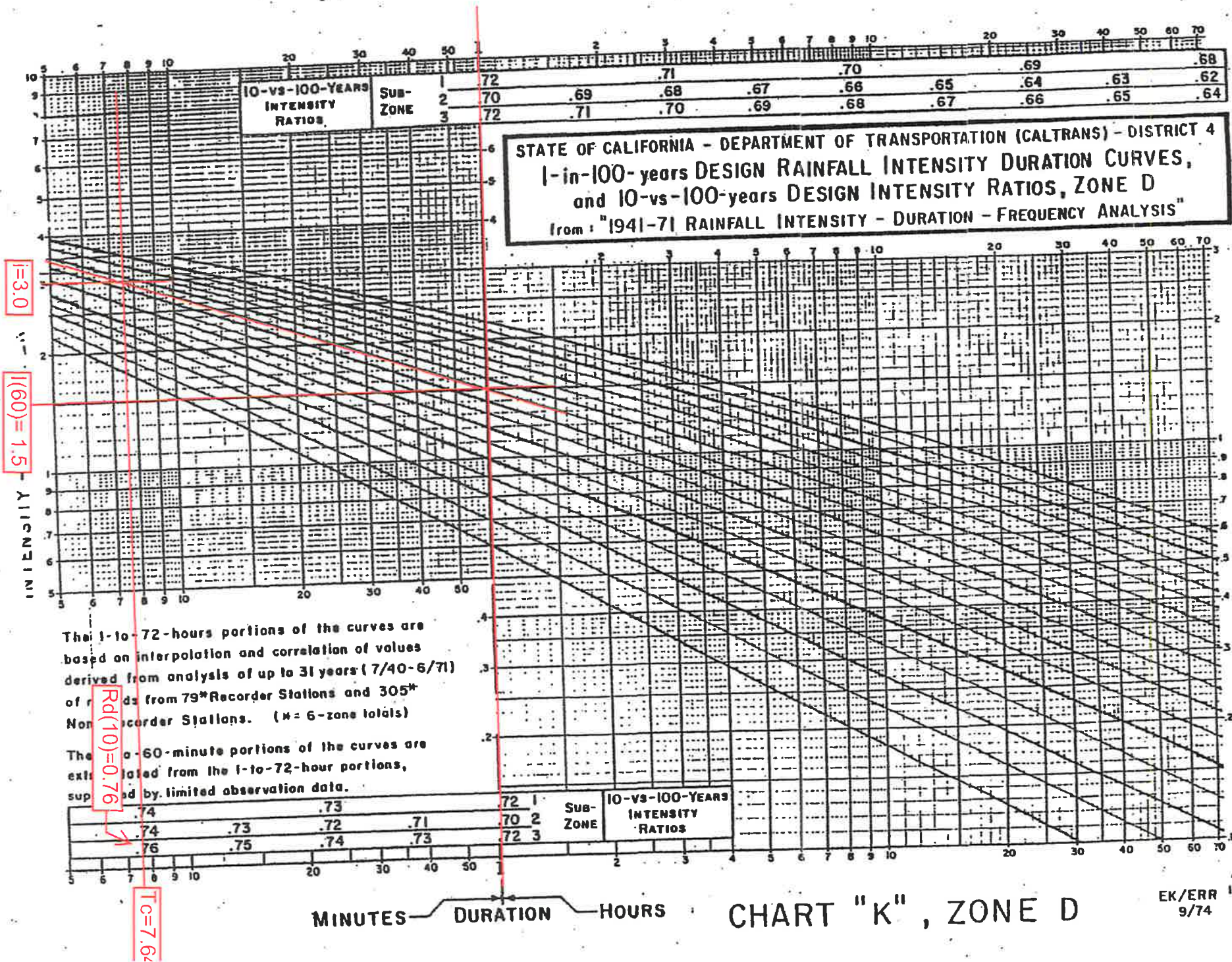
The 1-to-72-hours portions of the curves are based on interpolation and correlation of values derived from analysis of up to 31 years (7/40-6/71) of records from Recorder Stations and 305* Non-Recorder Stations. (N = 6-zone totals)

The 5-to-60-minute portions of the curves are extrapolated from the 1-to-72-hour portions, supported by limited observation data.

MINUTES — DURATION — HOURS

CHART "K", ZONE D

EK/ERR
9/74



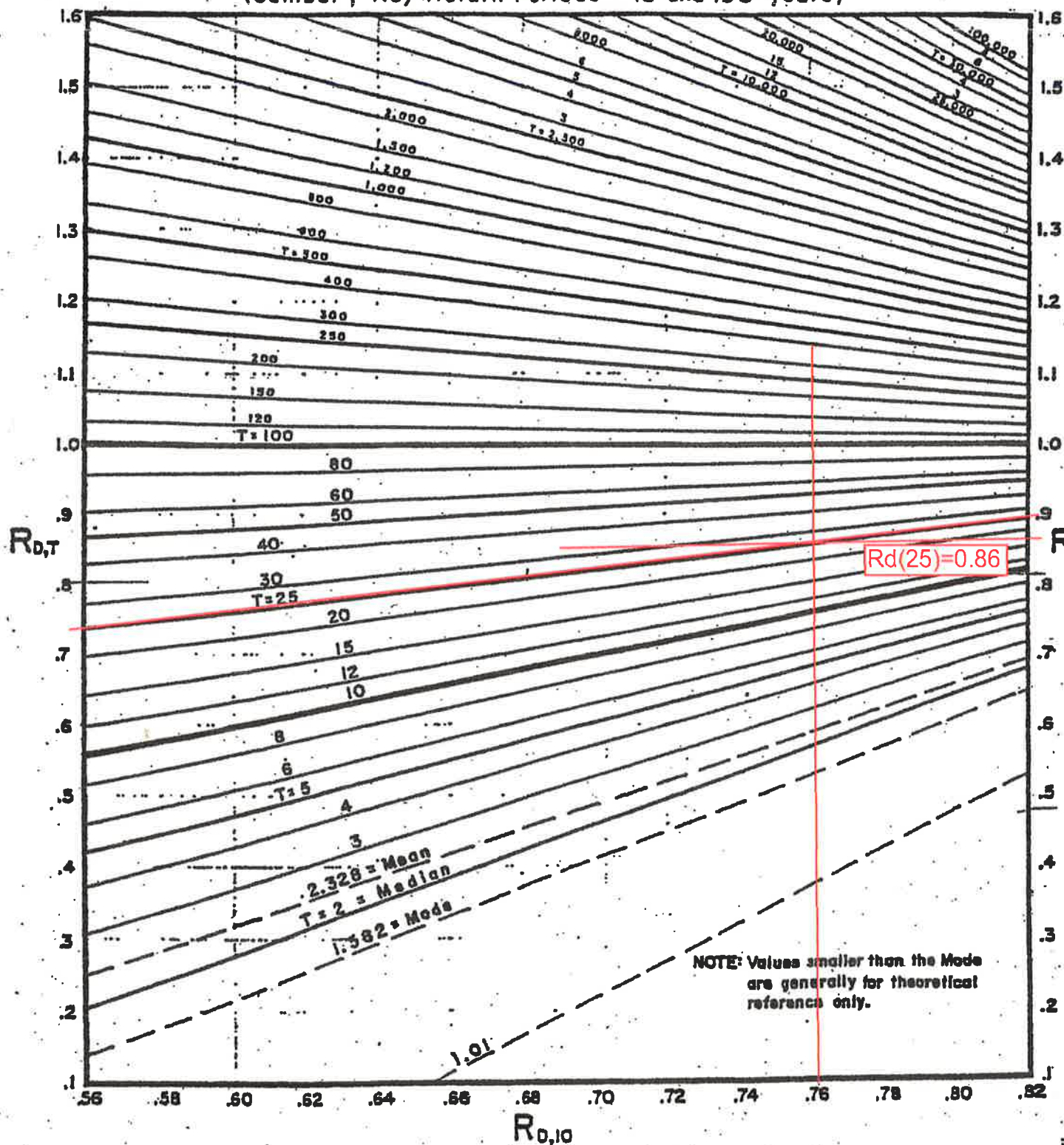
POST-CONSTRUCTION

APPENDIX "D", D

CHART "K", ZONE D

FREQUENCY DISTRIBUTION RATIOS CHART "R"

(Gumbel ; Key Return Periods = 10 and 100 years)



EQUATIONS SEE "1941-71 RAINFALL INTENSITY-DURATION-FREQUENCY ANALYSIS"

(29) $R_{0,T} = I_{0,T} / I_{0,100}$, where

(31) $I_{0,T} = I_{0,100} \left\{ 1 + \left[\frac{(1-R_{0,10})}{(y_{100}-y_{10})} \right] (y_T - y_{100}) \right\}$ and

() $y_T = -\ln [-\ln (1-1/T)]$

T = Return Period, Years

R = Ratio

I_0 = Intensity (For a given duration D), Inches/Hr.

Other parameters, such as discharge rate (Q) may be substituted for T_0 .



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BASMAA Project Data Table:

Project Name/Number	1 Upper Road Residence
Project Location	1 Upper Road, Ross California
Name of Owner or Developer	Alan Grujic and Dorinda K Lewis
Project Type and Description	pool addition, removal of spa building
Total Project Site Area (acres)	2.035 ac
Total New and Replaced Impervious Surface Area (square feet)	968 sf
Total Pre-Project Impervious Surface Area (square feet)	14,164 sf
Total Post-Project Impervious Surface Area (square feet)	14,817 sf
Runoff Reduction Measures Selected	#1 – Disperse runoff to vegetated area

Per the BASMAA Post-Construction Manual, there are no requirements for projects creating or replacing less than 2,500 square feet of impervious area. This project adds only 653 square feet of impervious area, and is therefore exempt. However, runoff from the new impervious area created by the new pool/spa is dispersed to vegetation, and allowed some time to infiltrate, before being collected; this is the first “runoff reduction measure” listed in the BASMAA Post-Construction Manual.



ATTACHMENT 5

MINUTES
Meeting of the
Ross Advisory Design Review Group
*****EXCERPT*****

Tuesday, September 27, 2016

Grujic and Lewis Residence (Application No. 2016-040) – 1 Upper Road and 206 Lagunitas Road

Representatives of the Pacific Design Group, Inc., presented the scope of the project to the Advisory Design Review (ADR) Group.

The ADR unanimously supported the project and recommended the following:

- Ensure the new swimming pool complies with setbacks
- Ensure the visibility of the project is screened from Glenwood Avenue
- Minimize grading-possibly shift the new swimming pool closer to the residence
- Design the retaining walls to have more depth between the terraces