



# **Staff Report**

Date:

June 18, 2020

To:

Mayor McMillan and Council Members

From:

Matthew Weintraub, Planner

Subject:

Fasano Residence, 9 Skyland Way

### Recommendation

Town Council approval of Resolution No. 2168 approving Design Review to allow for the construction of a two-story addition to the existing two-story single-family residence, resulting in a total net addition of 1,336 square feet of floor area; remodel existing exterior building façades, install new rock walls, landscape plantings, walkways, and artificial turf areas, and remove two existing trees. While a Stormwater Control Plan prepared for the project indicates that there will be no increase in stormwater flow, staff recommends that additional opportunities for infiltration be incorporated and that on-site detention volume be increased to result in a net decrease in stormwater flow as a result of this project.

# **Property Information**

Owner:

Chris & Gina Fasano

Applicant:

Chris & Gina Fasano

Location:

9 Skyland Way

A.P. Number:

072-211-18

Zoning:

R-1:B-A (Single Family Residence/Special Building Site, 1-Acre

Minimum Lot Size)

General Plan:

VL (Very Low Density – 0.1-1 Unit/Acre)

Flood Zone:

X (Minimal risk area outside the 1% and 0.2%-annual-chance

floodplains)

# **Project Summary Data**

Project Item	Code Standard	Existing	Proposed		
Lot Area	1 Acre min.	43,562 sq. ft.	No change		
Floor Area	6,543 sq. ft. (15%) max.	3,964 sq. ft. (9.1%)	5,300 sq. ft. (12.2%)		

Project Item	Code Standard	Existing	Proposed	
Building Lot Coverage	6,543 sq. ft. (15%) max.	2,718 sq. ft. (6.2%)	3,184 sq. ft. (7.3%)	
Front Yard Setback	25 ft. min.	151 ft.	No change	
Side Yard Setback, North	25 ft. min.	72'-11"	No change	
Side Yard Setback, South	25 ft. min.	30'-4"	26-9"	
Rear Yard Setback	40 ft. min.	99 ft.	No change	
Building Height	30 ft. (2 stories) max.	26 ft. (2 stories)	28'-3" (2 stories)	
Off-street Parking	4 spaces (2 covered) min.	4 (2 covered)	No change	
Impervious Surfaces *		12,273 sq. ft. (28%)	14,477 sq. ft. (33%)	

<sup>\*</sup> Per Low Impact Development for Stormwater Management, Design Review Criteria and Standards (RMC Section 18.41.100 (t)).

# **Project Description**

The proposed project includes a new two-story, 1,336-square-foot addition at the east elevation of the existing two-story, 3,964-square-foot residence. At the interior, the new addition would expand the existing first and second stories of the home with new bedrooms and living areas. At the exterior, the new hipped "ell" addition would match the existing gabled residence with respect to building height, roof form and slope, fenestration, and materials, and it would replace and reconfigure first-story decks at the east and south elevations. The new building addition would conform to the development standards of the Zoning District. The project would also update the existing building exterior by: replacing the existing front entrance and stairs; altering fenestration with window replacement, new picture/clerestory windows, and new bay windows; installing new skylights; and trimming the existing overhanging eave at the east elevation. In the east side yard, the project would install new low rock walls, walkways, artificial turf areas, and decorative plantings.

The proposed project materials and colors would include the following to match existing:

- Wood siding, "Stone Hearth" color
- Stucco or concrete foundation walls, "Stone Hearth" color
- Composition shingle roofing, "Slate" grey color
- Metal windows and sliding doors, "Anodized Bronze" color
- Wood entry door and sidelights, "Colonial Gray" color
- Metal and glass frame garage door, "Colonial Gray" color
- Metal guard and handrails, "Colonial Gray" color
- Composition wood decking

The Project Plans are included as **Attachment 2**. The applicant's Project Description is included as **Attachment 3**.

The proposed project is subject to the following permit approvals:

Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020
because the proposed improvements would involve exterior remodeling resulting in
additions, extensions or enlargements to existing buildings exceeding 200 square feet of new
floor area, and for an increase to the existing roof height.

# Background

The project site is a 43,562-square-foot "flag" lot with frontage on Skyland Way. The lot generally rises upward from front to back with an average slope of approximately 28.5%. The existing residential property is conforming to the development standards for the Zoning District. The Project History is included as **Attachment 4**.

# **Advisory Design Review**

The Advisory Design Review (ADR) Group reviewed the project on May 21, 2020 (see **Attachment 5**). At the meeting, the ADR Group Members received a presentation from the applicant, allowed public comments, and provided a recommendation regarding the merits of the project as it relates to the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100 of the Ross Municipal Code (RMC) and the Town of Ross Design Guidelines.

The ADR Group Members received and considered written comments submitted on May 18, 2020 by Bruce Chatley, property owner of 3 Skyland Way located adjacent to and east of the subject property at 9 Skyland Way. Mr. Chatley expressed concerns that the location of the proposed new addition at 9 Skyland Way could potentially affect privacy to 3 Skyland Way. Mr. Chatley also expressed concerns about the condition and potential to fail of an existing pine tree at 9 Skyland Way. The ADR Group Members discussed the proposed project in relation to the public comments. ADR Group Members noted that the existing condition at 3 Skyland Way includes large windows facing 9 Skyland Way; that the proposed project at 9 Skyland Way would conform to the minimum required yard setbacks; and that the proposed project would provide appropriate screening and privacy measures including proposed new window sizes and locations and existing mature trees in the east side yard of 9 Skyland Way. ADR Group Members did not recommend additional screening or any other revisions. The ADR Group Members also noted that the subject pine tree of concern was proposed to be removed.

In summary, the ADR Group Members recommended that the project design as proposed was consistent with the Design Review Criteria and Standards per RMC Section 18.41.100 and the Town of Ross Design Guidelines.

# **Key Issues**

# Design Review

The overall purpose of Design Review is to guide new development to preserve and enhance the special qualities of Ross and to sustain the beauty of the town's environment. Other specific purposes include: provide excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental

resources; enhance important community entryways, local travel corridors and the area in which the project is located; promote and implement the design goals, policies and criteria of the Ross general plan; discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preserve buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development.

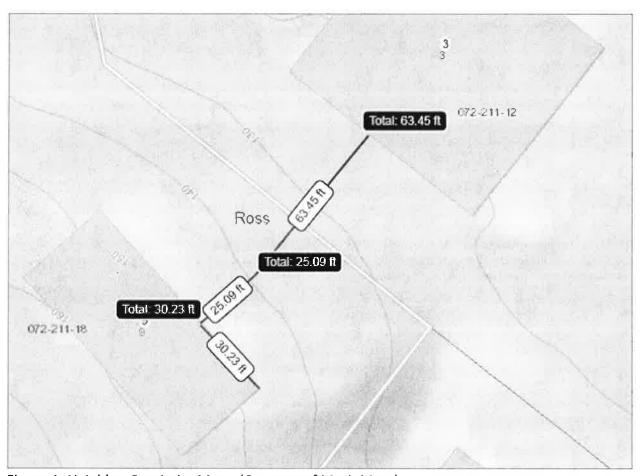


Figure 1. Neighbor Proximity Map. (Courtesy of MarinMap.)

Consistent with the ADR Group discussion and support, staff suggests the requisite findings can be achieved. The project is in keeping with Design Review criteria and standards including those related to mass and bulk, rooflines, materials, neighborhood compatibility, and environmental sensitivity. The project's size and design are consistent with the existing residence and with the development pattern of existing homes located within the vicinity of the project site. The project would be sufficiently distanced from the adjacent neighbor's properties and would not adversely impact any light, air, and/or privacy associated with the surrounding properties due to the project design and site orientation, not notwithstanding existing conditions of neighboring properties which may include large windows facing the subject property. The building wall of the proposed new addition at 9 Skyland Way would be located approximately 63.5 feet away from the nearest

existing residence at 3 Skyland Way, and the proposed new deck would be located approximately 59.5 feet away. The properties would be further physically and visually separated by an approximate 20-feet elevation differential at grade between the proposed new addition at 9 Skyland Way and the nearest existing residence at 3 Skyland Way. The project would not impact any unique environmental resources.

# Impervious Surfaces

The proposed project would add 2,604 square feet of new impervious surfaces as a result of the proposed project, including: the new roof (558 square feet), the new deck (86 square feet), the new artificial turf area (1, 475 square feet), and new semi-pervious walkway paving (485 square feet). As noted in the Stormwater Control Plan (see Attachment 6), the existing and proposed landscaped areas surrounding the residence provide partial filtration and retention of stormwater runoff within the site. In order to compensate for the replaced and new impervious areas that cannot be retained and filtrated otherwise, one bio-detention planter is proposed to be installed to provide on-site stormwater runoff filtration/treatment and retention. The new bio-detention planter would be located at the bottom of the slope that comprises the property near the north property line. Using the topology of the site and the project design, which includes roof leaders, storm drain piping, and French drains, the proposed new bio-detention planter would ultimately accommodate the runoff from the new roof, deck, and artificial turf, while runoff from the new walkway would drain to adjacent naturally landscaped areas which are selftreating. The Stormwater Control Plan indicates that the proposed drainage and treatment features, which include the new bio-detention planter, are sufficient in size to accommodate the drainage associated with the proposed new impervious surfaces. Staff recommends that additional opportunities for infiltration be incorporated and that on-site detention volume be increased to result in a net decrease in stormwater flow as a result of this project.

# **Public Comment**

Public Notices were mailed to property owners within 300 feet of the project site. As of the writing of the staff report, no public comments have been received.

# 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 on 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 item to gather further information, conduct further analysis, or revise the project; or
- 2. Make findings to deny the application.

# **Environmental Review**

The project is categorically exempt from the requirement for the preparation of environmental

documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), because it consists of minor alteration to an existing private structure involving negligible or no expansion of use. Specifically, the project is exempt under subsection (e) (1) as an addition to an existing structure that is no more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. No exception set forth in CEQA Guidelines Section 15300.2 applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; Subsection (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

# **Attachments**

- 1. Resolution No. 2168
- 2. Project Plans
- 3. Project Description
- 4. Project History
- 5. May 21, 2020 ADR Group Meeting Minutes (Draft)
- 6. Stormwater Control Plan
- 7. Neighborhood Outreach

# **TOWN OF ROSS**

# **RESOLUTION NO. 2168**

# A RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW TO ALLOW FOR A RESIDENTIAL ADDITION AND LANDSCAPE IMPROVEMENTS AT 9 SKYLAND WAY, APN 072-211-18

WHEREAS, property owners Chris and Gina Fasano have submitted an application requesting approval of Design Review to allow for the construction of a two-story addition to the existing two-story single-family residence, resulting in a total net addition of 1,336 square feet of floor area, remodel existing exterior building façades, install new rock walls, landscape plantings, walkways, and artificial turf areas, and remove two existing trees (herein referred to as "the project") at 9 Skyland Way, APN 072-211-18.

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 Guidelines Section 15301 (Existing Facilities), because it consists of minor alteration to an existing private structure involving negligible or no expansion of use. Specifically, the project is exempt under subsection (e) (1) as an addition to an existing structure that is no more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. No exception set forth in CEQA Guidelines Section 15300.2 applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; Subsection (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources; and

**WHEREAS**, on June 18, 2020, the Town Council held a duly noticed public hearing to consider the 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 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 18<sup>th</sup> day of June 2020, by the following vote:

AYES:	
NOES:	
ABSENT:	

ABSTAIN:	
	न
	Julie McMillan, Mayor
ATTEST:	
Linda Lopez, Town Clerk	

# EXHIBIT "A" FINDINGS 9 SKYLAND WAY APN 072-211-18

# A. Findings

- I. In accordance with Ross Municipal Code (RMC) Section 18.41.070, Design Review is approved based on the following special conditions and findings:
  - a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010.

As recommended by the Advisory Design Review Group, the project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010. It provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhances the area in which the project is located; and promotes and implements the design goals, policies and criteria of the Ross general plan.

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

As recommended by the Advisory Design Review Group, the project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100. It provides an architectural design that is consistent with the architecture, materials, and colors of the existing residence and that is compatible with nearby residences in the vicinity of the project. The project is also compatible in mass, bulk, and rooflines to existing development patterns in the neighborhood. The project would be sufficiently distanced from the adjacent neighbor's properties and would not adversely impact any light, air, and/or privacy associated with the surrounding properties due to the project design and site orientation. 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 project is consistent with the allowed uses and general development standards associated with the Very Low Density land use designation of the General Plan and the zoning regulations, therefore the project is found to be consistent with the Ross General Plan and Zoning Ordinance.

# EXHIBIT "B" CONDITIONS OF APPROVAL 9 SKYLAND WAY APN 072-211-18

- 1. This approval authorizes Design Review to allow for the construction of a two-story addition to the existing two-story single-family residence, resulting in a total net addition of 1,336 square feet of floor area, remodel existing exterior building façades, install new rock walls, landscape plantings, walkways, and artificial turf areas, and remove two existing trees at 9 Skyland Way, APN 072-211-18.
- 2. The building permit shall substantially conform to the plans entitled, "FASANO RESIDENCE, 9 SKYLAND WAY, ROSS, CA", dated 3/9/20.
- 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. The Town staff reserves the right to require additional landscape screening for up to three (3) years from project final to ensure adequate screening for the properties that are directly contiguous to the project site. The Town staff will only require additional landscape screening if the contiguous neighbor can demonstrate through pre-project existing condition pictures that their privacy is being negatively impacted as a result of the project.
- 7. BEFORE FINAL INSPECTION, the applicant shall call for a Planning 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.
- 8. A Tree Permit shall not be issued until the project grading or building permit is issued.
- 9. 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 (i.e., 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.
- 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 allowable working hours as identified in the below condition 10n.
- 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 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.
- k. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- I. 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.
- m. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- n. 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).
- o. 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.

- p. 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 (nontoxic) 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.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- v. 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.
- w. 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.
- 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.
- 10. 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 attorney fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

RECEIVED Planning Department

MAR 1 0 2020

Town of Ross





the Brackman Design Studio

Addition and Remodel 2020

FASANO RESIDENCE

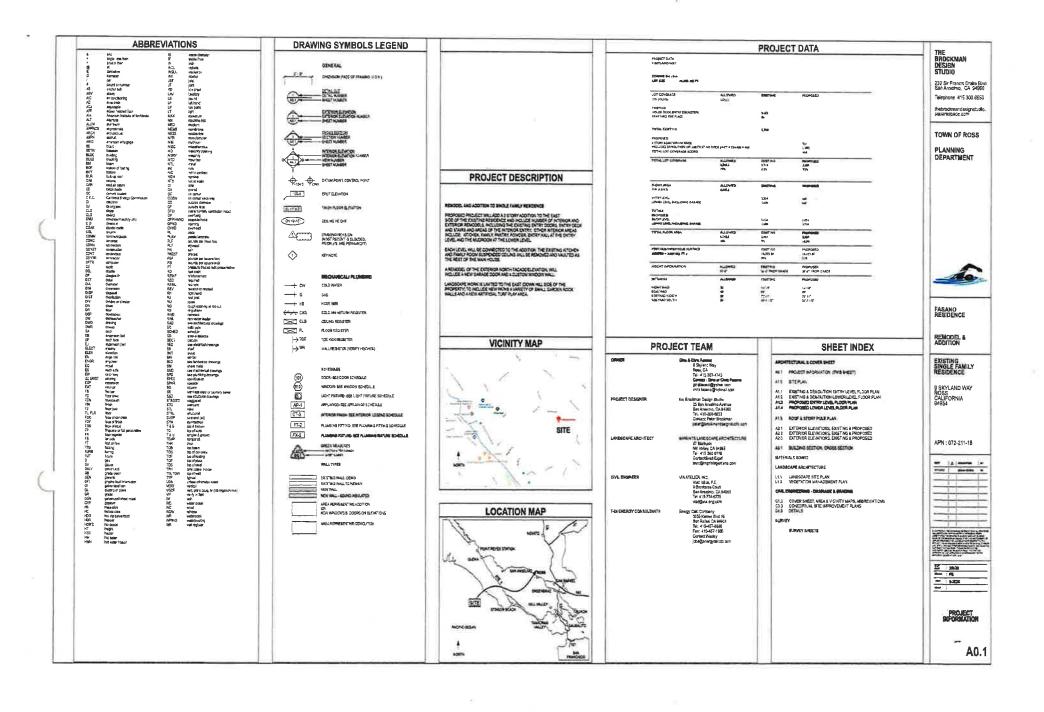
-

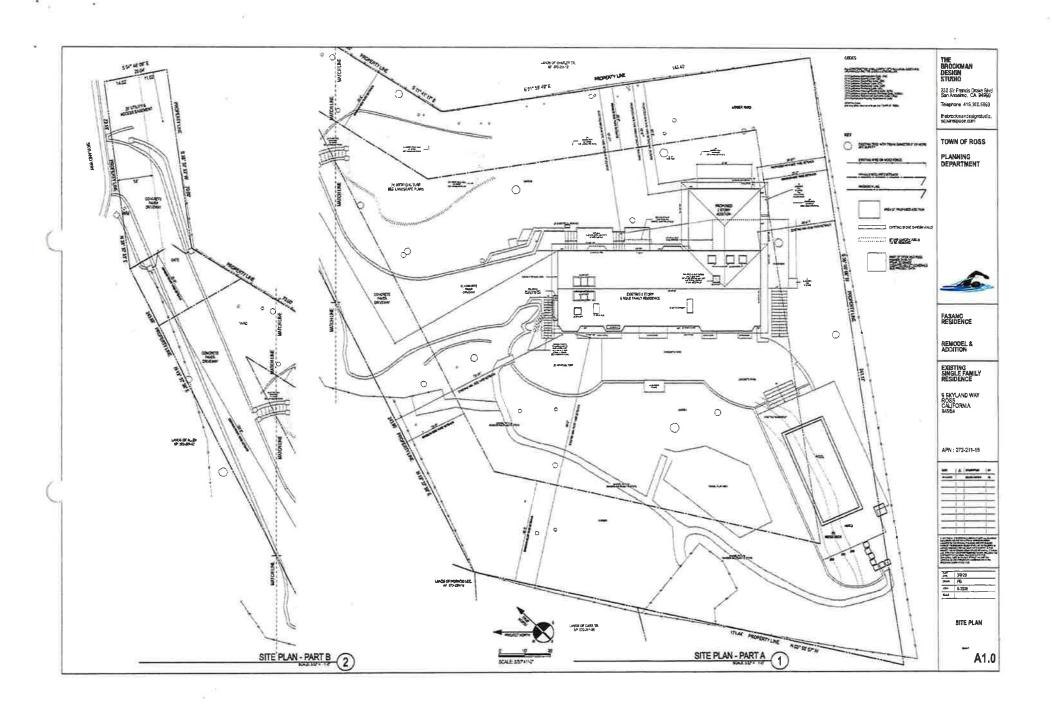
232 Sir Francis Draite Blvd San Anselmo, CA 94960

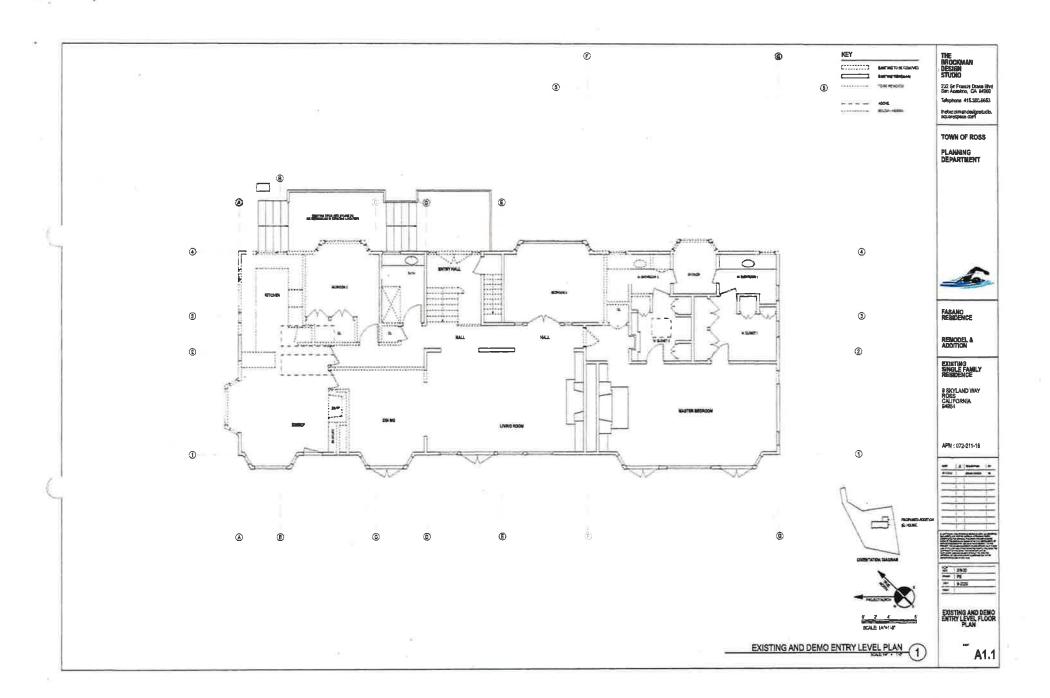
9 SKYLAND WAY

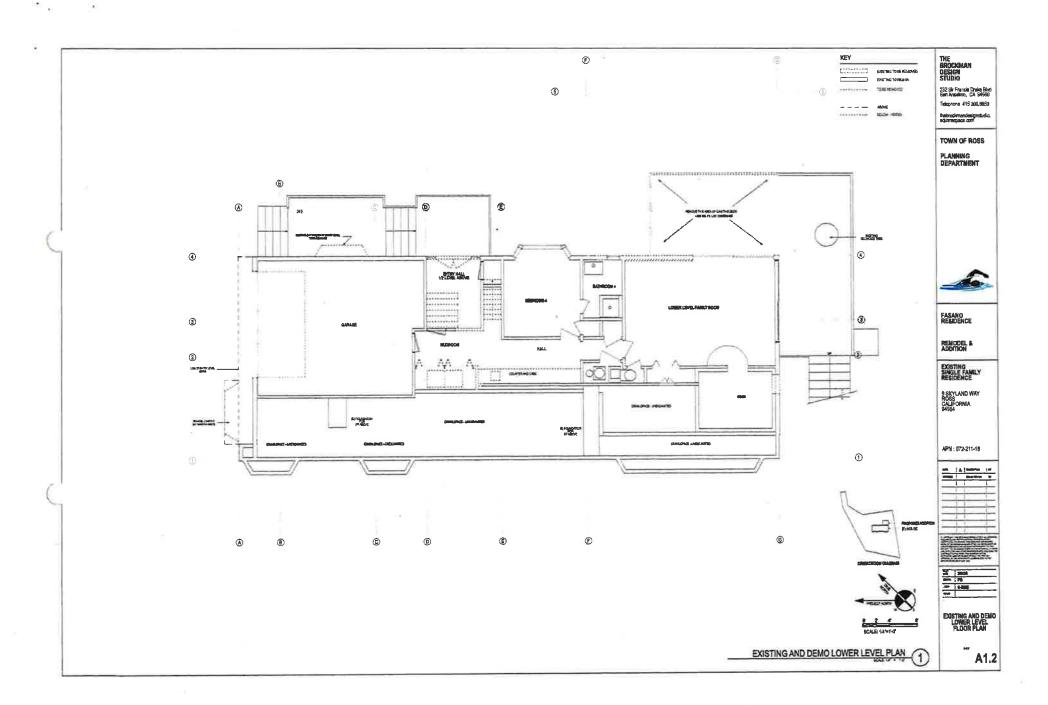
R O S S, C A

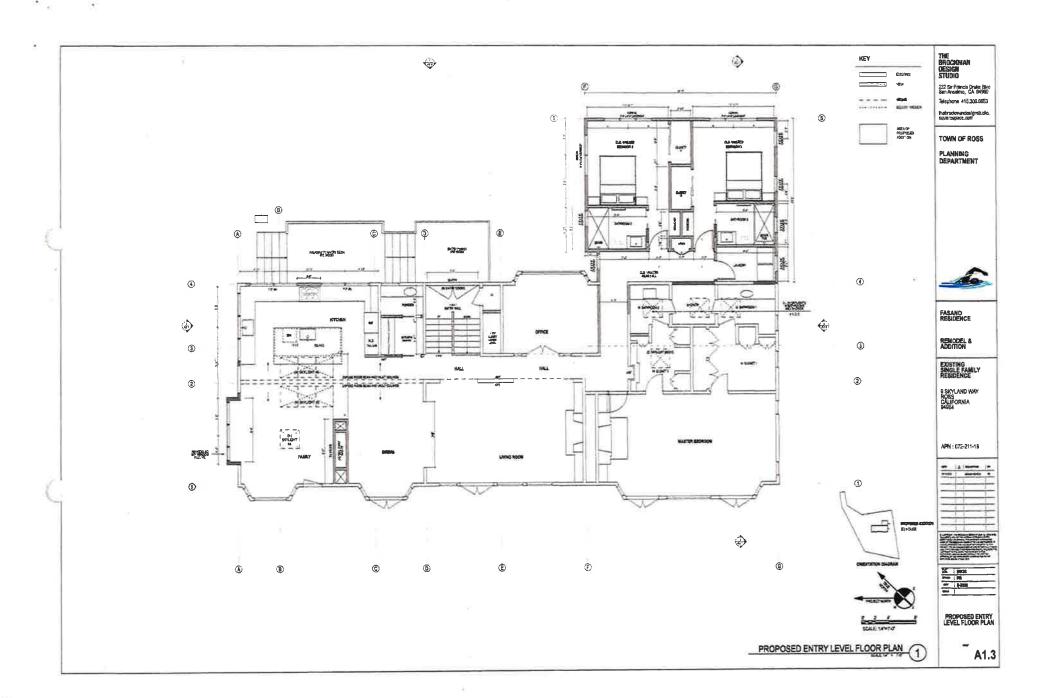
PROPOSED ELEVATION

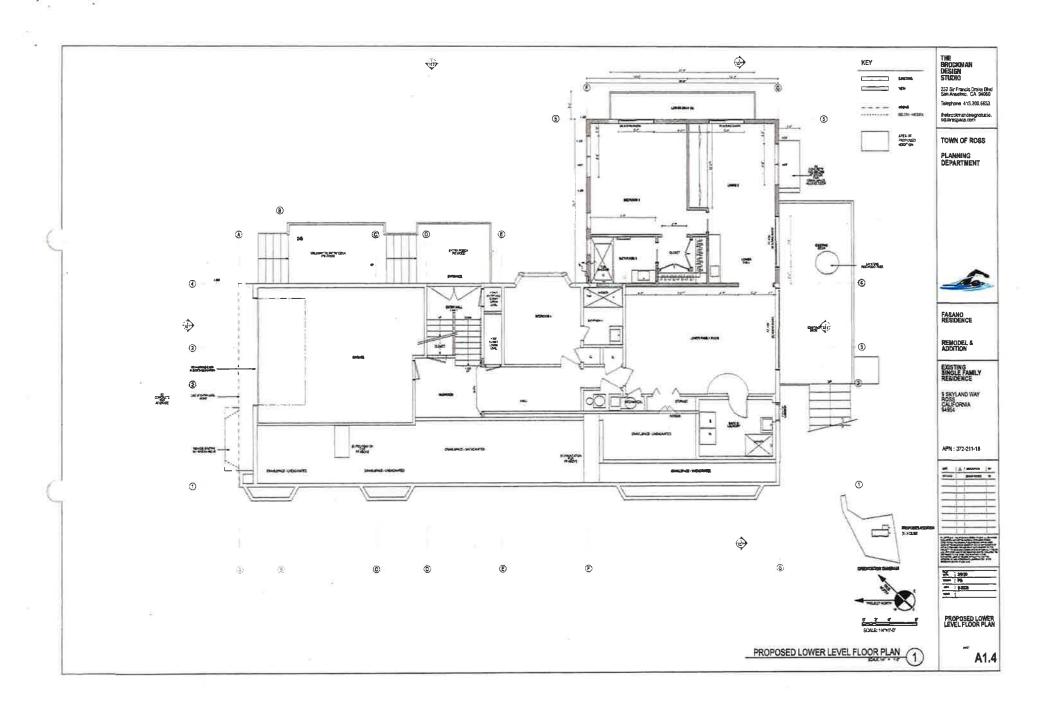


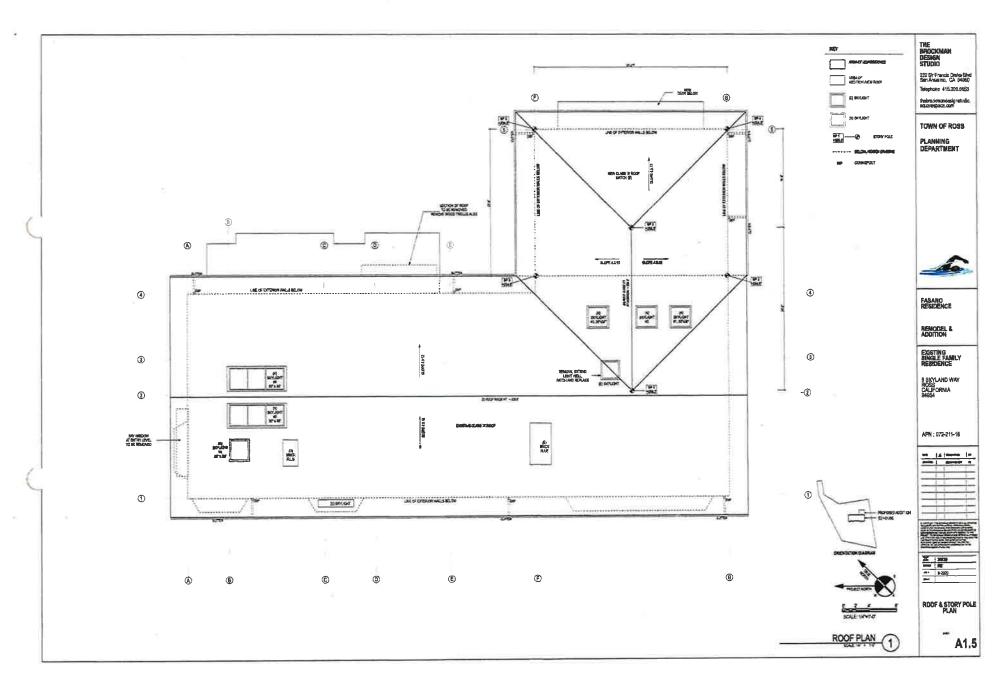


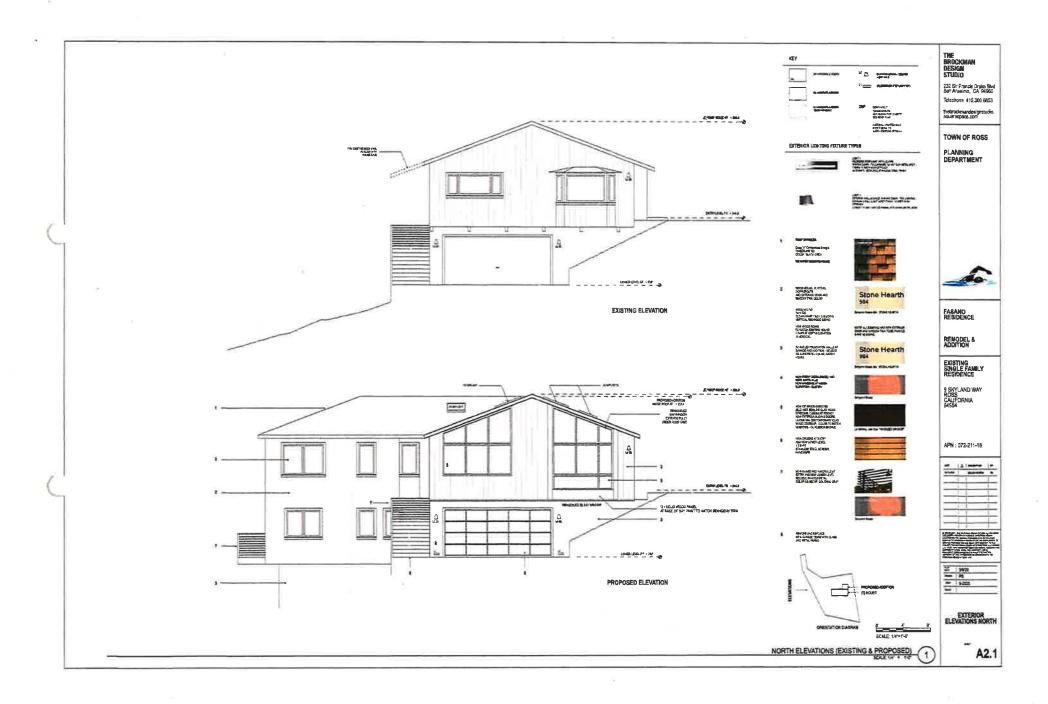


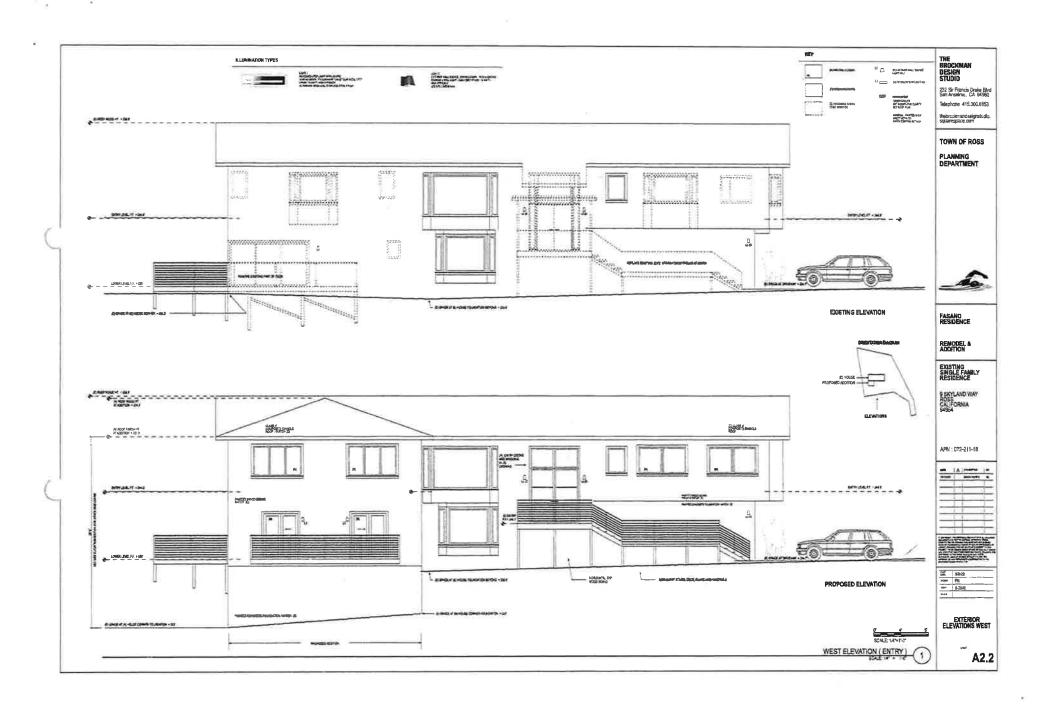


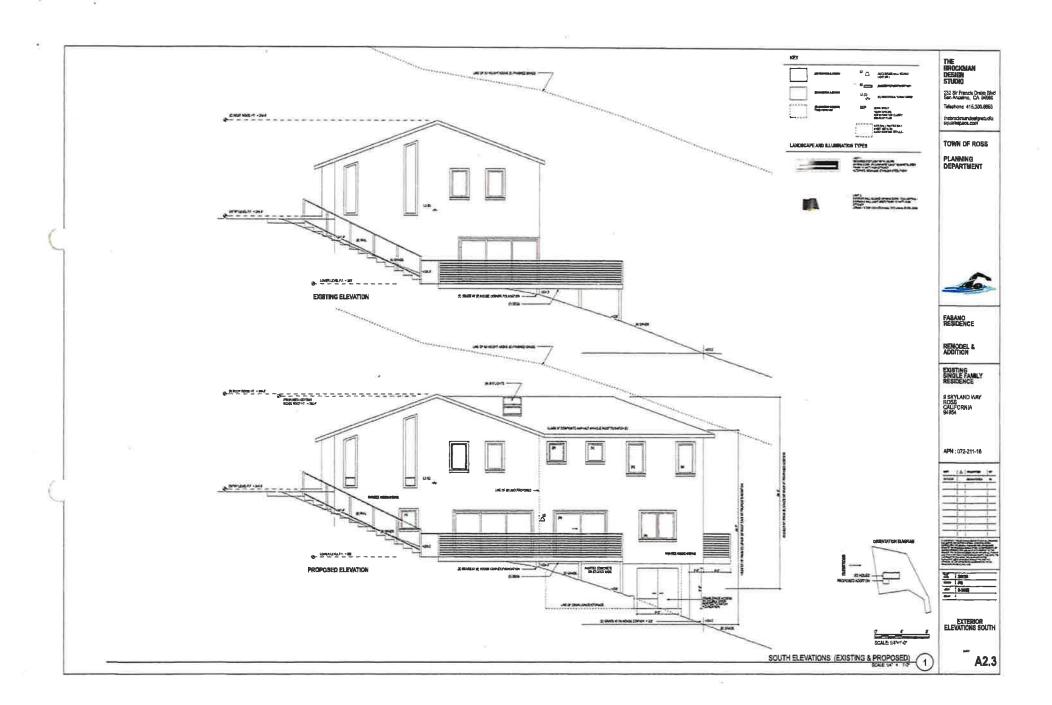


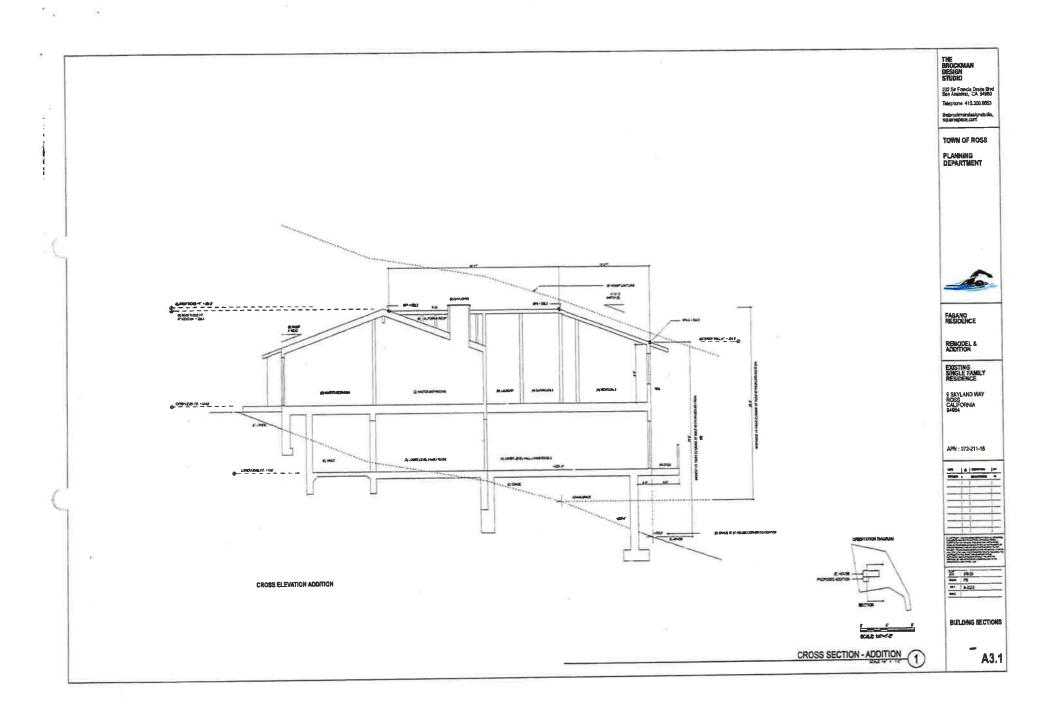












9 SKYLAND WAY **ROSS, CALIFORNIA** 

**ROOF SHINGLES:** 

Class "A" Composition Shingle, TIMBERLINE HD COLOR 'SLATE' GREY

TO MATCH EXISTING HOUSE



WOOD SIDING, GUTTERS, DOWNSPOUTS 2 AND EXTERIOR DOOR AND WINDOW TRIM COLOR:

> WOOD SIDING PAINTED
> CLEAR HEART T&G 1 X B SIDING VERTICAL REDWOOD SIDING

NEW WOOD SIDING TO MATCH EXISTING HOUSE, 1 PART AT NORTH ELEVATION IS VERTICAL

3

(N) AND (E) FOUNDATION WALLS AT GARAGE AND ADDITION - STUCOO OR CONCRETE: COLOR MATCH

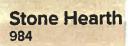
NEW FRONT DOOR (WOOD) AND SIDELIGHTS, PLUS NEW WINDOWS AT NORTH ELEVATION - CUSTOM 4

5

NEW EXTERIOR WINDOWS:
JELD WEN SIDELINE CLAD WOOD
WINDOWS: CASEMENT POCKET
NEW EXTERIOR SLIDING DOORS:
LA CANTINA CONTEMPORARY CLAD
WOOD DOORS: (E) COLOR TO MATCH
WINDOWS - OIL RUBBER BRONZE

NEW DECKING AT ENTRY 6 AND NEW LOWER LEVEL 1 X 6 IPE STAINLESS STEEL SCREWS, HARDWARE

NEW GUARD AND HANDRAILS AT ENTRY AND NEW LOWER LEVEL WELDED, PAINTED METAL 7 COLOR AS ABOVE: COLONIAL GRAY



Benjamin Moore 984 'STONE HEARTH'

NOTE\* ALL EXISTING AND NEW EXTERIOR DOOR AND WINDOW TRIM TO BE PAINTED SAME AS SIDING:

**Stone Hearth** 984

Benjamin Moore 984 'STONE HEARTH'



Benjamin Moore



La Cantina, Jeld-Wen "ANODIZED BRONZE"







REMOVE AND REPLACE
NEW GARAGE DOOR WITH GLASS AND
METAL FRAME - FRAME COLOR TO MATCH
ENTRY DOOR - COLONIAL GRAY 8

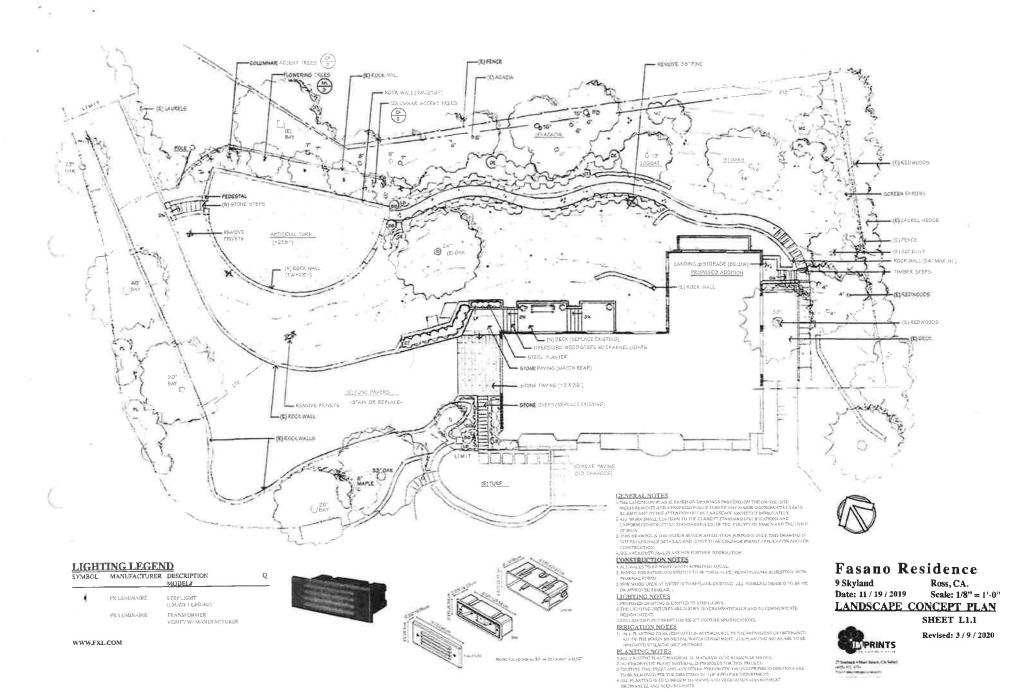
EXTERIOR LIGHTING FIXTURES:
MAX 375 LUMENS, SHINE DOWN, LED, HIGH EFFICACY - ALL FIXTURES IN DARK METAL SEE PLANS FOR SPECIFICATIONS

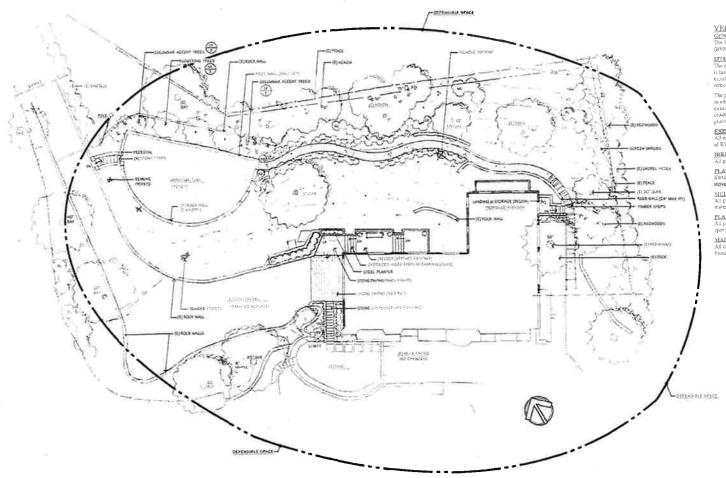


LIGHT 1
RECESSED STEP LIGHT WITH LOUNES
STHIMED DOWN: FXLUMBUARE "LM-20" (ISHMETAL GREY
FROSH: 10 WATT-MORI EFFEACY- 3TS LUMENS MAX
ALTERNATE: SEGA 2705, STAINLESS STEEL FINISH



LIGHT 2 EXTERIOR WALL SCONCE - SHINING DOWN: TECH LIGHTING-BOWANN'S WALL DON'T - GREY FINISH: 10 WATT-RIGH EFFECT, THE STATE - THE STA





#### PRELIMINARY PLANT LIST (FASANO RESIDENCE)

TREE	ROTASIC NAME	CUSPMON NAME	SEAR!	42	HT.) WORTH	SUIN
CT-	CARPINUS "HASTIGIATA" MAGNISLIA "LITTLE GEN!"	COLUMNAR HURNBLAM MACHOLIA	24" B	1	20 % to	D.F P.P
REPRI	ESENTATIVE STRUB / PERENN	IALS / GRASSES / GRO	DUND C	OVE	LIST	
	BOTANIC SAME	CUMBION NAME	STEE		MT. WHITH	SOTE
100 E	E TA CELLA SEATO CHE DEDOTAL HAT COULD COMPOSE OF A STATE OF THE COULD AT THE LOT OF THE COULD AT THE COURS AND COULD AT THE COURS AT THE COULD AT T	EXAMPLE TO SEE T	16 16 16 16 16		INV 2NE 2NE 2NE 1NE 1NE 1NE	EWF EWF EWF EWF EWF EWF EWF

LEGEND E - EVERGREEN E + MACTOROGE TOW WATER US REQUIREMENTS

NOTE: ALL PLANTS ARE TO BE IMBIGATED VITILIZING CHIEF LIMIC ATRIA MATERIAS. ACL PLANTS ARE NON-PYROPHYTIC.

	-	Fire	Haz	ard Ax	essment!	latrix	-	1000	1	Points
Hansel Points Aspect	NE.	NW	W	146	ZW.		100		-	I
Nope		0.40			11-21		21-30		31+	- 6
Pivel 0-30	Special in	No. 4 war	hľ.	Dtáko	Monthly Citizen	Resoly Brush	Parpions Pardwoods Disperol	Comme	Ephilit Istin Ireal Impol Iston	
Puel 31-100	Crass Mostli	Photos Brown			Fyragruese Hearts sais Chap, mai	Conner with Mish under when				*
								Istal III	a card brown	

Minimum Horitonial Climpines Nequirement in Fee, 50 x 50 x 105

\$14 10 x 70 x 50 7. >14 No x 50 7.

#### YEGETATION MANAGEMENT NOTES

GENERAL.
The landscape improvements are to conform to all requirements of Rosa Valley High United (RVFD) ordinances and requirements,

#### STIE DESCRIPTION

STE DESCRIPTION.
The existing property is Northwest facing with a slope of approximately 20%. The existing property is Northwest facing with a slope of approximately 20%. The existing source is landscape spectrum granden with minimal upkeep. Existing pyrophytic plant insternish and unashe planting are to be removed or pruned per the direction of the RVFD, lackded in this introval is the 38" Monterey pine as showing.

The property is bondered by adjacent resistences and the Skyland Way street frontage, In addition to the proposed Architectural emodel, the lamitages area is proposed to cyclece the existing flower form with artificial furfit, replace existing flower lam to flower yard, a new crashed rick path and to rebuild the existing deck sinestern at the bosse enery, as shown. New plainings are proposed to help solved in Jaccom ediption and improve activities.

#### EXISTING FLANT REMOVAL

All existing tire ladders and unsafe conditions are to be mitigated per the approval requirements of  $RVFD_{\theta}$ 

#### IRRIGATION

All planting areas will be irrigated utilizing drip irrigation methods.

#### PLANTING

Shrubs to be planted in groups and spaced to present the ladders and the expansion of fire increment the noterities. No pyrophysic plants will be used.

All planting meas within the defensible space will be mulched utilizing thips (not shredded material). Mulching material to be approved by the RVFD prior to purchase and application.

#### PLANT SELECTION

All plants proposed for this project, have been deemed fire resistant and chosen for the sile-specific characteristics of the property.

#### MAINTENANCE

All dead or dying plant material, combustible materials or dearts will be removed to create clean, finesaic landscape environment. All maintenance is to conform to RVFD requirements,

# Fasano Residence

9 Skyland

Ross, CA,

Date: 11 / 19 / 2019 Scale: 3/32" = 1'-0"

**VEGETATION MANAGEMENT PLAN** 

SHEET L1.2



Revised: 3 / 9 / 2020

# FASANO RESIDENCE

9 SKYLAND WAY, ROSS, CA 94957 A.P.N. No: 072-211-18



AREA MAP





OHNER.	
CHRISTOPHER AND SINA FASANCI	
4 SETLAND HAT TOHN OF ROSE CA THET	
and the state of t	

7: 45-900-6653 5: cateria valuado

SER POURTH STREET SAN RAFAEL, CA SERICI Tr (45) 451-6641

SURVEY.

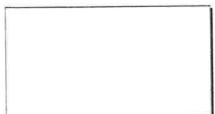
OP 3 COVER SHEET, AREA I VICINITY MAPS, ABBREVIATIONS 2 OF 3 CONCEPTIVAL SITE IMPROVEMENT PLANS

SOF S DETALL

YICINITY MAP

EARTHWORK QUANTITIES:

SITE LOCATION .





# ERSTING MUNDANT CONTONING

DESTRUC MONTHON ---EXISTING CASCUENT AS NOTED DISTING SANDARY SCHOOL WAS PAPE EXISTING SANGERY SCHOOL HARRIST

ENSTRU SMITHRY SCHOOL MAIN PLUG CANCELO WATER WATER PARE EXISTING MATER FIRE HIGHWAY

EXISTING WATER VALVE DISTRICT MATER REDUCTS EXISTING WATER MAIN PLUS DOCTORS MATER AR HELEASE WALVE CHITTING WATER BLOW-OFF

EXISTING STORM DRAWN POPE PLUG EXISTING VENTION, CURB AND GUTTON

EXSTRUCT ROLL GURB AND GUTTER EXISTING VEHTICAL CURB/EXTRUDED CLA

#### DESTRUCTION AS NOTED EXISTING CONTOUR ( I INTERNAL)

FLOW LINE (GUTTER ELEWATION) TOP OF CURE ELEVATION

FINISH SURFACE RACH FLOOR DEVICEN

FINEN GROCE ELEVATION DISTING GROCE FLEXITON

RIN ELEVATION DOWN (STAPES)

ELEVATION SUMMY CONTROL POINT NOTE HOIGHTOR

SURFACE SLOPE MODULTON

LANDSCAPE











C1.0



--- ROIDING CORDLAND - Incom-or-ster EMEMONT AS MOTED SWATURY SOMER WAR FIFE (MURILE) SANGARY SCHOOL WAS FIRE (PRINCE) SANTARY SEWER MANHOLE SANTHAY SEMEN WAS PLICE SWEAT SENER LATERAL

> MATER WAS PIPE WOEN REDUCED WATER MAIN PLUG

WARE AN ROLLING WAVE WATER BLOW-OFF WATER SPRACE AND METER ACCESS NACOH IN U/G STORAGE THAN

VERTICAL DURE AND SUTTEN

449 TOP OF RETAINING WALL ELEV

EXISTRIG SPOT PLEVATION

PROPOSED SPOT CLEMETON MONOSCO CONTOUR CO. INTERNACI

PROPOSED CONTOUR (1" INTERNAL) ROAD STATION

12+(E)

DESIGN TEAM:

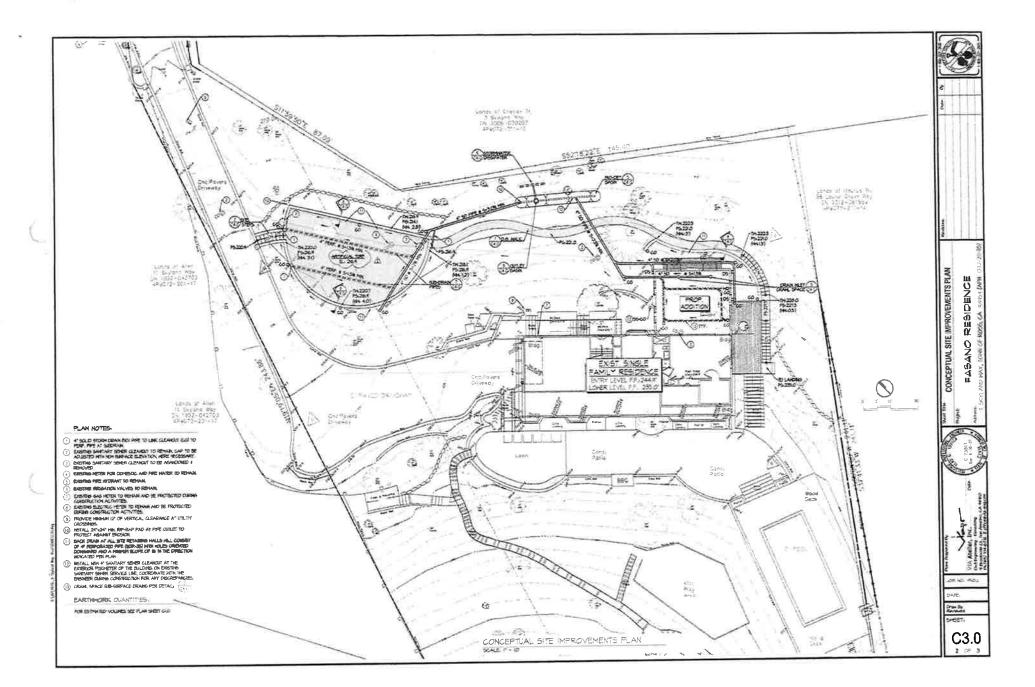
SEE VICINITY MAP

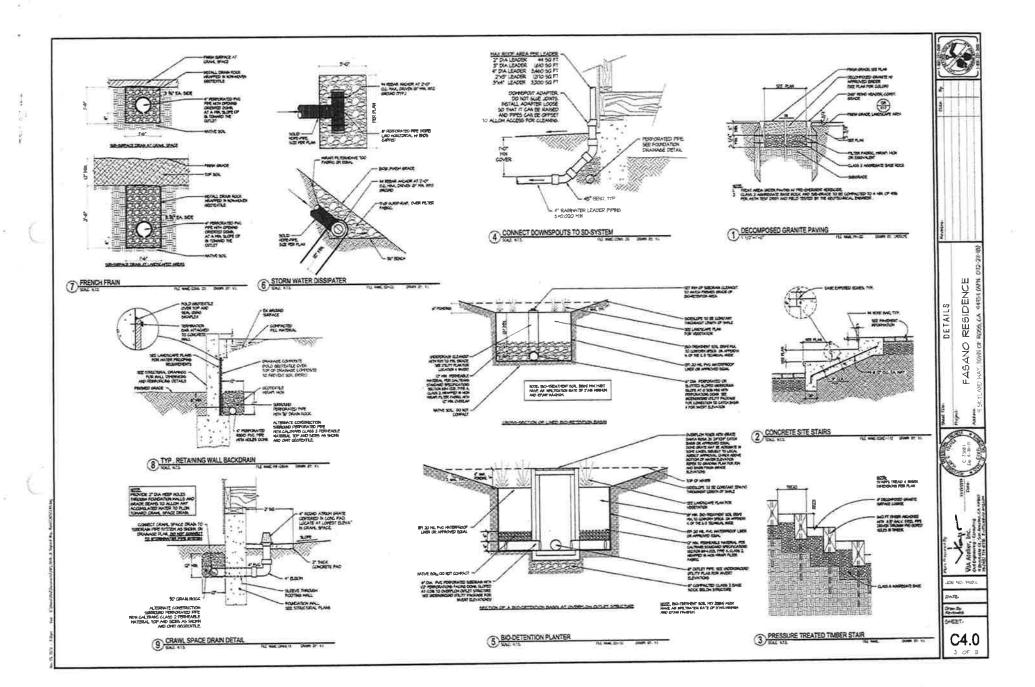
ARCHITECT. GIVAL BUSINEER ZZ SK PRANCIS DRANZ BLVD. 9 BRZOCKSIDE CT. SMI MEDINO, CA SANSO SANI ANDELMO, CA

Ti (43) TI4-6716 CONTACT:

CIVIL ENGINEERING SHEET INDEX

240





# Written Project Description – may be attached.

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

The Project description in in
1) 2-story addition to the east side of the
-11sting De 18 200
2) A number of infection or a existing remidels,
mouding of the said and and and
end dues of the intille of the
3) other interior areas includes Krichen,
phrotogy, phoeder " serin and in advanced them
COUR & Do well
4) Bach 12001 will be consected the order
5) The Crising wielon out The Town or room so poded
Celling you be somoved and warried as the rest
of the house
I A AM STER OF The Cyler WE MOITS FASCING 188
including a real groups has I come
out of the Cristing godage will looken
with the Gas - E
to land cope work is hower to be an
trincheds, near paids out an antificial
fort yard

f. Town Council authorization to lease purchase an additional Police Department police vehicle on a 4 year lease/purchase basis, for approximately \$11,000 per year payment, from the Equipment Replacement Fund.

Town Manager Rob Braulik explained to the Council that funds would be taken from the Asset Forfeiture Fund.

Mayor Kuhl asked for a motion.

Council Member Hoertkorn moved and Council Member Small seconded, to approve Consent Calendar Item "f" as amended by staff. Motion carried unanimously. End of Consent agenda.

# 11. Public Hearings on Planning Applications – Part I.

Public hearings are required for the following planning applications. Staff anticipates that these items may be acted upon quickly with no oral staff report, Council discussion, or public comment. If discussion or public comment is requested for any item, the Council may consider the item later in the agenda under Public Hearings on Planning Applications Part II. The Council will act on each item separately.



Chris and Gina Fasano, 9 Skyland Way, A.P. No. 72-211-18, R-1:B-A (Single Family Residence, 1-Acre min. lot size), Very Low Density (.1-1 units per acre), Zone X (outside 1-percent annual chance floodplain). Application for setback variance to allow an existing nonconforming pool deck to be expanded by 42 square feet within the required south side yard setback (25 feet required, approximately 12 feet proposed). The deck expansion is associated with a project that includes upgrading the existing pool, patios and landscape retaining walls and adding a new deck at the upper level of the residence.

Lot Area	40,000 sq. ft.				
Existing Floor Area Ratio	3,928 sq. ft.	9.8%			
Proposed Floor Area Ratio	3,928 sq. ft.	9.8% (15% permitted)			
Existing Lot Coverage	4,042 sq. ft.	10.1%			
Proposed Lot Coverage	4,084 sq. ft.	10.2% (15% permitted)			
Existing/Proposed Impervious Surfaces no change					

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the project subject to the findings and conditions outlined in the staff report.

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

Mayor Kuhl asked for a motion.

September 12, 2013 Minutes

Council Member Hoertkorn moved and Council Member Small seconded, to approve 9 Skyland Way, Variance No. 1929 subject to the findings and conditions outlined in the staff report. Motion carried unanimously.

# Fasano 7 Skyland Conditions:

- 1. A building permit is required. The building permit shall be subject to the Town Construction Completion Ordinance.
- 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.

# b. 2 Garden Road, After-the-fact Variance No. 1930

Kent and Jeanne Harvey, 2 Garden Road, A.P. No. 72-153-03, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 unit per acre), Zone X (outside 1-percent annual chance floodplain). Request for after-the-fact setback variance for approximately 320 square feet of on-grade flagstone patio area installed within the required 40 foot rear yard setback and a Minor Exception to retain a generator and shed structure located at the rear of the garage within the required 15 foot side yard and 40 foot rear yard setback areas.

# Existing and proposed conditions (from file, not verified by staff)

Lot Area 6,631 square feet Existing Lot Coverage 2,400 sq. ft. 36.2%

Proposed Lot Coverage 2,416 sq. ft. 36.4% (20% permitted)

Existing/Proposed Impervious Surfaces no change

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the project subject to the findings and conditions outlined in the staff report, including the revised indemnity condition provided by staff.

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

Mayor Kuhl asked for a motion.

Mayor Pro Tempore Brekhus moved and Council Member Small seconded, to approve 2 Garden Road, After-the-Fact Variance No. 1930 subject to the findings and conditions

# **MINUTES**

# Meeting of the Ross Advisory Design Review Group

# Thursday, May 21, 2020

Video and audio recording of the meeting is available online at the Town's website at: townofross.org/meetings.

# 1. 7:00 p.m. Commencement

Mark Kruttschnitt called the meeting to order. Josepha Buckingham, Mark Fritts, and Stephen Sutro were present. Dan Winey was absent. Planning and Building Director Patrick Streeter and Planner Matthew Weintraub representing staff were present.

# 2. Open Time for Public Comments

No public comments were submitted.

3. Old Business - None.

## 4. New Business

## a. Nichol Residence - 24 Redwood Drive

Applicant: Shelby LaMotte, Roth LaMotte Landscape Architects

Owner: Mark & Laura Nichol

**DESCRIPTION:** The applicant is requesting approval to construct a new automatic sliding driveway gate along Brookwood Lane. Design Review is required to allow for a new gate greater than 48 inches in height in a yard adjacent to the street or right-of-way.

Planner Weintraub introduced the project. Project Architect Shelby LaMotte described the project. No public comments were received. ADR Group Members discussed the merits of the project.

The ADR Group Members unanimously recommended that the proposed project was consistent with Design Review standards and guidelines. Mark Kruttschnitt closed the hearing.

# b. Fasano Residence – 9 Skyland Way

**Applicant:** Chris & Gina Fasano **Owner:** Chris & Gina Fasano

**DESCRIPTION:** The applicant is requesting approval to construct a two-story addition to the existing two-story single-family residence, resulting in a total net addition of 1,336 square feet of floor area. The applicant is also requesting approval to remodel existing

exterior building façades, to install new rock walls, landscape plantings, walkways, and artificial turf areas, and to remove two existing trees.

Planner Weintraub introduced the project and summarized public comment received from Bruce Chatley at 3 Skyland Way. Project Applicant Chris Fasano described the project and addressed the public comments. ADR Group Members discussed the merits of the project. ADR Group Members suggested but did not require minor design changes. Project Applicant Chris Fasano was amenable to possibly making the suggested minor design changes but he preferred to proceed with the currently proposed project design.

The ADR Group Members unanimously recommended that the proposed project was consistent with Design Review standards and guidelines. Mark Kruttschnitt closed the hearing.

### c. Hilleboe Residence - 43 Laurel Grove Avenue

Applicant: Robert Stiles, AIA
Owner: Scott & Debra Hilleboe

**DESCRIPTION:** The applicant is requesting approval to: construct one-story and two-story additions to the existing one-story single-family residence, resulting in a total net addition of 1,839 square feet of floor area; expand the existing pool patio and construct a new open roof pool structure; install new retaining walls, fencing, landscape plantings and artificial turf; and remove and replace two trees.

Planner Weintraub introduced the project. Project Architect Robert Stiles described the project. ADR Group Members discussed the merits of the project. No public comments were received. ADR Group Members recommended the following project design changes:

- Adjust the sizes and locations of windows at the proposed new second story to be more consistent and balanced with the fenestration at the existing first story.
- Adjust the front fences and/or hedges to provide a more consistent presentation at the front of the property, preferably by replacing and/or screening the existing pool fence.

The ADR Group Members unanimously recommended that the proposed project, revised to incorporate the ADR Group Member recommended design changes, was consistent with Design Review standards and guidelines. Mark Kruttschnitt closed the hearing.

#### 5. Communications

#### a. Staff

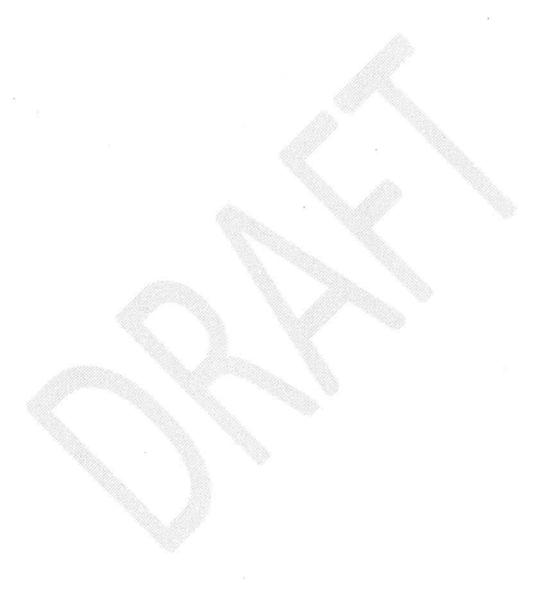
Director Streeter provided a report on the May 14 Town Council Meeting; announced a June 4 ADR Group Special Meeting; and provided an update on allowable construction activities.

#### b. Advisory Design Review Group - None.

# 6. Approval of Minutes – February 25, 2020

Josepha Buckingham provided a minor correction. The ADR Group Members unanimously approved the minutes as corrected.

Mark Kruttschnitt made a motion to adjourn the meeting. Mark Fritts seconded the motion. The meeting was unanimously adjourned at 8:16 PM.





# Stormwater Control Plan

# Fasano Residence

Parcel Address:

9 Skyland Way Town of Ross, CA 94954 (APN: 072-211-18)

Prepared For:

Christopher and Gina Fasano 9 Skyland Way Town of Ross, CA 94954

Prepared By:

ViA Atelier, Inc. Vlad Iojica, P.E., QSD



Date:

November 2019

# TABLE OF CONTENTS

1.	Project Data	2
П.	Setting	2
11.	.A Project Location and Description	2
II.	.B Existing Site Features and Conditions	3
11.	.C. Opportunities and Constraints for Storm Water Control	man 3
III.	Low Impact Development Design Strategies	
IV.	Documentation of Drainage Design	
a.	Description of Drainage Management Areas	
В.	. Tabulation and Sizing Calculations	Δ
App	endixes	6
Α		
	Figure 1 Location Map (GIS Marin County)	3

#### I. PROJECT DATA

The Stormwater Control Plan (SCP) has been prepared in support of the proposed remodels and additions to the existing residence at 9 Skyland Way, in the Town of Ross, Marin County, California, APN: 072-211-18.

Parcel's longitude and latitude: 37°57'45" North, and 122°33'02" West.

r				
Project Name/Number	Fasano Residence			
Application Submittal Date	November, 2019			
Project Location	9 Skyland Way, Ross, California			
Name of Owner	Christopher and Gina Fasano			
Project Type and Description	Remodel and Additions of an existing single family residence and site various improvements			
Total Parcel Area	1.00 Acres (43,562 sq.ft.)			
Total New and Replaced Impervious Surface Area	0.0598 Acres (2,604 sq.ft.)			
Total Pre-Project Impervious Surface Area	0.2817 Acres (12,273 sq.ft.)			
Total Post-Project Impervious Surface Area	0.3323 Acres (14,477 sq.ft.)			
Runoff Reduction Measures Selected	<ul> <li>□ 1. Disperse runoff to vegetated area</li> <li>□ 2. Pervious Pavement</li> <li>□ 3. Cisterns or Rain Barrels</li> <li>☑ 4. Bio-Retention Facility or Planter Box</li> </ul>			

#### II. SETTING

#### II.A PROJECT LOCATION AND DESCRIPTION

As shown on the Vicinity Map (Fig.1) the subject property is located on a sloped parcel, oriented towards the northeast and bounded along the perimeter by similarly developed parcels. The only stormwater improvements present on the site is located in the proximity of Skyland Way and according to topographic map prepared by J.L Engineering consists of a 14" culvert pipe connecting an existing catch basin inlet to the downstream, along the parcel's property line.

Runoff tributary area is located southwest of the parcel and extend to the ridge of the hillside, see Figure 1. Exhibit SCP-1 depicts current on-site improvements.

The current zoning designation: RS-11

· No construction phasing applicable to this project,

Number of residential units: 1

Site percent slope: 33.47%

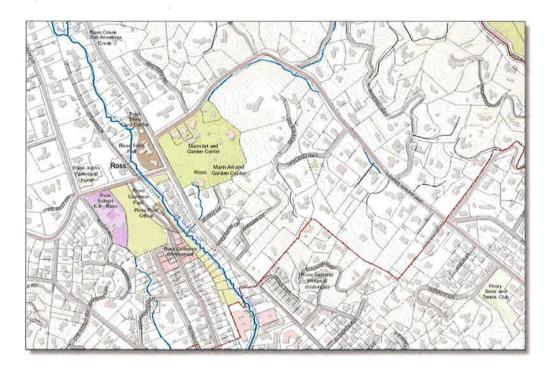


FIGURE 1 LOCATION MAP (GIS MARIN COUNTY)

#### II.B EXISTING SITE FEATURES AND CONDITIONS

Under the current conditions the parcel features a paved driveway that connects the existing single family residence to the local road, Skyland Way. The site improvements also include patios, a swimming pool and walkways.

# II.C. OPPORTUNITIES AND CONSTRAINTS FOR STORM WATER CONTROL

Proposed for landscaping areas surrounding the new single family house pad will provide an opportunity to partially filtrate and retain storm water runoff within the site.

One bio-retention planter it is proposed to be installed in to provide on-site stormwater runoff filtration/treatment and retention and compensate for the replaced and new impervious areas that cannot be retained and filtrated otherwise, in accordance with applicable criteria per 2019 BASMAA Post Construction Manual.

#### III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

In the design process the following strategies have been taken into consideration:

- Limit disturbance to the area and incorporating natural features. Maintain existing drainage patterns.
- Minimize the compaction of permeable soils for the potions of the lot not proposed for development.
- Maintain existing vegetation to the possible extent.
- Concentrating development areas.

#### IV. DOCUMENTATION OF DRAINAGE DESIGN

The proposed remodels and addition project will increase in the total site impervious surface, as shown on the tabulated areas above (section I), prompting implementation of post construction best management practices to control the flow of runoff from the site and limit the amount to the current conditions as well as provide filtration for the stormwater generated on the proposed new impervious surfaces. Therefore this study focuses on the area of the project rather that the overall site of the property.

#### A. DESCRIPTION OF DRAINAGE MANAGEMENT AREAS

DMA Name	New or Replaced (N&R) Surface Type	Area [ft²]
#1	New Roof	558
#2	New Deck	86
#3	New Artificial Turf	1.475
#4	New Semi-Pervious Pavement	485

DMA #1 New roof of the proposed addition, with the roof leaders connected to the storm drain piping system, conveying the runoff to the new bio-detention planter.

DMA #2 The proposed deck will be drain via the roof leaders to the storm drain system, and discharged into the new bio-detention planter.

DMA #3 Play area's artificial turf will be drained via French-Drains installed beneath the surface and connected to the new bio-detention planter.

DMA #4 This DMA comprises a walkway surfaced with a semi-pervious material (i.e. decomposed granite or similar product. Surface will drain to adjacent naturally landscaped area, an area that qualifies as self-treating.

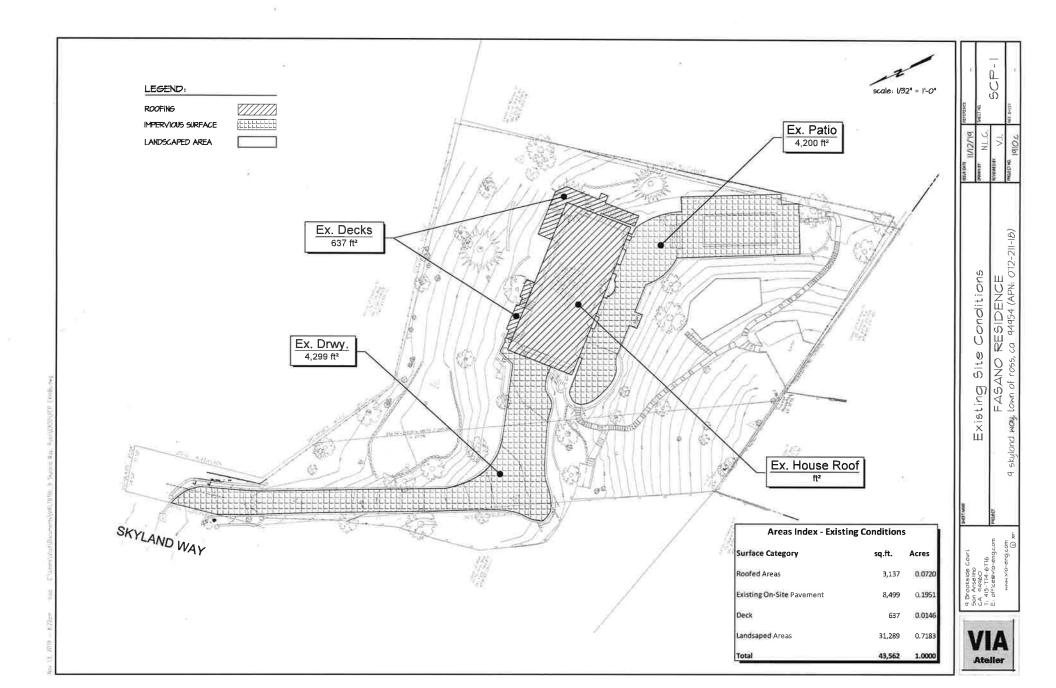
#### B. TABULATION AND SIZING CALCULATIONS

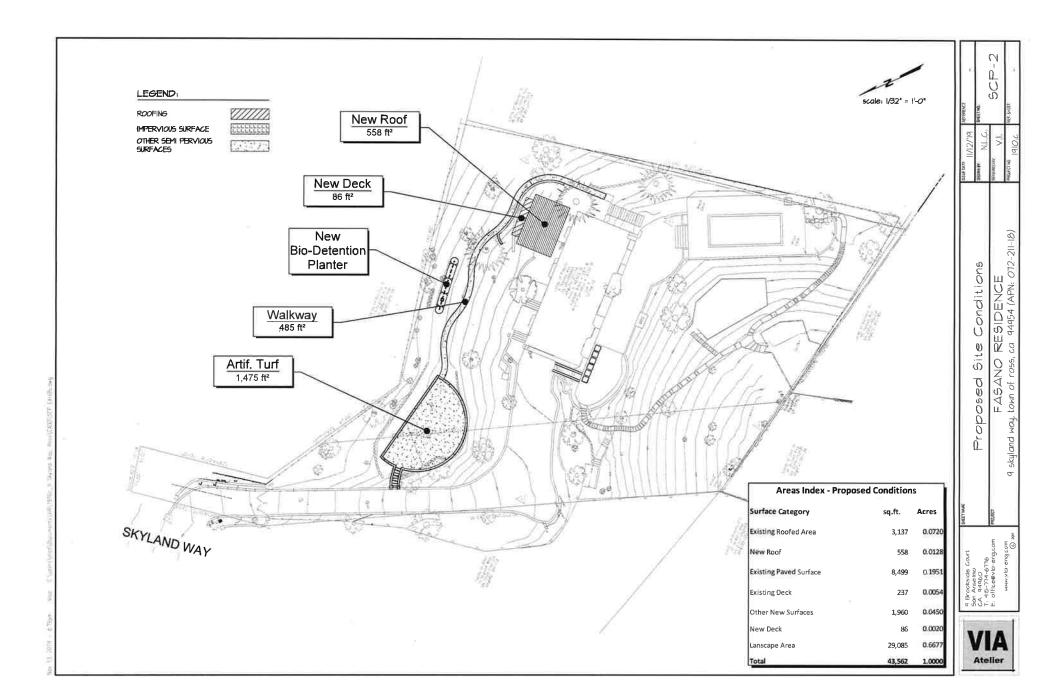
## Areas Draining to Bio-Detention Basin

DMA Name	DMA Area (sq.ft.)	Post- project surface type	DMA Runoff factor	Product of Area x Runoff Factor	Facility Name Bio-Retention Basin		
#1	558	Roof	1.00	558	Sizing Factor	Facility Facility Size Size	
#2	86	Deck	1.00	86			Proposed Facility Size` [sq.ft.]
#3	1,475	Art. Turf	0.75	1,106			
#4	485	Semi- Perv. Pav.	0.90	437			
Total:	=://			2,187	0.04	88	90

## **APPENDIXES**

## A DRAINAGE MANAGEMENT AREAS





Bruce & Lynn Chatley 3 Skyland Way PO Box 1098 Ross, CA 94957 (415) 457-8230 Bjcha1944@aol.com lachatley@aol.com

Peter & Trish Allen 11 Skyland Way PO Box 496 Ross, CA 94957

Dave & Kathy Scially 15 Skyland Way PO Box 1558 Ross, CA 94957 (415) 256-9240 scially@gmail.com kathyscially@gmail.com

Larry Carr 18 Skyland Way PO Box 213 Ross, CA 94957

Zach & Leigh Maurus 96 Laurel Grove - Maurus PO Box 1401 Ross, CA 94957 (415) 755-4425 Zach.maurus@gmail.com leigh@leighjordan.com Dave & Kathy Scially:

I'm writing to inform you that we are proposing a design for a remodel and addition to our existing home at 9 Skyland Way. We have enclosed the proposed site plan and exterior design that will be submitted to the Ross Architectural Design Review Committee. There are no variances required for this design as we've worked to make sure everything stays within Ross planning and building guidelines.

We'd be happy to discuss our proposal with you if you'd like more information. If you have questions or concerns please feel free to contact me.

Thank you,

Chris & Gina Fasano 9 Skyland Way PO Box 672 Ross, CA 94957 (415) 637-7801 chris.fasano@hotmail.com