



Staff Report

Date:

September 12, 2019

To:

Mayor Brekhus and Council Members

From:

Heidi Scoble, Planning Manager

Subject:

McFadden Residence, 4 Canyon Road. File No. HL-NCP 19-003

Recommendation

Town Council approval of Resolution 2127 for a Hillside Lot Permit and Design Review to allow a 117 square foot addition within the existing footprint of the residence and the new construction of a swimming pool at 4 Canyon Road.

Project Information

Owner/Applicant:

Mary and Chris McFadden

Location:

4 Canyon Road

A.P. Number:

072-082-08

Zoning:

R-1:B-A (Single Family Residence, 1 Acre min. lot size)

General Plan:

Very Low Density (1-3 Units/Acre)

Flood Zone:

Zone X (outside of 1-percent annual chance floodplain)

Application No.:

HL-NCP 19-0002

Project Summary Data

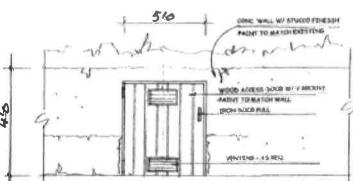
Lot Area- Gross		57,688 sq. ft.	
Lot Area- Net		40,137 sq. ft.	
Existing Floor Area/Ratio	P2	4,085 sq. ft.	10.2% (15% permitted)*
Proposed Floor Area/Ratio		4,202 sq. ft.	10.4%
Maximum FAR per HLO		N/A	28% Average Slope
Existing Lot Coverage		5,307 sq. ft.	9.2% (15% permitted)
Proposed Lot Coverage		NO CHANGE	
Existing Impervious Surfaces		6,136 sq. ft.	10.6%
Proposed Impervious Surfaces		6,736 sq. ft.	11.6%

^{*}Pursuant to Section 18.12.200 of the Ross Municipal Code, "Lot area" means the total area included within a lot excluding vehicular easements serving other property. Pursuant to Section 18.12.130 of the Ross Municipal Code, "Floor area ratio" means the floor area of the building or buildings on a lot, divided by the area of that lot. As such, the Floor area ratio for the project site is based on the net Lot area. All other Project Summary Data percentages are based on the gross parcel area.

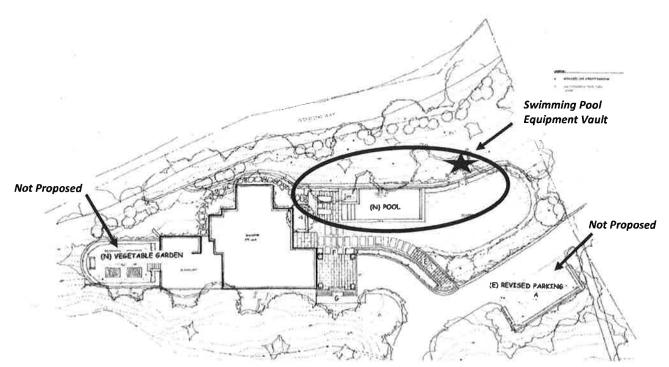
Project Description

The applicant is proposing a Hillside Lot Permit and Design Review to allow a 117 square foot addition within the existing footprint of the residence and the new construction of a swimming pool at 4 Canyon Road. The proposed addition will consist of the construction of two dormers within the existing footprint of the residence. All materials and colors are proposed to match the existing residence, including the composition shingled asphalt roof.

The applicant is also requesting approval to construct a new swimming pool with conforming setbacks. The swimming pool was previously approved in 2014 and will be located in the same approved location and with the same approved materials (e.g., Bluestone pavers and coping). The proposed dimensions of the swimming pool will be 15-feet by 40-feet. Additionally, as previously approved, the pool equipment will be constructed within the hillside in a concrete vault and will have conforming setbacks. No other project improvements associated with the 2014 approval are proposed to be constructed with the exception of the swimming pool as shown below.



Proposed Swimming Pool Equipment Concrete Vault that will be built into the hillside.



2014 Town Council Approved Hillside Lot Permit and Design Review Pool, Revised Parking Area, and Vegetable Garden never constructed

- A Hillside Lot Permit is required pursuant to RMC Chapter 18.39 because a Hillside lot Permit was previously received a Hillside Lot Permit per Section 18.39.020(b)(6) of the Ross Municipal Code.
- A Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020 because the project will result in more than 50 cubic yards of grading to accommodate the construction of the swimming pool.

Background

The project site is an unusually shaped lot that borders Canyon Road and Winding Way. Access to the site is from Canyon Road. A creek runs through the site adjacent to Canyon Road. The project site is also encumbered by a driveway easement serving 2 Canyon Road. The project site is developed with a single-family residence with an attached two-car garage. Pursuant to Chapter 18.39, Hillside Lot Regulations, of the Ross Municipal Code, the project site is subject to the Hillside Lot Ordinance (HLO) because it is partially within a Hazard Zone 3 on the Town of Ross Relative Slope Stability Map. However, the project is not subject to the more restrictive HLO floor area limits since the average slope of the site is 28%.

2012 and 2014 Town Council Approval of a Swimming Pool

In 2012, the prior owners (Lind and Bernardi) received Town Council approval for a new swimming pool. The owners never constructed the pool. In 2014, the current owners (McFadden's) received Town Council approval of a swimming pool with conforming setbacks, in addition to a larger landscape project and reconfiguration of a parking area that would have removed existing asphalt and replace the parking area with a gravel parking pad that would have been compacted to handle the weight of a fire truck. As a result of the removal of the asphalt related to a parking area and concrete related to a driveway adjacent to Winding Way, the project showed a reduction of 36 square feet of impervious surfaces. After Town Council approval, elements of the 2014 approved project were constructed and approximately 550 square feet of concrete driveway adjacent to Winding Way was removed, however, the swimming pool, the vegetable garden, and the permeable, but compacted, parking area was never constructed.

Advisory Design Group Review

On August 27, 2019, the Advisory Design Review (ADR) Group reviewed the project. At the meeting, the ADR Group received public comment that included providing landscape screening of the swimming pool from Winding Way and ensuring that access to 2 Canyon Road will not be obstructed during the construction project. The ADR Group members concluded the review of the project by providing a recommendation to approve the project as proposed with consideration of conditions of approval to require landscape screening adjacent to Winding Way and access concerns identified at the meeting. The basis of the recommendation is that the project meets the intent of the Design review standards and criteria of Section 18.41.100 of the Ross Municipal Code. Conditions of approval are included in the attached resolution (see Conditions of Approval number 9 and 10f in Exhibit B of Attachment 1).

Key Issues

Hillside Lot Permit

Pursuant to Section 18.39.10 of the Ross Municipal Code, the purposes of a Hillside Lot Permit is to ensure that the development on steep lots are consistent with the goals, policies and criteria of the General Plan, protect and preserve natural environmental features such as ridgelines, noise, steep slopes, and watercourses, reduce hazardous risks, such as landslides, floods, and fire, and to ensure the development of the land will not adversely impact the public, health, safety, and welfare.

As supported by the Findings in Exhibit "A" of the attached Resolution, and as described below, staff suggest the project can be supported:

- 1. The project will not exceed the maximum permitted floor area per the Hillside Lot regulations as the average slope of the parcel is less than 30% and therefore, the floor area maximum is limited to the R-1:B-A zoning district standards.
- 2. No grading will occur because the project will be constructed within the footprint of the existing residence and previously disturbed areas.
- 3. The project has been architecturally designed with high quality materials and will have a compatible scale with the neighborhood.
- 4. The project will not obstruct any public or private views.
- 5. The project is designed to comply with the Wildland Urban Interface regulations, such as fire sprinklers.
- 6. The project will not create any long-term circulation and access impacts along Canyon Road and Winding Way.

Design Review

The overall purpose of Design Review is to provide excellence in design consistent with the same quality of the existing development, to preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, to discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression, and to upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site. Accordingly, pursuant to Section 18.41.100 of the Ross Municipal Code, a series of Design Review criteria and standards have been developed to guide development.

In reviewing the project, the following design review criteria and standards are most relevant to the project:

1. New structures and additions should avoid monumental or excessively large size that are out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.

- 2. To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.
- 3. Buildings should use materials and colors that minimize visual impacts, blend with the existing landforms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.
- 4. Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.
- 5. Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.
- 6. Landscaping should include appropriate plantings to soften or screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers and transformers.

Upon review of the project, and as supported by the ADR Group, staff suggests the project is consistent with the Design review criteria and standards as follows:

- 1. The swimming pool and pool equipment vault, consistent with the Town Council's 2014 approval, is designed to be compatible with the project site and the appearance to neighboring properties.
- 2. The project is designed to be consistent with the Town's Design Review criteria and standards of Section 18.41.100 of the Ross Municipal Code relative to mass, bulk, neighborhood compatibility, high quality design, and materials.
- The project is designed within high quality, long lasting materials and colors.
- 4. The project is designed will not impede access and circulation as conditioned and will provide access consistent with the Ross Valley Fire Department's regulations and policies. The project is also consistent with the Town's on-site parking regulations.
- 5. The project will not impact any creeks and drainage ways to ensure protection of any natural resource area of the riparian area because all on-site drainage will be designed on-site so that no net increase in runoff from the project site will occur beyond its existing conditions.

In summary and as supported above, staff suggests the project is consistent with the intent of the Town's Design Review criteria, standards, findings, and conditions of approval.

Impervious Surfaces

Although the project is designed with an increase in approximately 600 square feet of new impervious surfaces resulting from the new swimming pool, the completed construction

improvements associated with the 2014 project reduced the pre-existing impervious surfaces by approximately 550 square feet resulting from the removal a concrete driveway that used to abut Winding Way. Therefore, one could view the project as only increasing the impervious surfaces by approximately 50 square feet (600 square feet for the new swimming pool minus the 550 square feet of concrete driveway removed associated with the 2014 approval. No increase in impervious surfaces is associated with the dormer additions to the additions are within the footprint of the existing residence.

Consistent with a recent Design Review application and condition of approval at 1 Woodside Way that resulted in an increase in impervious surfaces related to a new swimming pool, staff is recommending a condition of approval that will require additional on-site detention of water for a 2-year, twenty-four-hour storm event based on the NOAA Atlas 14 Point Precipitation Frequency Estimates for Phoenix Lake. The calculation will be based on adding 600 square feet of new impervious surfaces beyond its current conditions. Lastly, the condition of approval will demonstrate conformance with the intent of the Design review criteria and standards pursuant to Section 18.41.100 of the Ross Municipal Code related to stormwater management.

Public Comment

Public Notices were mailed to property owners within 500 feet of the project site. Apart from the comment received at the ADR Group meeting, no public comments were received prior to completion of the staff report. Conditions of approval have been included in the Draft Resolution to address comments associated with screening of the swimming pool from Winding Way and a requirement for Construction Management Plan to ensure access to 2 Canyon Road will remain unobstructed.

Fiscal, resource and timeline impacts

If approved, the project will 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 will 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 15301 —Existing Facilities, because the project a negligible floor area addition to the existing residence. 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 15303—New Construction, because the project will include the construction of a swimming pool that will be ancillary to the primary single-family residential use. 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 2127
- 2. Project Plans
- 3. Project History
- 4. Neighborhood Correspondence

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2127

A RESOLUTION OF THE TOWN OF ROSS APPROVING A HILLSIDE LOT PERMIT TO ALLOW AN ADDITION WITHIN THE FOOTPRINT OF AN EXISTING SINGLE-FAMILY RESIDENCE AND DESIGN REVIEW FOR THE NEW CONSTRUCTION OF A SWIMMING POOL AT 4 CANYON ROAD AVENUE, APN 072-082-08

WHEREAS, Mary and Chris McFadden, property owners, have submitted an application for a Hillside Lot Permit and Design Review to allow a 117 square foot addition within the existing footprint of the residence and the new construction of a swimming pool at 4 Canyon Road (the "project"), Assessor's Parcel Number 072-082-08; and

WHEREAS, the Project was determined categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301 — Existing Facilities, because the project a negligible floor area addition to the existing residence. 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 15303 — New Construction, because the project will include the construction of a swimming pool that will be ancillary to the primary single-family residential use. 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 September 12, 2019, 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", and approves a Hillside Lot Permit and Design Review to allow the project, subject to the Conditions of Approval attached as Exhibit "B".

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 12th day of September 2019, by the following vote:

AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
		Elizabeth Brekhus, Mayor
ATTEST:		
	x	
<u> </u>	_	
Linda Lopez, Town Clerk		

EXHIBIT "A" FINDINGS 4 CANYON ROAD APN 072-082-08

A. Findings

- I. 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 and minimally visible from the public right-of-way or private open space area. The project will not impact and will preserve the 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. Lastly, as conditioned, the project will result in a structure that is more fire safe as fire compliant materials are required for all construction projects and vegetation will be required to be removed to address defensible space.

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 exceed the maximum permitted floor area per the Hillside Lot regulations as the average slope of the parcel is less than 30% and therefore, the floor area maximum is limited to the R-1:B-A zoning district standards.
- 2. No grading would occur because the project would be constructed within the footprint of the existing residence and previously disturbed areas.
- 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 is designed to comply with the Wildland Urban Interface regulations, such as fire sprinklers.
- 6. The project would not create any long-term circulation and access impacts along Canyon Road and Winding Way.
- 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 Lot development guidelines in Section 18.39.090 of the Ross Municipal Code.

- II. 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 project would meet the purpose of the Design Review chapter through its high-quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. As the project is not readily seen from public vantage points, the project would not impact the "small town" character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing development pattern of the property and because the project site is not readily visible from any public vantage point. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Furthermore, the project would be designed to address drainage and stormwater and would be required to construct those improvements as part of the building permit process. Lastly, Town's Advisory Design Review Group has reviewed the project and has determined the project would be consistent with the Town's Design review criteria and standards pursuant to Section 18.41.100 of the Ross Municipal Code.

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

As supported in the Staff Report dated September 12, 2019, the project would be consistent with the design review criteria and standards relative to having a nominal impact on the existing site conditions by providing an architectural design that is consistent and compatible with the architecture, materials, and colors of the existing residence. 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 Low Density land use designation of the General Plan and the R-1:B-A zoning regulations.

EXHIBIT "B" CONDITIONS OF APPROVAL 4 CANYON ROAD APN 072-082-08

- 1. This approval authorizes a Hillside Lot Permit and Design Review to allow a 117 square foot addition within the existing footprint of the residence and the new construction of a swimming pool at 4 Canyon Road.
- 2. The building permit shall substantially conform to the plans entitled, "McFadden Residence", consisting of 14 sheets dated June 3, 2019.
- 3. 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.
- 4. 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.
- 5. The project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD).
- 6. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent re-inspections.
- 7. BEFORE ISSUANCE OF ANY BUILDING PERMIT OR GRADING PERMIT, 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. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, the applicant shall submit a final drainage plan to the Director of Public Works to demonstrate that all drainage associated with the project conforms with the Town's Chapter L2.28, Urban Runoff Pollution Prevention, and Chapter 15.24, Grading, Excavation, and Fill, of the Ross Municipal Code, in addition to all local and State regulations regarding drainage and stormwater pollution prevention. The drainage plan shall be designed with a 2-year, twenty-four-hour storm event based on the NOAA Atlas 14 Point Precipitation Frequency Estimates for Phoenix Lake.
- BEFORE ISSUANCE OF ANY BUILDING PERMIT OR GRADING PERMIT, a Final Vegetation Management Plan and Landscape plan shall be submitted. The Plan shall include landscape screening along Winding Way to provide screening of the swimming pool from any public vantage point.
- 10. 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 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. The drainage plan shall be peer reviewed by the town hydrologist at the applicants' expense (a deposit will 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. 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.
 - e. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.

- f. 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 Public Works Direct, the Town Planner or designated appointee, the Building Official or designated appointee, and Chief of Police. 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 the access easement that provides access to 2 Canyon Road shall not be impeded and shall provide unobstructed access during the course of the construction of the project.
- g. 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).
- h. 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.
- i. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- j. 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.
- k. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- I. 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).

- m. 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.
- n. Materials shall not be stored in the Baywood Avenue 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.
- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- t. 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.

- u. PRIOR TO ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT, 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).
- v. BEFORE FINAL INSPECTION, 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.
- 11. 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

McF	ADDEN RESIDENCE			GENERAL NOTES	CONDITIONS OF APPROVAL (SPACE RESERVED)	PATRICK
4 CANYOROSS, CASSESS DRAWING ARCHITECTUR ACCOUNTY OF THE PROPERTY OF THE PROP	ON ROAD CA. 94957 SOR'S PARCEL NUMBER: 072-092-08 INDEX	PROJECT PRINCIPALS OWNER MARY AND CHARGO OF THE METADORN CHANGERS OF THE METADORN ROSS, CALIFORNIA 184327 ARCHITECT CHARGO OF THE METADORN CHARGO OF THE META	WILDLIFE-URBAN INTERFACE THE RESERVICE SLOCATED WAS A MEA. WILDLAND UNIVERSITY OF THE MARBINAL PARTY OF THE PAR			PATRICK HUNTER 1125 IDVIBERRY RO SAN RAFAEL CA 94 91 415130217234
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	AREA CH- AGOLITION	SITE DATA:		VICINITY MAP	NEIGHBORHOOD MAP	- 1
E SF ASQ ET (M) (E) (R) (R) (R) (R) (R) (R) (R) (R) (R) (R	FINAL INE STATE THOUSER METHODE SOURAE FOOTAGE NEW EXETNE NEW EXETNE NEW EXETNE NELOCATED PROPERTY LINE BOTTON OF WALL TOP OF WALL UNLESS OPHERMISE MOTED VERFY M PELE EXETNE EXETNE TO DESTRUCT FREE TO SEE REMOVED EXTER TO SE REMOVED EXTRES TO SEE REMOVED	ENSTAND LOT ANEA FFECTIVE LOT AREA (LESS ROAD EASMENTS) AREA OF RESIDENCE MAN LEVEL AND LOT AREA MAN LEVEL ASS SF LOTAL PROPOSED AREA INCREASE OF 117 SF JAT UPPE CELLING HEIGHT ASONE THE STREEM FRENCH ENCLOSED GARAGE AREA (INCLUDING GARAGE) LOTAL BLUDWING AREA (INCLUDING GARAGE) LOTAL BLUDWING AREA (INCLUDING GARAGE) LOTAL SILLIDING AREA (INCLUDING AREA ALOWED JES A. PLOOR AREA CALOUAL ATOMS FLOOR AREA ALOWED JES A. R.) LOSS SF A FLOOR AREA CALOUAL ATOMS 4,065 SF A FLOOR AREA 5,065 SF A FLOOR AREA 5,065 SF A FLOOR AREA 5,065 SF A FLOOR AREA 6,065 SF A FLOOR AREA 6,	# SECTION CBG 1308 2) 486 S.F. 4202 S.F. 40037= 10 47% 10.137= 10 47% EXISTING PROPOSED 21 N.F. 586-728-10 566-728-10 113' 113' 113'		Pacings to H	COLUMNIA DOCUMENTA DE COPPEDE DE LE COPPEDE DE LE COPPEDE DE LE COMPETE DE LE COPPEDE DE LE COMPETE DE LE COPPEDE DE LE COPPED DE LE COPPEDE DE LE COPPED DE LE COPPEDE DE LE COPPED DE LE COPPEDE DE

GENERAL REQUIREMENTS FLOOR PLAN NOTES THERMAL AND MOISTURE PROTECTION PATRICK The was included under this contract that consist of all bibbor, materials, transportation, sook, and equipment necessary for the contribution of the great leaving all with instity for each contribution of the great leaving all with instity for each contribution of the section of the sectio HUNTER Rooling to be non-combustible, class "A" per UBC a CRC; material as shown on plans. ROOFING UNDERLAYMENT - DuPont Tyvek. Protes 160 below aspiral's slungles; cedus thingles, mutal, tile and shale rooling multinuis, Provide underlayment and accessory material produced by a negle manufacture. All extends from roof pennitrations and skightly flushing materials shale be included in the scope of See structural drawings for framing specifications, datass, and shear well locations. Use only COX plywood shealthing at extendr per structural drawings, ace extendr elevations for extendr finishes. Provide 565* type gyssum board at intener side with painted smooth wall succural drawings, are externed relevations for extension features. Provide SSIF lyes grows to and all interior vade with position from the features of the fe work, Pivolés and natall in accordance with manufacturer recommendations. Provide carninums CSSM veloy (Bathung and and recordance — veloy (Bathing to extend miscrium 18" on either sate of valley, (pipical NI flashing, counter flashing and coping when of metal shall be of not less than no. 28 U.S. gauge corresion resistant metal and continum to ASTM as 555. Prices pryvioid furning 24 required manchaning straight works and work environmental are sizables of an Sadding Required. All dimensioning your to face or Francing, UON, Center all soons and windows in walkforces as a route. Pay special alternors in all agreement processors of a strain of the common strain of the second of the common strain of the second of the s Flush and counter flash at all roof to wall conditions. Gli-flash and caulk wood hearts and out lookers procedus brough extense walls or Exists Calebraic Bischeric Code (CCC) 1. 3016 Calebraic Bischeric Code (CCC) 1. 3016 Calebraic Bischeric Bischeric Bischeric Text 24 2. 3016 Calebraic Bischeric Bischeric Bischeric Bischeric Code (CCC) 2. 3016 Calebraic Bischeric Bischeric Bischeric Bischeric Code (CCC) 2. 3016 Calebraic Bischeric Bischeric Bischeric Code (CCC) 2. 3016 Calebraic Bischeric Bischeric Code (CCC) 3. 3016 Calebraic Bischeric Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Bischeric Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Bischeric Code (CCC) 4. 4016 Calebraic Bischeric Co ord surfaces. Flash all extense door and window openings with approved inclined and materials that conforms to standards of local and applicable. C-3658# #1000 #200 codes Gutters / downspouls / metal flashing / roof and deck drains / scuppers install all shire; metal in accordance with SMACNA sheet metal manual. All metal flashina, quiter, and downspout joints shall be lapped, (gined, and spatied so that they are waterlight and provide positive water Slow. Rod gutters will be provided with the means to prevent the accumulation of halves and debris in the guiller incusted all extense waste (R-30); reof, cabinguismics (R-60) and floor posts over crawl spaces (R-18) typical, provide accussion IBATT insulation at all infloor values and cabings instructing around softmorms, shower stalls, and floor joint between 125 INVERTORY OF A SAN RAFAEL CA BASOS 415130217234 Book, typical. All opportings in the specified previous set in a service provided and a service provided and otherwise a select as time influence and otherwise a select as time influence and otherwise a select as time influence and otherwise as select as time influence and otherwise as the select as time influence and otherwise as the select as the selection of the selection o DOOR, WINDOW and OPENINGS 1707.1.3. Figure 34 leadings at selector down per CMC R311.8. Figure 34 leadings at selector down per CMC R311.8. Figure 34 leadings shall be faited and latered and shall be relative to accordance with the conditions of the Institute Facility Not Received and Institute of Accordance with U.S. 127 (PMC CMC R1004). Gas Engageries to comply with 31 relevant requirements of CMC, CPC, CRC, and CRC. Gas Engageries To comply with 31 relevant requirements of CMC, CPC, CRC, and CRC. Ideals and Each of windows, delets, and skylights per manufactural's recommendations and instructions. 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The general contractor shall remiste all relates and waste mismails from all subconsisters and valets, on a regular basis and that assess soft contractors over the contractors of the state of the contractors over the contractors over the contractors over the contractors over the contract over the contractors over the contractors over the contract over the contractors over the contr is hearth material into floor area as shown far code exclude the jile. All verbinantings may be the set to the problem of the problem Mention 2 of a 2's clear aftic account hatch, finish to match casting 30' minimum clear headroom in the aftic space shall be provided ordinary of a first discussion in colours insur-habitists aboutly of each building fault insure patients passed in a companyous pace, clearly within their the street. Numbers should be enrichment of it in recipit contrasting in colors in their background and other informating or elemently insurement. (CRIC accord R139) Creat space accord centering through a previously work of the colors of All sides war gloons and we down opening to the exercic) or to unconditioned areas shall be fully weather stripped, gasketed at otherwise trained as finit air infiltration. designed. All changes of floar mistancis on all occur as cereorine of door or framed againing valets whereas indicated on this or surrogs. Controlled to conditionate with remove on fractions and immuning declars at all selections and compliates. All subsequent accordinates with remove on fractions and indicated and indicated and compliates. Not a flat subsequent and conditions, ledic and produce declares and expended and produce of the flat surrounding and objected as required for sections minimum. Entirelized declares accordinate produce states and develope in have a stage of the less than X** got fact. drawings, facinity in construction. Windows are roted in elevation for size any. Owner to select type and manufacturer. Contractor to confirm existing opening sizes where regraining windowshi in existing openings. Varily all architectural details with structural, reginancial, or exactical conditions before the ordering or insustation of any firm of BATHROOM/BEDROOM REMODEL 4 CANYON ROAD Ross, California 94957 A.P.N.: 072-092-08 wax. All the providers of designifically systems shad submit sequinal design drawings, disgrams, and documentation as recurred by the 18. Eulising department. Install dis equipment and missionals per manufacturer's institutions and recommendations. Veryly all final equipment, alphanism, mission, claimed from the process and recommendations. Veryly all final equipment, alphanism, mission, claimed from the process and recommendations. Veryly all final equipment, alphanism, mission, claimed from the control operation and commendations. Eachter fashing and causage (leastooks showen on the distance) are not immediate the all-involvers. 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Cognition and phose flow this to be dischare involve bed (person in backets his). Executing the provides the converting the conver Enteror and to be any street hardwood. Counterpris at testeners. Execute on the date on the date of the dat paint colors, including tim soon. unor paint Low V.O.C., Imp (2) coats paint over primer sealer recommended for sech surface. Assume tour (4) paint colors. over the period of the period of the things of the period a insoncer Defin enroll and fractionals. In reporting internal and fractional forms and internal and fraction and internal and fractional THOSPYGO & HIMMAGEO THEM-DOD Commission of the law or The service and distributions are to the topi deverye est tappopolit and out a FIRSPLACES and STOVES. Provide manufactured direct wark gas Engineer as shown on plant manufactured by Orise LEAR, Inc. Model, browns and adoptations as serviced by Orise Leaf And Architect. Evidence wrong and gas scapply has must be compended better insulations of the finester. Preference scales are selected by the recommendations of the manufacture is subvining the base results for an above gas and the preference operation of the manufacture of the manufacture is subvining the base results for an above gas and the second or an application of the manufacture is subvining the base results for an above the plants are selected, which is a subvining the base results for an above gas and finishes. These completions of the first insulation of the first insulation of the first insulation. District produces are described and control of the insulation of the first insulation. 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FIRE SUPPRESSION INTEGRATED AUTOMATION The five quenous explains a designificant by a Sciences for expendent subconnecture. Free-opining frame and calculations shall be opinized and be independent of promising opinionist by the five-opinishing interest in contractivity or contractivity or calculations and a present or could preside out the contractivity of the conduction of the contractivity of the conduction of the contractivity of the contractivity of the contractivity. Contractivity of the contractivi install and flesh all windows, doers, and sayingtis per manufacturer's recommendations and instructions. See window and door schedules for sizes and lypes. Sepress windows in bedoorse shall consider the size and lypes. 2-F, meanment state width of 37 manufacts height from flesh is specing 4°. Solver doors state open on set to windows a national manufact period of 37 manufacts appending the regress. 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And showers (a) that is employed with a supergree with a supergree with a complete of the control of the order of the control of the order of the control of t 15. If Blass, The CPC-407.5 If any fair white great is a size late, accreas in motor and all scrimesable parts will be strong and bonding will be decisive. (Plur CPC-41) for consect collevation groups and the deciding connected is a disrappe system of body white despotes without the tide of an approved exhaustine drapped size of the disrapped of the dischaustine groups of the disrapped of the displacement of the sale of the sale of the displacement of the sale of the sale of the displacement of the sale of the sale of the displacement of the sale of the sale of the displacement of the displacement of the sale of the displacement LIGHTING NOTES All features sovered or in contact with incomal insulation require LC (Insulation contact) satisf house-right. Clicines could spit have destained shall confirm to CEC-410-6. 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On each five date in the basement of the point certified place of power from the building writing with battley backey, and shall be formed on the point of the delection of the building writing with battley backey, and shall be included presented that the point of the delection of the building writing writing buildings of the bookers. Carbon monorable alama shall be restricted in the following locations. Carbon monorable alama shall be restricted in the following locations: Carbon monorable alama shall be restricted in the following locations: Carbon monorable alama shall be restricted in the following locations of the book on the present of the semination of militar is incommensate the "man commensate primer to make body and incompanies to de pright white trade, feet whith possitions." Any applicancies in a garage or companismes operated processes about 18 shows that Souri to point of lightion unless feets any Famenable velocif pointion resiliance (PM CMC DM 1 and CMC EM EM 18 process coates style water to studies with a measurem image of it is feet excepted with a backlosh despire moduling two 90° ebodes and a seminate disease of all (PM CMC DM 2.2.7) Between these studies ob connected disease; to the customer feet and other institutions stylenger moduling two of the pointing of the process of th minimum diseases of a figur CVL (64.3.2.2). Barroom face sold to conscribe dismals, a size qualities from and other enhance systems subsequently are loss contributions as pace on the distribution face sold to conscribe dismals, as the qualities for pacent or leadings. Subsequently and the promoter with basis and emigrant to present or leadings. Exception set setting, interest orderwise profiles deprocessing in case for made shall present the orthogonal or times and embour set the structure or versit shall be accessed with consequencessations, con-conductable with mesh with 10 openings or as quitariom. 10

EARTHWORK

All existing trees and plants to remain and be protected unless otherwise shown on promising. All sands coping damaged during constitutions in so be registed as no exposes to the center.

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PATRICK HUNTER



1125 IDYLBERRY ROAD SAN RAFAEL CA 94903 415|302|7234

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MCFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

DOCUMENT DISCUSSION & COPPRIGNO De not take have beening to be property

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(C) Segregar STON Person name Assessed

SPECS

SCALE: ASHOTED SAWN BY 109 MG

DATE JUNE 03, 2818

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PHOTO AT FRONT ELEVATION



PHOTO AT FRONT ELEVATION



PHOTO AT FRONT ELEVATION

ALL MATERIALS, FINISHES and COLORS SHALL MATCH EXISTING RESIDENCE.

PATRICK HUNTER



1125 IDYLBERRY ROAD SAN RAFAEL CA 94803 415|302|7234

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BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

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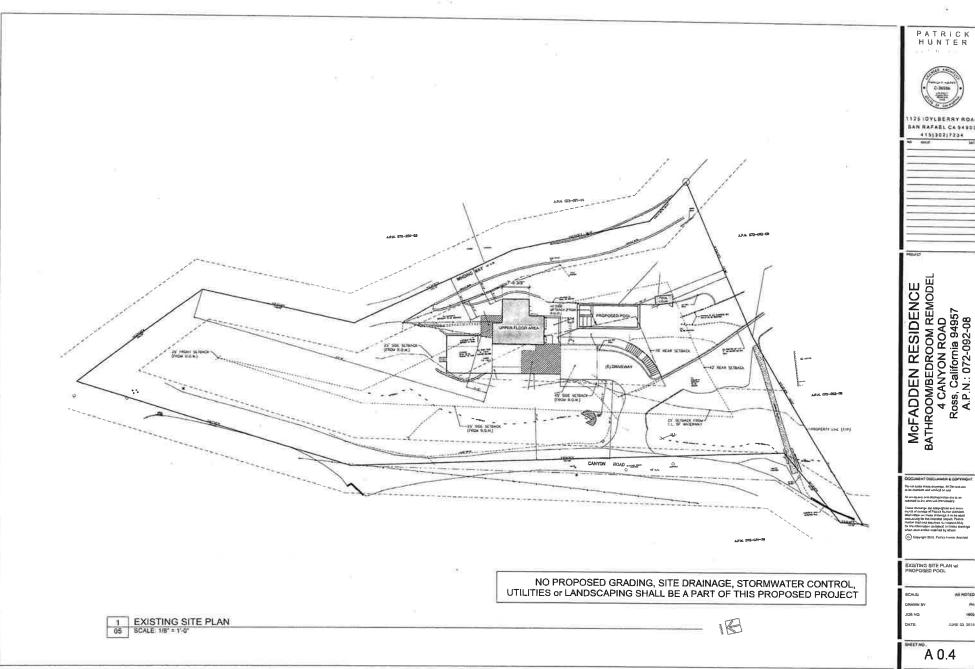
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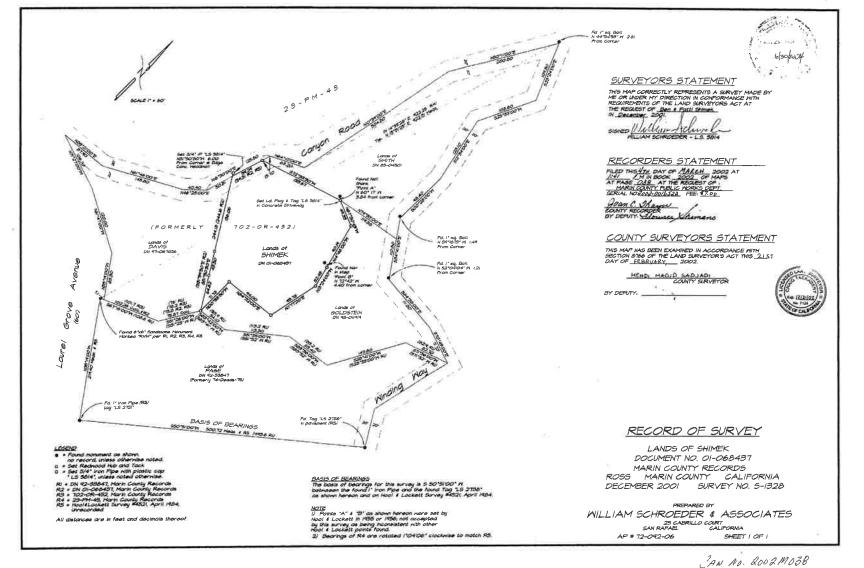
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PATRICK HUNTER



1125 IDYLBERRY ROAD #15130217234



PATRICK HUNTER



1125 IDYLBERRY ROAD SAN RAFAEL CA 9#803 +15[302]7734

PAGLECT

McFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

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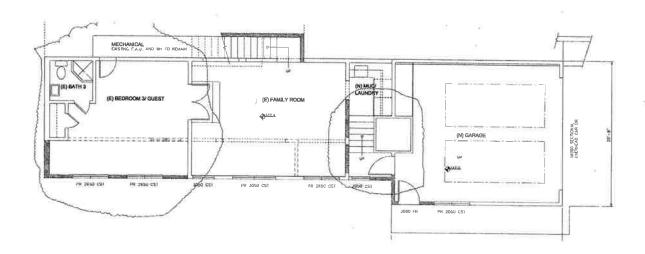
RECORD OF SURVEY

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SCALE: AS NOTE DRAWN BY F JOB NO BR

DATE: JUNE EA 2019

A 0.5



NO PROPOSED WORK ON THIS LEVEL- SHOWN FOR REFERENCE ONLY

1 EXISTING LOWER LEVEL FLOOR PLAN 1/4"s 1'-0"

PATRICK HUNTER architect



1125 IDYLBERRY ROAD SAN RAFAEL CA 64903

415|303|7234

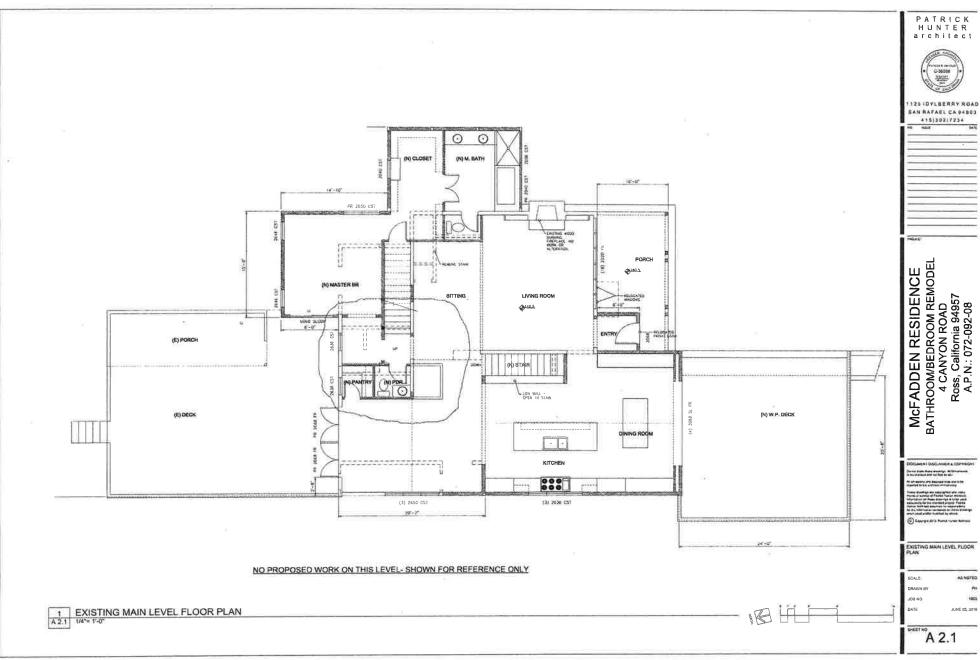
McFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

EXISTING LOWER LEVEL FLOOR PLAN

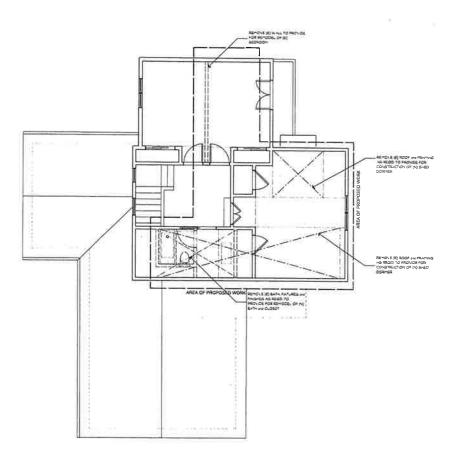
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DN BOL JUNE 03, 2018

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SAN RAFAEL CA 94803



PATRICK HUNTER architect



1125 IDYLBERRY ROAD SAN RAFAEL CA 84903 415|302|7234

McFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
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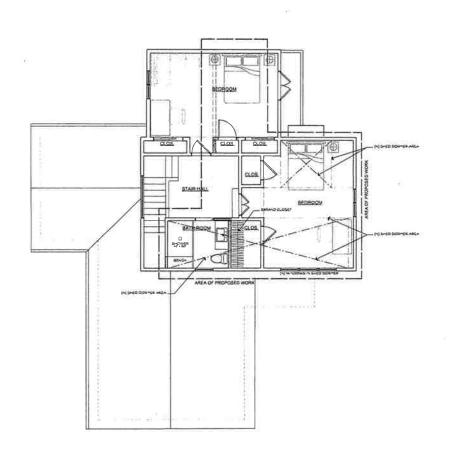
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EXISTING/DEMO UPPER FLOOR PLAN

SCALE:

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1 EXISTING/DEMO UPPER FLOOR PLAN



1 PROPOSED UPPER FLOOR PLAN
1/4" a 1'-0"

PATRICK HUNTER architect



125 IDYLBERRY ROAD

SAN RAFAEL CA 94903 415|302|7234

McFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

A 2.3



AREA OF (N) SHED DORMER AREA OF INCOMES COMMEN -(18) 2020 FX - PH 2040 EST -2036 CST

2 PROPOSED FRONT ELEVATION A 3.0 1/4"= 1"-0"

ALL PROPOSED MATERIALS, COLORS AND DETAILS SHALL MEET EXISTING

PATRICK HUNTER architect



125 IDYLBERRY ROAD SAN RAFAEL CA 94903 415]302]7234

McFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

EXTERIOR ELEVATIONS

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A 3.0



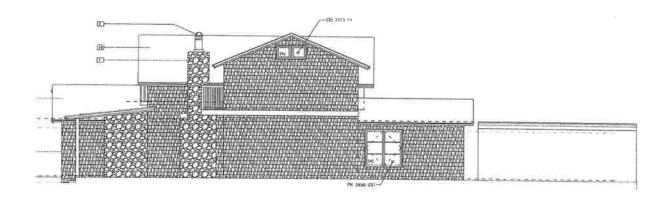
2 PROPOSED LEFT SIDE ELEVATION
A 3.1 1/4"= 1'-0"



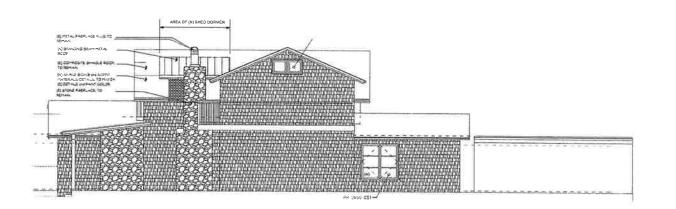
1125 IDYLBERRY ROAD SAN RAFAEL CA 84903

415|302|7234

A 3.1



1 EXISTING RIGHT SIDE ELEVATION
A 3.2 1/4"= 1'-0"



ALL PROPOSED MATERIALS, COLORS AND DETAILS SHALL MEET EXISTING

PATRICK HUNTER architect



125 IDYLBERRY ROAD SAN RAFAEL CA 84903

415|302|7234

McFADDEN RESIDENCE
BATHROOM/BEDROOM REMODEL
4 CANYON ROAD
Ross, California 94957
A.P.N.: 072-092-08

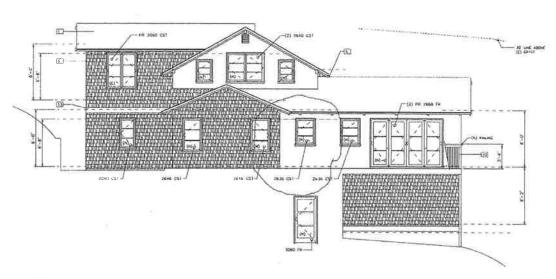
DOCUMENT DISCLAIMER & COPYRIGHT

EXTERIOR ELEVATIONS

SCALE:

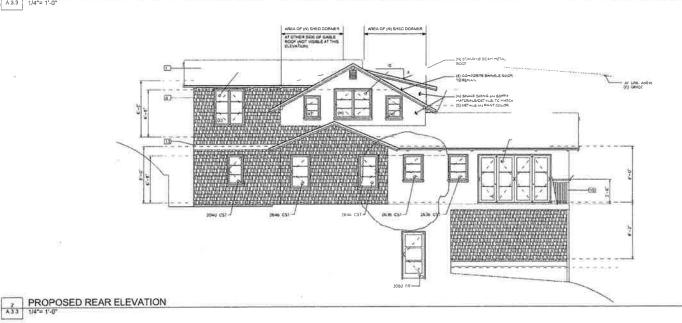
A 3.2

2 PROPOSED RIGHT SIDE ELEVATION A 3.2 1/4"= 1'-0"



EXISTING REAR ELEVATION

1/4"= 1'-0"



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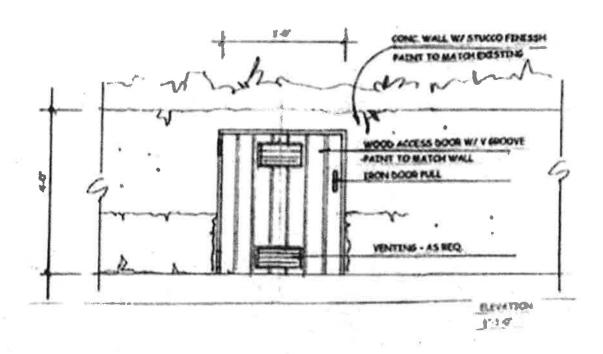


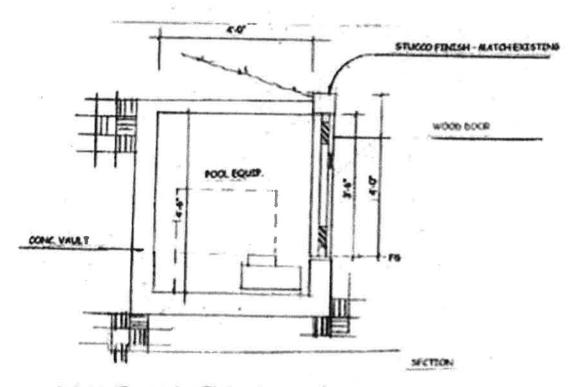
125 IDYLBERRY ROAD SAN RAFAEL CA 94903 415,302,7234

EXTERIOR ELEVATIONS

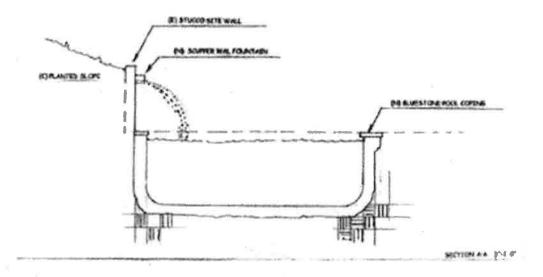
SCALE: JDB NO DATE JUNE 53, 2018

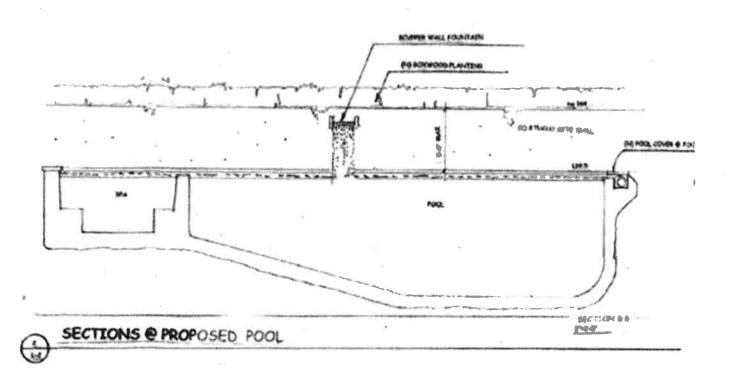
[®]A 3.3

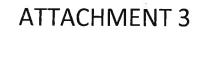




POOL EQUIPMENT VAULT







Permit History for 4 Canyon

Date:	Description:
	Variance and Design Review No. 1953 for a comprehensive landscape plan and new
5/8/2014	swimming pool
	Demolition Permit, Design Review, Variance, and Hillside Lot Permit to allow for a
7/12/2012	substantial remodel, landscape project, and new swimming pool
	Demolition Permit, Design Review, Variance, and Hillside Lot Permit to allow for a
	substantial remodel, landscape project, and new swimming pool. The project was
6/14/2012	approved and the swimming pool was continued to the July meeting.
	Demolition Permit, Design Review, Variance, and Hillside Lot Permit to allow for a
	substantial remodel, landscape project, and new swimming pool. The project was
11/10/2011	continued to the June 14, 2012 meeting.
	Demolition Permit, Design Review, Variance, and Hillside Lot Permit to allow for a
8	substantial remodel, landscape project, and new swimming pool. The Demolition
	Permit, Design Review, and Hillside Lot Permit was approved. The Variance to allow
10/13/2011	the pool and spa in the setbacks was denied.
	Demolition Permit, Design Review, Variance, and Hillside Lot Permit to allow for a
5/12/2011	substantial remodel and landscape project. The project was approved.
	Variance to allow for the reconstruction of a carport and a bedroom over the carport
9/13/1962	within a setback. The project was approved.
3/10/1960	Variance to enlarge existing carport within a setback. The project was approved.
2/10/1949	Town Council approval of a zone change classification.