



Agenda Item No. 14.

Staff Report

Date: May 12, 2022

To: Mayor Robbins and Council Members

From: Matthew Weintraub, Planner

Subject: Mozaffarian Residence, 1 Ames Avenue

Recommendation

Town Council approval of Resolution No. 2247 (see **Attachment 1**) approving Design Review, Demolition Permit, and Variance for the subject project as described below.

Property Address: 1 Ames Avenue
A.P.N.: 073-201-03
Applicant: Polsky Perlstein Architects
Property Owner: Erin & Darius Mozaffarian
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: AE (Area subject to inundation by 1-percent-annual chance flood event)

Project Summary: The applicant is requesting approval of Design Review to construct first-story and second-story additions to the existing single-family residence and garage; renovate exterior building façades; construct new front yard fences and gates; and rehabilitate the landscape. Request for Accessory Dwelling Unit (ADU) Permit to construct a new detached accessory dwelling unit is ministerial in nature and subject to administrative approval. Variance is required to construct new pool equipment and associated enclosure with nonconforming side and rear yard setbacks. Demolition Permit is required to alter more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.

Public Notice

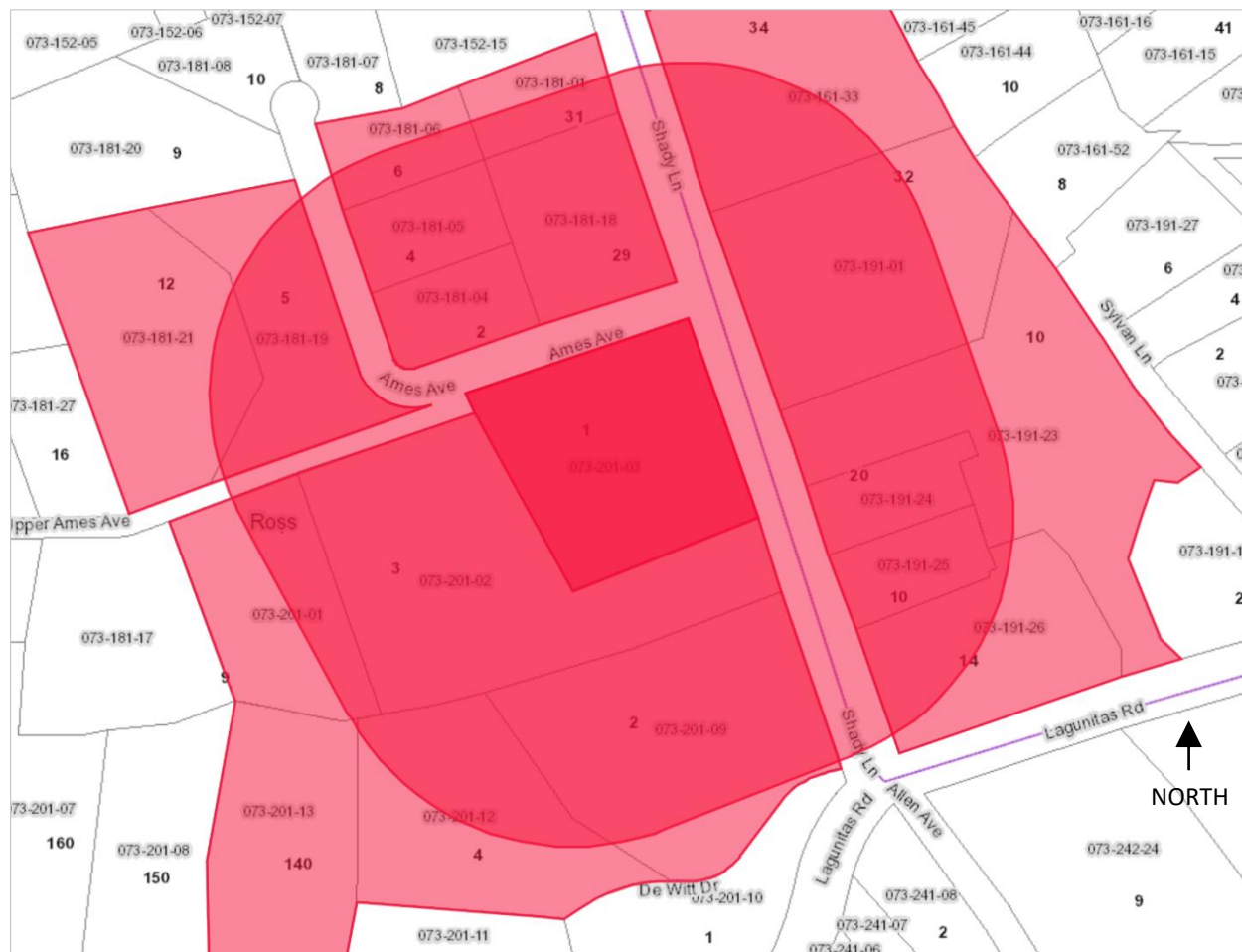
Public Notices were mailed to property owners within 300 feet of the project site at least 10 days prior to the meeting date pursuant to the Ross Municipal Code.

Project Data

	Code Standard	Existing	Proposed
Lot Area	1-Acre min.	63,644 sq. ft.	No change
Floor Area (FAR)	15% max.	6,526 sq. ft. (10.3%)	7,869 sq. ft. (12.4%) * * Not including ADU exemption of 800 sq. ft.
Building Coverage	15% max.	6,830 sq. ft. (10.7%)	8,857 sq. ft. (13.9%) * * Not including ADU exemption of 800 sq. ft.
Front Setback	25 feet min.	House: 29-32 feet	House/addition: No change
Side Setback	25 feet min.	House: East – 82 feet; West – 22'-1" (nonconforming) Pool equip.: East – 20'-5" (nonconforming)	House: East – no change; West – 25 feet (conforming) ADU/pool equip.: East – 12'-5" (nonconforming)
Rear Setback	40 feet min.	House: 116 feet Pool house: 8'-10" (nonconforming) Pool equip.: 8'-11" (nonconforming)	House/canopy: 98 feet Pool house: No change Pool equip.: 14'-2" (nonconforming) ADU: 13'-0"
Building Height	2 stories; 30 feet max. ADU: 1 story, 16 feet max.	House: 1 story; 11'-7" Pool house: 11'-0"	House: 2 stories; 25'-0" Pool house: 11'-1" ADU/pool equip. enclosure: 14'-7"
Off-street Parking Spaces	4 total (2 enclosed) min.	4 total (2 enclosed)	No change
Impervious Surface Coverage	Minimize and/or mitigate for any increase.	28,049 sq. ft. (44.1%)	24,889 sq. ft. (39.1%)

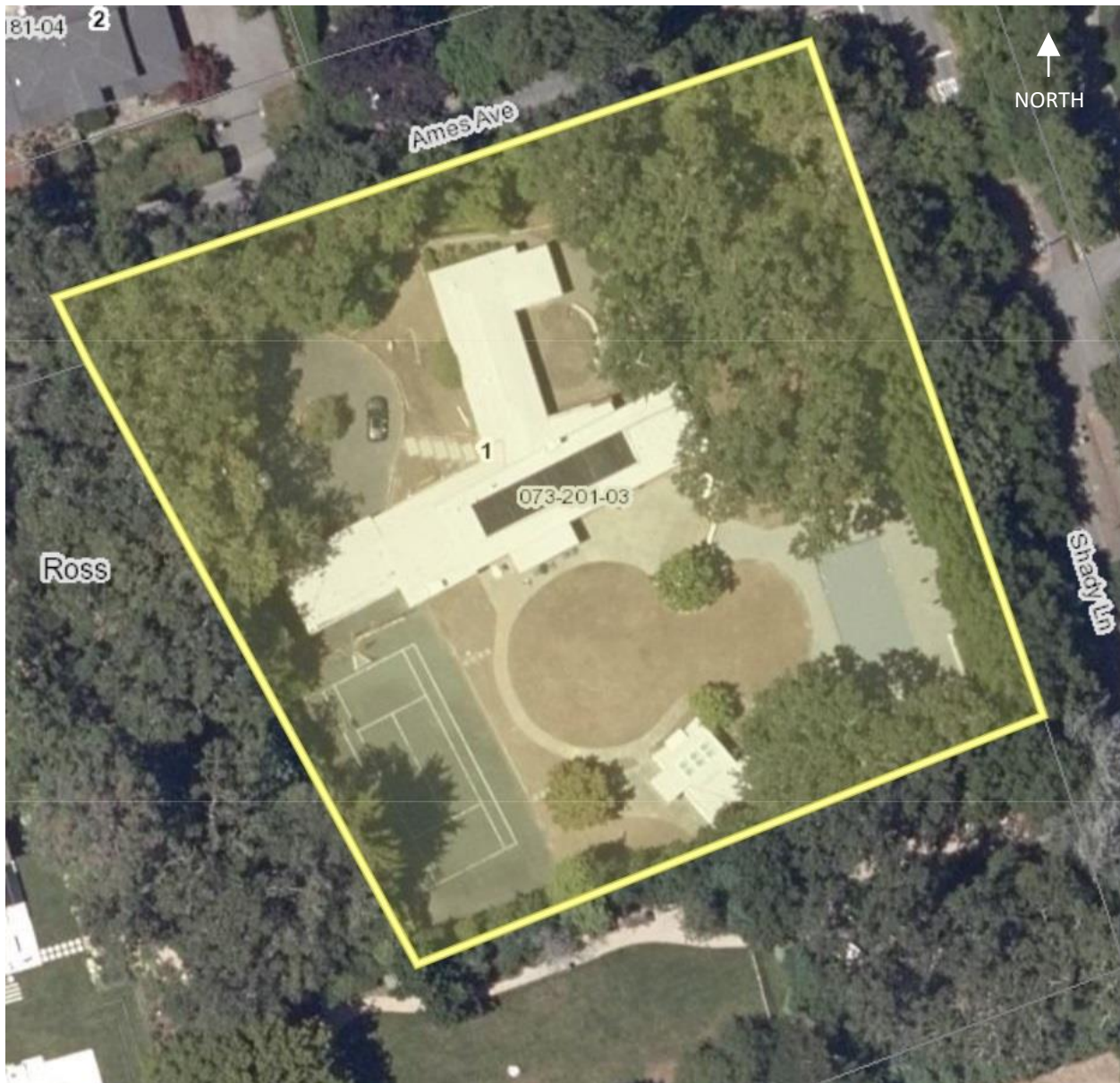
Notice Area (300 feet)

Source: MarinMap (www.marinmap.org).



Project Site

Source: MarinMap (www.marinmap.org).



Project Description

At the existing single-family residence, the project would construct a new 931-square-foot, second-story addition above the existing attached garage; and construct new first-story additions at the front wing and rear kitchen totaling 249 square feet. The new residential additions would comply with the minimum required front, side, and rear yard setbacks, including the new two-story addition and reconstructed garage, which would be shifted 4.5 feet further away from the west side property line than the existing garage, and which would correct an existing nonconforming condition with respect to compliance with the minimum required 25-foot side yard setback. The new roof height of 22'-3" complies with the 30-foot maximum building height.

The project would renovate the exterior building façades of the expanded single-family residence and the existing detached pool house, including change exterior materials from horizontal siding to stucco, cedar wood siding, and limestone, and replace windows and doors.

At the back of the property, next to the renovated pool house, the project would construct a new 833-square-foot accessory dwelling unit; and a new attached enclosure for relocated pool mechanical equipment. The new equipment enclosure would be located 14 feet away from the rear (south) property line and 12.5 feet away from Shady Lane and the east side property line.

The project would rehabilitate the existing landscape, including construct a new front yard fence and gates; replace the existing impervious paved driveway with new permeable pavers; construct new walls, walkways, patios, and recreational areas; and install new plantings. Proposed earthwork includes on-site fill of 40 cubic yards, resulting from on-site excavation of 30 cubic yards and import of 10 cubic yards.

Project application materials are included as follows: Project Plans as **Attachment 2**; Project Description as **Attachment 3**; Neighborhood Outreach Description as **Attachment 4**.

Background

The project site is a corner lot located at the southwest intersection of Ames Avenue and Shady Lane. The 63,644-square-foot lot is flat, rectangular in shape and exceeds the 1-acre minimum lot size for the district. It is in the "AE" FEMA flood zone which is subject to inundation by 1-percent-annual chance flood event. The property contains an existing single-family residence and attached garage with nonconforming west side yard setback, and an existing detached pool house with nonconforming rear yard setback.

According to the Assessor's Office, development occurred on the site in 1948 and 1995. The previously granted approvals from the Town include the following:

Date	Permit	Description
11/08/84	Variance	Construct new pool house 10 feet from rear property line.
06/13/85	Variance	Construct new pool house 10 feet from rear property line (reapplication).

Date	Permit	Description
09/10/97	Design Review	Construct new 6-foot high wood fence.
07/22/20	Minor Exception Permit	Install new back-up generator within a minimum required side yard setback.

The Project History is included as **Attachment 5**.

Advisory Design Review

Pursuant to Resolution No. 1990, Advisory Design Review is required for all applicants seeking discretionary land use permits, such as Design Review, a Demolition Permit, a Nonconformity Permit, Exceptions for Attics, a Hillside Lot Permit, and/or a Variance.

The Advisory Design Review (ADR) Group reviewed the project at two public hearings. The ADR Group received information from the applicant, received public comments, and provided recommendations regarding the merits of the project as it relates to the purpose of Design Review and the Design Review criteria and standards per Ross Municipal Code Section 18.41.100 and the Town of Ross Design Guidelines.

On March 15, 2022, the ADR Group recommended revisions to the previously proposed project design and further review of the revised project design by the ADR Group. The ADR Group's recommended revisions included:

- Provide additional landscape screening to mitigate/minimize for any potential privacy impacts to the adjacent property at 3 Upper Ames Avenue.
- Consider rebuilding and relocating the nonconforming garage and/or new second-story addition to comply with the minimum required 25-foot west side yard setback.
- Provide visual relief on the new west side building elevation to avoid a blank façade facing the neighbor's property.
- Relocate accessory structures and landscape structures to comply with minimum required front, side, and rear yard setbacks, with the exception of pool equipment/enclosure.
- Raise the parapet wall to screen rooftop solar panels.

The March 15, 2022, ADR Group meeting minutes are included as **Attachment 6**.

In consideration of comments received from the ADR Group, the applicant revised the project design and resubmitted the revised project for ADR Group review, along with a written response to ADR Group comments (see **Attachment 7**). The applicant's revisions included: adding additional landscape screening to address privacy concerns; rebuilding and relocating the nonconforming garage and new second-story addition to comply with the minimum required 25-foot west side yard setback; adding wood siding to the new west side building elevation to avoid a blank façade facing the neighbor's property; relocating accessory structures and landscape structures to comply with minimum required front, side, and rear yard setbacks (except for

nonconforming, relocated pool equipment and associated enclosure); and raising the parapet wall to screen rooftop solar panels.

On April 17, 2022, the ADR Group unanimously recommended that the final revised project is consistent with the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100, and, therefore, recommended approval of Design Review. ADR Group Members recommended that the final revised project addressed the ADR Group's previous comments; that the final revised project meets and/or exceeds Design Review standards for screening, privacy, and landscaping; and that the proposed setback encroachment for relocated pool equipment and associated enclosure was justified by the overall project design and by the circumstances of the property, including the similar location of the existing nonconforming pool equipment and enclosure. The ADR Group did not recommend or require any further revisions for approval of Design Review.

The April 17, 2022, ADR Group meeting minutes (draft) are included as **Attachment 8**.

Discussion

The proposed project is subject to the following permit approvals pursuant to the Ross Municipal Code:

Design Review

Design Review is intended 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 for all new development which harmonizes style, intensity and type of construction with the natural environment and respects the unique needs and features of each site and area; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, and maintain the serene, quiet character of the town's neighborhoods; and preserve lands which are unique environmental resources including scenic resources (ridgelines, hillsides and trees), vegetation and wildlife habitat, creeks, threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

The Town Council may approve, conditionally approve or deny an application for design review. The Town Council shall include conditions necessary to meet the purpose of Design Review pursuant to Chapter 18.41 and for substantial compliance with the criteria set forth in this chapter. The Town Council may adopt by resolution standard conditions for all projects to meet.

Pursuant to Section 18.41.20 (a), the proposed project requires a Design Review Permit for new buildings and exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding two hundred square feet of new floor area; for an increase to the existing roof height; for new fences, gates or walls, or a combination of these, greater than forty-eight inches in height in any yard adjacent to the street or right-of-way; and for a project resulting in the removal or alteration of more than twenty-five percent of the exterior walls or wall coverings of a residence.

If Council intends to approve Design Review, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

18.41.070 (b) (1). The project is consistent with the purpose of Design Review as outlined in Section 18.41.010.

Analysis: The project 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.

18.41.070 (b) (2). The project is in substantial compliance with the design criteria of Section 18.41.100.

Analysis: Lot coverage and building footprints are minimized, and development clustered, to minimize site disturbance. New structures and additions avoid monumental or excessively large size. Buildings are compatible with others in the neighborhood and do not attract attention to themselves. Large expanses of any one material on a single plane are avoided. Vertical and horizontal elements are used to add architectural variety and to break up expanses. Buildings 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. Manufactured materials such as concrete, stucco or metal are used in moderation. Good access, circulation and off-street parking is provided. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. Fences and walls are architecturally compatible with the design of the building. Front yard fences and gates over four feet tall are compatible and consistent with the design, height and character of fences and landscaping in the neighborhood, including replacement of an existing solid fence over four feet tall adjacent to the Shady Lane right-of-way, which is appropriate for privacy and screening. Landscaping is integrated into the architectural scheme to accent and enhance the appearance of the development. Landscaping includes appropriate plantings to soften or screen the appearance of structures as seen from off-site locations. Landscaping creates and maintains defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire. Building placement and window size and placement protect the privacy of surrounding properties. Decks, balconies and other outdoor areas are sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping protects privacy between properties. Existing nonconforming setbacks are eliminated and/or minimized. The post-project stormwater runoff rates from the site would be no greater than pre-project rates; pre-existing impervious surfaces should be reduced.

18.41.070 (b) (3). The project is consistent with the Ross General Plan and zoning ordinance.

Analysis: 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 Single Family Residence and Special Building Site zoning regulations; therefore, the project is recommended to be found consistent with the Ross General Plan and Zoning Ordinance. Consistent with Chapter 18.48, findings are recommended to support the requested variances to allow for the proposed minor setback encroachments.

Demolition Permit

The "small town" quality and feel of the town are heavily shaped by the attributes, integrity, historical character, and design scale of existing residential and commercial neighborhoods. The preservation, enhancement and continued use of structures with historic, architectural, cultural and/or aesthetic importance is essential in retaining this community character. The Town Council, after considering citizen and professional input, as necessary, should decide whether a structure may be removed from the neighborhood fabric of Ross.

Pursuant to Section 18.50.20, the proposed project requires a Demolition Permit to alter more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.

If Council intends to approve a Demolition Permit, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

18.50.60 (a) (1). The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

Analysis: The existing property is not designated as a significant architectural, historical, or cultural resource at the local, state, or federal level.

18.50.60 (a) (2). The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

Analysis: The project is consistent with the purpose of Design Review as outlined in 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; and enhances the area in which the project is located.

18.50.60 (a) (3). The project is consistent with the Ross General Plan and zoning ordinance.

Analysis: 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 Single Family Residence and Special Building Site zoning regulations; therefore, the project is recommended to be found consistent with the Ross General Plan and Zoning Ordinance.

18.50.60 (a) (4). The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Analysis: The project is required to comply with all applicable provisions, measures, and safeguards of the Town's building and safety codes, such that it would not cause detriment or injury to the health, safety, and general welfare of persons residing or working in the neighborhood.

Variance

Where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of the zoning code may result from the strict application of certain provisions thereof, variances, exceptions and adjustments may be granted, by the Town Council in appropriate cases. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

In granting any variance, exception, or adjustment under the provisions of Chapter 18.39, the Town Council shall designate such conditions in connection therewith as will in its opinion, secure substantially the objectives of the regulation or provision to which the variance, exception or adjustment is granted, as to light, air, and the public health, safety, comfort, convenience and general welfare. In order to grant any variance, exception or adjustment, the findings of the Town Council shall be that the qualifications under Section 18.48.020 apply to the land, building, or use for which variance, exception or adjustment is sought, and that the variance shall be in harmony with the general purpose of this title.

Pursuant to Sections 18.32.050 and 18.32.060, which establish development standards in the R-1:B-A district for minimum required setbacks, the proposed project requires a Variance to allow for the relocated pool equipment and associated enclosure to be constructed within the minimum required 25-foot east side yard setback and the 40-foot rear yard setback. The new equipment enclosure would be located 14 feet away from the rear (south) property line and 12.5 feet away from Shady Lane and the east side property line.

If Council intends to approve the Variance, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

18.48.020 (1). That there are special circumstances or conditions applicable to the land,

building or use referred to in the application.

Analysis: The special circumstances and conditions applicable to the land, building, or use include the existing lot layout and patterns of development on the property and the neighborhood. The existing pool and associated structures, which are nonconforming, are located at the southeast quadrant of the property; and the existing nonconforming pool equipment and enclosure are located near the pool in the southeast corner of the lot. In the same general location is the proposed nonconforming equipment/enclosure, which would be enclosed and insulated in an aesthetically blended manner within a portion of the ADU. The special circumstances and conditions applicable include not only appropriately locating this pool equipment/enclosure feature into the existing development pattern, but, in addition, it is a preferable location near the public road to the east, as far away as possible from other existing residences. Due to these circumstances and conditions, there are special circumstances or conditions applicable to the land, building, and use with this application.

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

Analysis: Due to the special circumstances and conditions applicable to the land, including the existing lot layout and patterns of development on the property and the neighborhood, the strict application of the zoning ordinance provisions requiring 25-foot minimum side yard setbacks and 40-foot rear yard setback would deprive the subject property of the ability to replace, upgrade, and modernize existing older pool equipment and enclosure in the same general location. The strict application of the zoning ordinance setbacks would result in an inferior design with new equipment/enclosure located closer to existing residences than currently exists. Granting of the variance request, in a neighborhood where existing nonconforming setbacks for accessory structures are not uncommon, may be deemed necessary for the preservation and enjoyment of the owner's substantial property rights. Granting of the variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

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

Analysis: Granting of the application would result in a superior design alternative by allowing for the replacement, upgrade, and modernization of existing older pool equipment and enclosure in the same general, but improved, location; and with a minimum of disruption to existing facilities and properties. The new pool equipment/enclosure would be located 6 feet further away from the neighboring residence to the south than the existing equipment/enclosure; 8 feet further away from the neighboring residence to the west than the existing equipment/enclosure; and 8 feet closer to the non-residential public road to the east. The relocated pool equipment would be enclosed and insulated; the enclosure would be compact and integrated by design with an

attached accessory structure; and the structure would be screened and aesthetically improved by the proposed landscaping and by a reconstructed fence.

Accessory Dwelling Unit (ADU) Permit

Accessory dwelling units increase the overall supply of housing within established residential zoning districts or as part of new residential subdivisions, while maintaining the existing character of the neighborhood. Such units are intended to increase the supply of smaller, more affordable housing within existing residential neighborhoods and provide independent living units for prospective and current residents, including family members, students, local employees, the elderly, in-home health and childcare providers, and single adults, among others.

The Planning Department shall consider an application for accessory dwelling unit without discretionary review, public notice, or a hearing. The Planning Department shall approve the application for accessory dwelling unit if the application meets all of the requirements and standards of Chapter 18.42.

The proposed project includes a new attached accessory dwelling unit that meets the requirements for ministerial review and administrative approval pursuant to the Town's code, and which is not subject to discretionary review.

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 of existing private structures, facilities, or topographical features, involving negligible or no expansion of existing or former use.

Public Comment

Written comments received prior to the finalization of this report are included as **Attachment 9**. Written comments are summarized below:

Property Owner	Summary
3 Upper Ames Avenue	Objects to the project; cites primary concerns as potential visual and privacy impacts.
2 Ames Avenue	Supports the project.
4 De Witt Avenue	Supports the project.
29 Shady Lane	Supports the project.
32 Shady Lane	Supports the project.
34 Shady Lane	Supports the project.
7 Upper Ames Avenue	Supports the project.
16 Upper Ames Avenue	Supports the project.

Attachments

1. Resolution No. 2247
2. Project Plans
3. Project Description
4. Neighborhood Outreach Description
5. Project History
6. ADR Group Meeting Minutes, March 15, 2022
7. Response to ADR Group Comments
8. ADR Group Meeting Minutes, April 19, 2022 (draft)
9. Public Comments

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2247

A RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, DEMOLITION PERMIT, AND VARIANCE TO CONSTRUCT FIRST-STORY AND SECOND-STORY ADDITIONS TO THE EXISTING SINGLE-FAMILY RESIDENCE AND GARAGE; RENOVATE EXTERIOR BUILDING FAÇADES; CONSTRUCT NEW FRONT YARD FENCES AND GATES; AND REHABILITATE THE LANDSCAPE AT 1 AMES AVENUE, A.P.N. 073-201-03

WHEREAS, applicant Polsky Perlstein Architects, on behalf of property owner Erin & Darius Mozaffarian, has submitted an application requesting approval of Design Review, Demolition Permit, and Variance to construct first-story and second-story additions to the existing single-family residence and garage; renovate exterior building façades; construct new front yard fences and gates; and rehabilitate the landscape at 1 Ames Avenue, A.P.N. 073-201-03 (herein referred to as “the Project”).

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 of existing private structures, facilities, or topographical features, involving negligible or no expansion of existing or former use; and

WHEREAS, on May 12, 2022, 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, Demolition Permit, and Variance 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 May, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Elizabeth Robbins, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS
1 AMES AVENUE
A.P.N. 073-201-03

- I. **In accordance with Ross Municipal Code Section 18.41.070 (b), Design Review is approved based on the following mandatory findings:**

(1) The project is consistent with the purpose of Design Review as outlined in Section 18.41.010.

The project 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.

(2) The project is in substantial compliance with the design criteria of Section 18.41.100.

Lot coverage and building footprints are minimized, and development clustered, to minimize site disturbance. New structures and additions avoid monumental or excessively large size. Buildings are compatible with others in the neighborhood and do not attract attention to themselves. Large expanses of any one material on a single plane are avoided. Vertical and horizontal elements are used to add architectural variety and to break up expanses. Buildings 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. Manufactured materials such as concrete, stucco or metal are used in moderation. Good access, circulation and off-street parking is provided. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. Fences and walls are architecturally compatible with the design of the building. Front yard fences and gates over four feet tall are compatible and consistent with the design, height and character of fences and landscaping in the neighborhood, including replacement of an existing solid fence over four feet tall adjacent to the Shady Lane right-of-way, which is appropriate for privacy and screening. Landscaping is integrated into the architectural scheme to accent and enhance the appearance of the development. Landscaping includes appropriate plantings to soften or screen the appearance of structures as seen from off-site locations. Landscaping creates and maintains defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire. Building placement and window size and placement protect the privacy of surrounding properties. Decks, balconies and other outdoor areas are sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping protects privacy between properties. Existing nonconforming setbacks are eliminated and/or minimized. The post-project stormwater runoff rates from the site would be no greater than pre-project rates; pre-existing impervious surfaces should be reduced.

(3) 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 Single Family Residence and Special Building Site zoning regulations; therefore, the project is recommended to be found consistent with the Ross General Plan and Zoning Ordinance. Consistent with Chapter 18.48, findings are recommended to support the requested variances to allow for the proposed minor setback encroachments.

II. In accordance with Ross Municipal Code Section 18.50.060 (a), Demolition Permit is approved based on the following mandatory findings:

(1) The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The existing property is not designated as a significant architectural, historical, or cultural resource at the local, state, or federal level.

(2) The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

The project is consistent with the purpose of Design Review as outlined in 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; and enhances the area in which the project is located.

(3) 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 Single Family Residence and Special Building Site zoning regulations; therefore, the project is recommended to be found consistent with the Ross General Plan and Zoning Ordinance.

III. In accordance with Ross Municipal Code Section 18.48.010, Variance is approved based on the following mandatory findings:

18.48.020 (1). That there are special circumstances or conditions applicable to the land, building or use referred to in the application.

The special circumstances and conditions applicable to the land, building, or use include the existing lot layout and patterns of development on the property and the neighborhood. The existing pool and associated structures, which are nonconforming, are located at the southeast quadrant of the property; and the existing nonconforming pool equipment and enclosure are located near the pool in the southeast corner of the lot. In the same general location is the proposed nonconforming equipment/enclosure, which would be enclosed and insulated in an aesthetically blended manner within a portion of the ADU. The special circumstances and conditions applicable include not only appropriately locating this pool equipment/enclosure feature into the existing development pattern, but, in addition, it is a

preferable location near the public road to the east, as far away as possible from other existing residences. Due to these circumstances and conditions, there are special circumstances or conditions applicable to the land, building, and use with this application.

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

Due to the special circumstances and conditions applicable to the land, including the existing lot layout and patterns of development on the property and the neighborhood, the strict application of the zoning ordinance provisions requiring 25-foot minimum side yard setbacks and 40-foot rear yard setback would deprive the subject property of the ability to replace, upgrade, and modernize existing older pool equipment and enclosure in the same general location. The strict application of the zoning ordinance setbacks would result in an inferior design with new equipment/enclosure located closer to existing residences than currently exists. Granting of the variance request, in a neighborhood where existing nonconforming setbacks for accessory structures are not uncommon, may be deemed necessary for the preservation and enjoyment of the owner's substantial property rights. Granting of the variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

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

Granting of the application would result in a superior design alternative by allowing for the replacement, upgrade, and modernization of existing older pool equipment and enclosure in the same general, but improved, location; and with a minimum of disruption to existing facilities and properties. The new pool equipment/enclosure would be located 6 feet further away from the neighboring residence to the south than the existing equipment/enclosure; 8 feet further away from the neighboring residence to the west than the existing equipment/enclosure; and 8 feet closer to the non-residential public road to the east. The relocated pool equipment would be enclosed and insulated; the enclosure would be compact and integrated by design with an attached accessory structure; and the structure would be screened and aesthetically improved by the proposed landscaping and by a reconstructed fence.

EXHIBIT “B”
CONDITIONS OF APPROVAL
1 AMES AVENUE
A.P.N. 073-201-03

1. This approval authorizes Design Review, Demolition Permit, and Variance to construct first-story and second-story additions to the existing single-family residence and garage; renovate exterior building façades; construct new front yard fences and gates; and rehabilitate the landscape at 1 Ames Avenue, A.P.N. 073-201-03 (herein referred to as “the Project”).
2. The building permit shall substantially conform to the plans prepared by Polsky Perlstein Architects, entitled, “Mozaffarian Residence, 1 Ames Avenue, Ross CA”, revised March 31, 2022; and reviewed and approved by the Town Council on May 12, 2022.
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

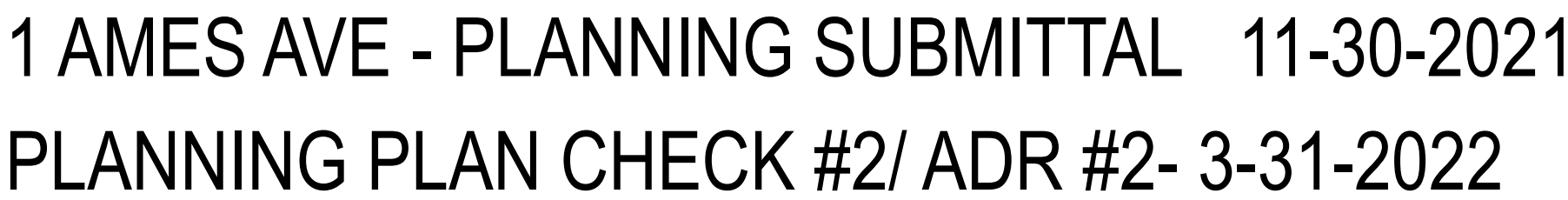
workers and deliveries are prohibited and that all project deliveries shall occur during the allowable working hours as identified in the below condition 10n.

- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the Project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- j. A 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.
- l. 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 (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.
- 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.
 - 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.
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.

ATTACHMENT 2

[illegible]

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JOB #	1946
SCALE	NOTED

PROJECT INFORMATION

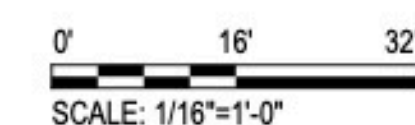
SHEE

A0.1

SCOPE OF WORK



1 ARCHITECTURAL SITE PLAN
A1.0 SCALE: 1/16" = 1'-0"



SEE LANDSCAPE PLANS
FOR ADDITIONAL INFORMATION
ON PLANTINGS, TREES, HARDSCAPE
MATERIALS, LANDSCAPE LIGHTING, ETC.

1 AMES AVE
ROSS CA
AP# 073-201-03



PLANNING REVIEW

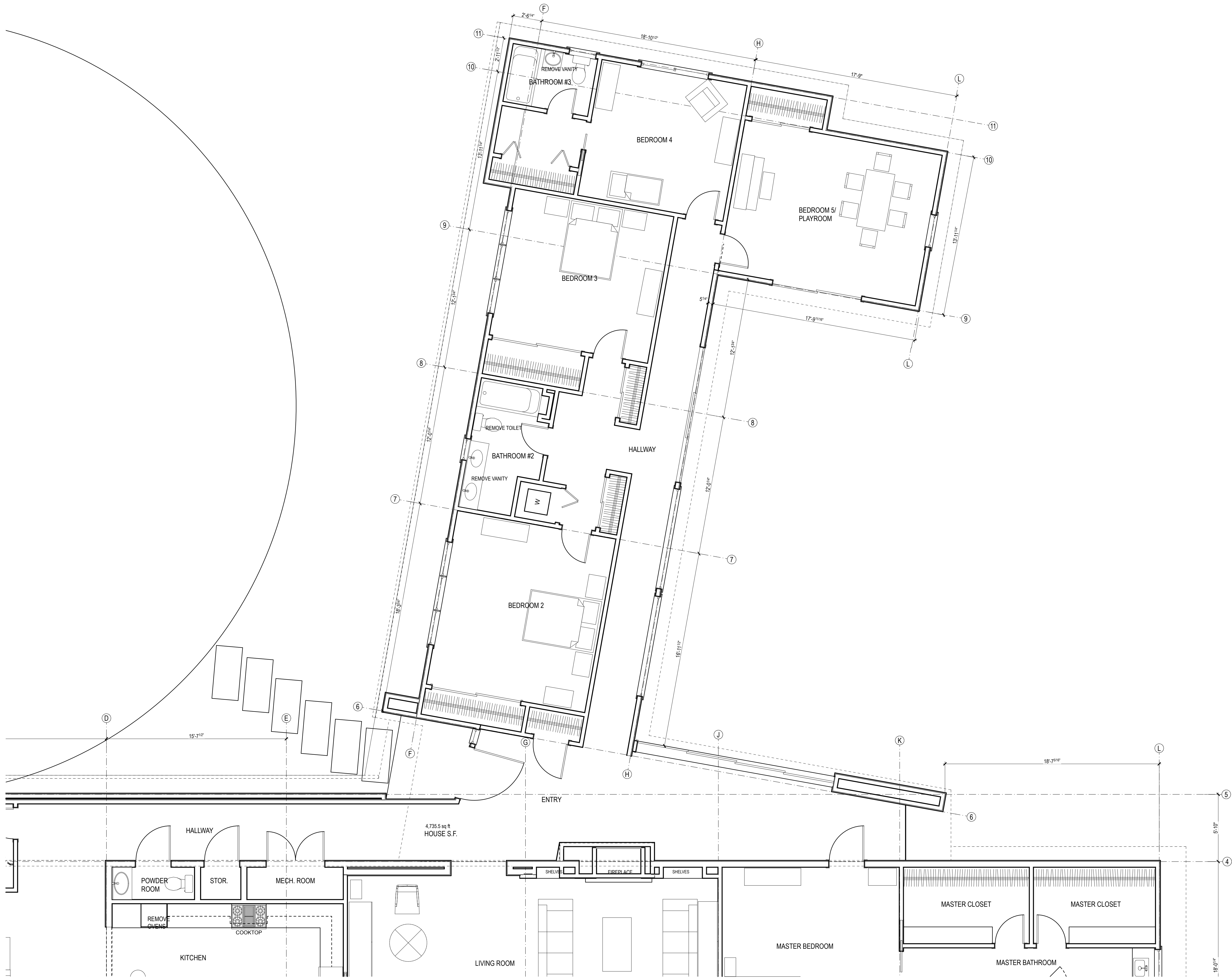
DATE	Δ	DESCRIPTION	BY
30 NOV 2021		PLANNING SUBMITTAL	PL
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31 MAR 2022	R2	PLAN CHECK- PLANNING	P

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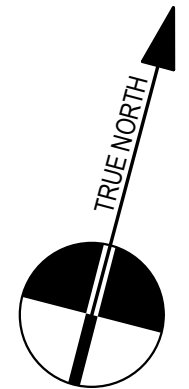
PRINT DATE	3/31/22
DRAWN	PL AA
JOB #	1946
SCALE	NOTED

ARCHITECTURAL
SITE PLAN

SHEET



1
A1.1
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



0' 4' 8'
SCALE: 1/4"=1'-0"

MOZAFFARIAN RESIDENCE

1 AMES AVE
ROSS CA
AP# 071-142-06



PLANNING REVIEW

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31 MAR 2022		PLAN CHECK-PLANNING	PL

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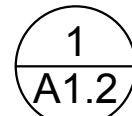
PRINT DATE	3/31/22
DRAWN	PL AA
JOB #	1946
SCALE	NOTED

EXISTING FIRST FLOOR PLAN- BEDROOM WING

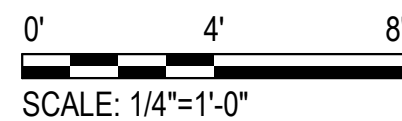
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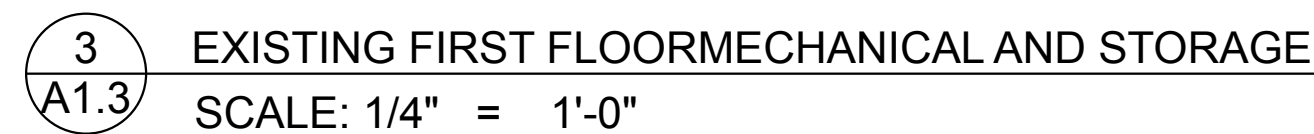
A1.1

POLSKY PERLSTEIN ARCHITECTS
4608 Magnolia Avenue
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Phone: 415.927.1156
Fax: 415.927.1157
www.polskyperlsteincthcts.com

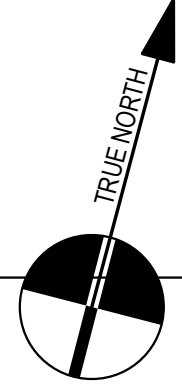


SCALE: 1/4" = 1'-0"

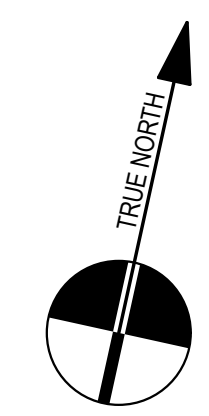


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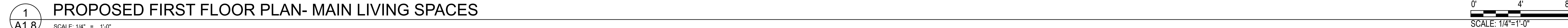


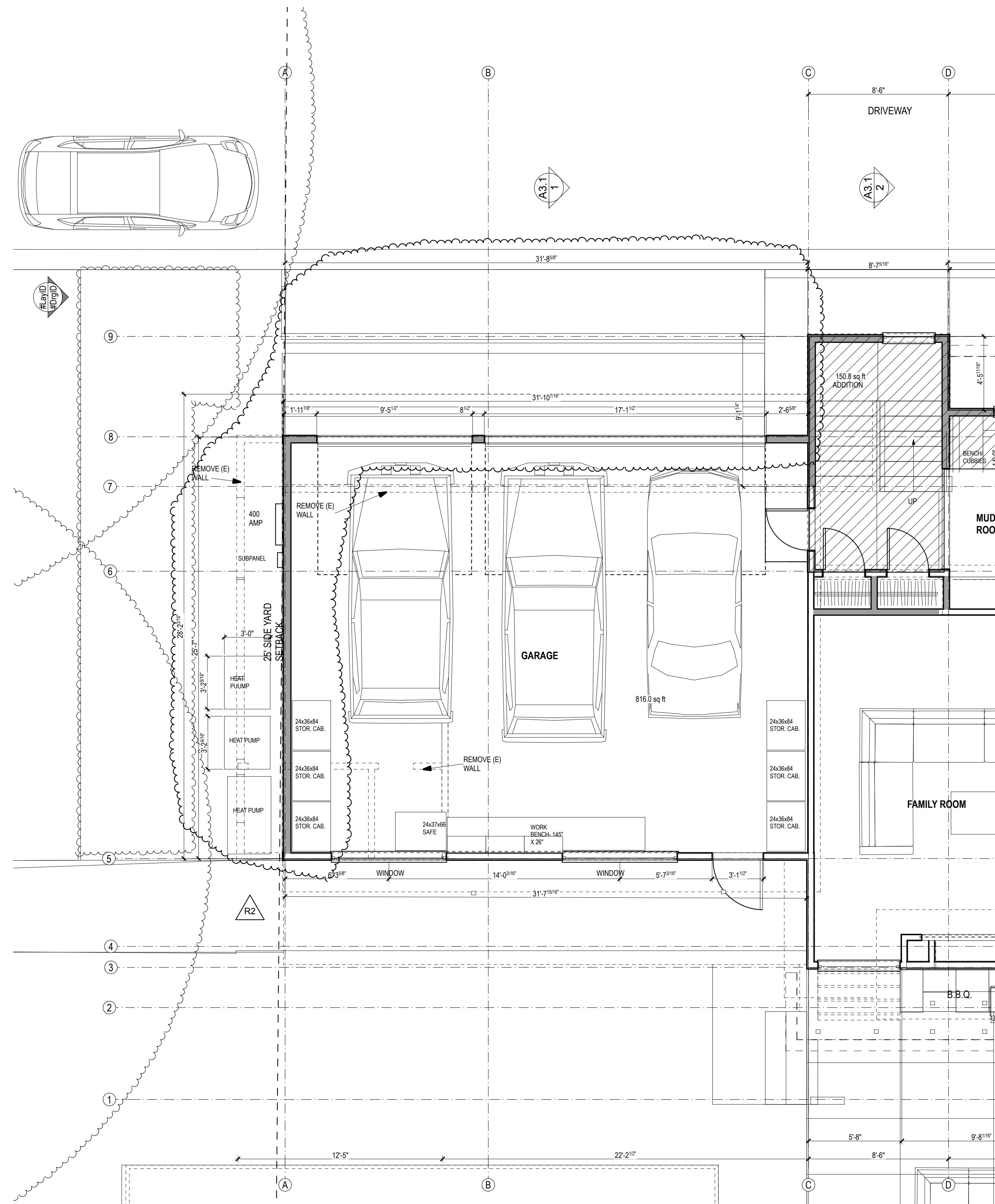
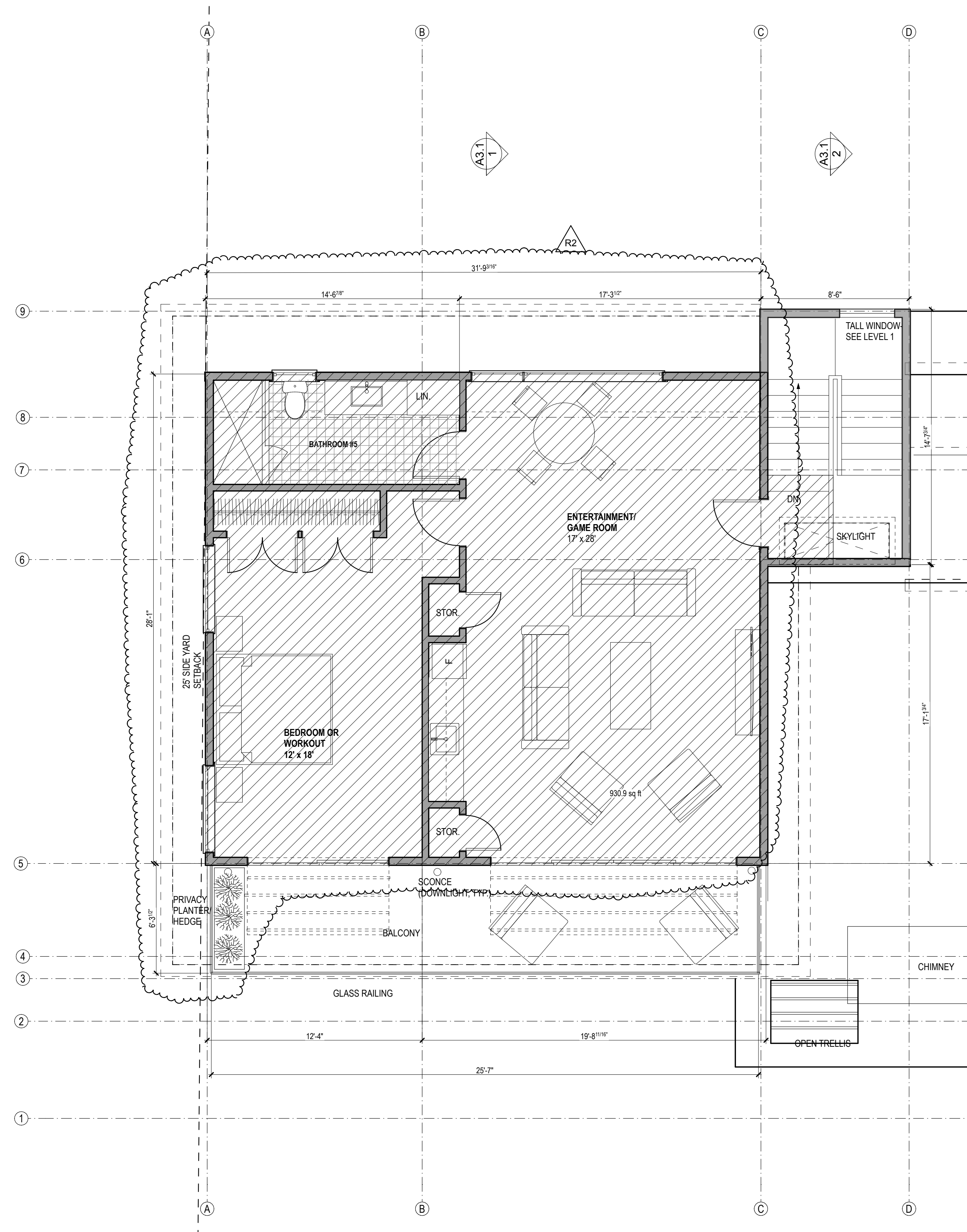


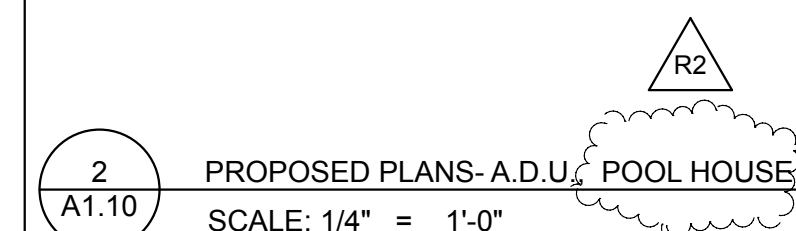
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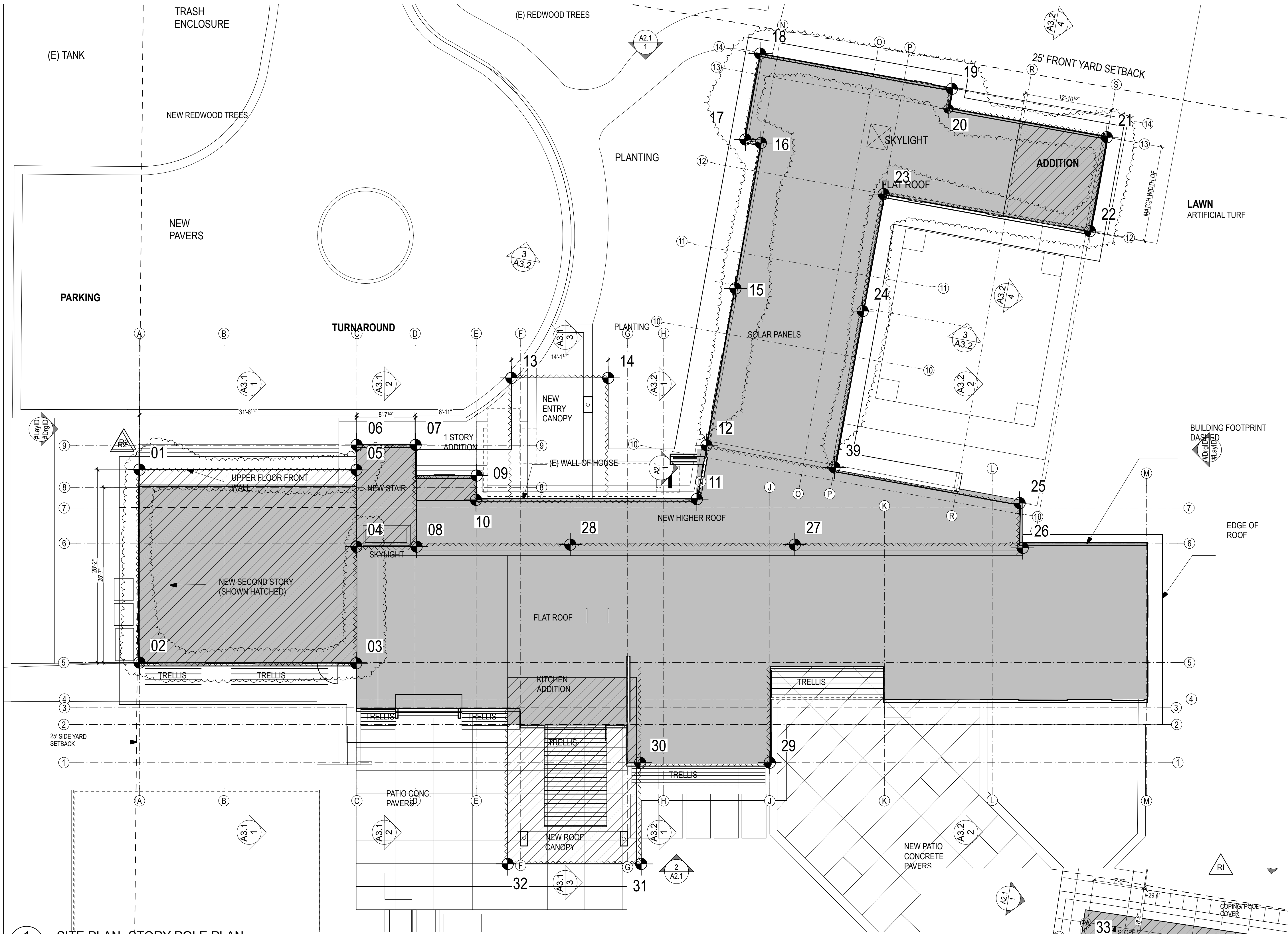


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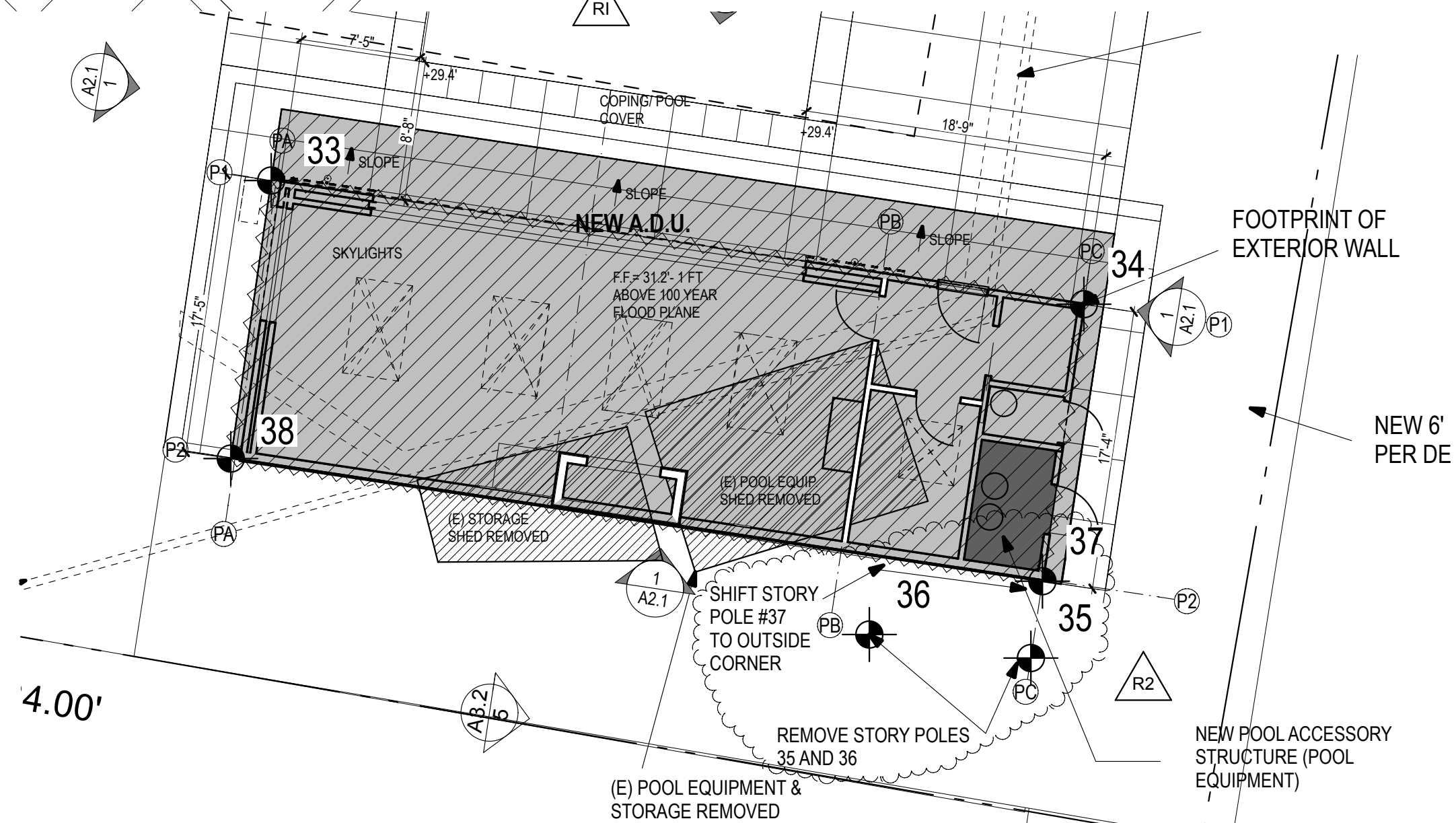


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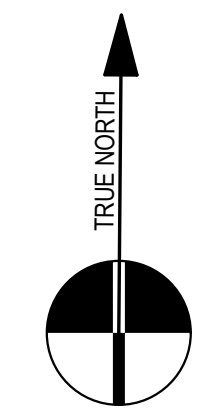
1 SITE PLAN- STORY POLE PLAN
SCALE: 1/8" = 1'-0"



2 POOL PAVILION
SCALE: 1/8" = 1'-0"

POLE #	POLE HEIGHT ABOVE (E) ROOF	POLE HEIGHT ABOVE (E) GRADE	NOTES
1	N.A.	21'-4"	ADD 6" to height- shift to north 2'-6" and to east 2'-11"
2	12'-3"	N.A.	ADD 6" to height- shift east 2'-11"
3	Approx. 9'-3"	N.A.	ADD 6" to height- Align with top of pole #2
4	Approx. 9'-3"	N.A.	ADD 6" to height- Align with top of pole #2
5	N.A.	21'-4"	ADD 6" to height- shift to north 2'-6"
6	N.A.	25'-0"	
7	N.A.	25'-0"	
8	Approx. 13'-6"	N.A.	Align with top of pole #7
9	N.A.	14'-6"	
10	N.A.	14'-6"	
11	N.A.	14'-6"	
12	Approx. 4'-5"	N.A.	Align with top of pole #10, 11
13	N.A.	11'-3"	
14	N.A.	11'-3"	
15	3'-5"	N.A.	(Add 1' height to installed pole)
16	3'-5"	N.A.	(Add 1' height to installed pole)
17	3'-5"	N.A.	(Add 1' height to installed pole)
18	3'-5"	N.A.	(Add 1' height to installed pole)
19	3'-5"	N.A.	(Add 1' height to installed pole)
20	3'-5"	N.A.	(Add 1' height to installed pole)
21	3'-5"	N.A.	(Add 1' height to installed pole)
22	3'-5"	N.A.	(Add 1' height to installed pole)
23	3'-5"	N.A.	(Add 1' height to installed pole)
24	3'-5"	N.A.	(Add 1' height to installed pole)
25	N.A.	Approx. 14'-5"	Align with height of pole #10, 11
26	2'-5"	N.A.	
27	2'-5"	N.A.	
28	2'-5"	N.A.	
29	2'-5"	N.A.	
30	2'-5"	N.A.	
31	N.A.	12'-3"	
32	N.A.	12'-3"	
33	N.A.	14'-7"	
34	N.A.	14'-7"	
35	REMOVE STORY POLE		
36	REMOVE STORY POLE		
37	MOVE TO OUTSIDE CORNER PER PLAN	12'-2"	
38	N.A.	12'-2"	

ZIG ZAG LINE INDICATES HIGH STRENGTH RIBBON
OR CONTRASTING COLOR STRING SPANNING
BETWEEN STORY POLES



0' 4' 8'
SCALE: 1/4"=1'-0"

MOZAFFARIAN RESIDENCE

1 AMES AVE
ROSS CA
AP# 073-201-03

PLANNING
REVIEW

DATE	Δ	DESCRIPTION	BY
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ROOF PLAN- STORY
POLE PLAN

SHEET

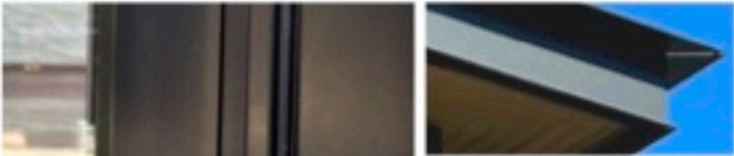
A1.11

POLSKY PERLSTEIN ARCHITECTS
465B Kensington Avenue
Larkspur, CA 94939
Phone 415 927 1156
www.polskyarchitects.com



MATERIALS BOARD

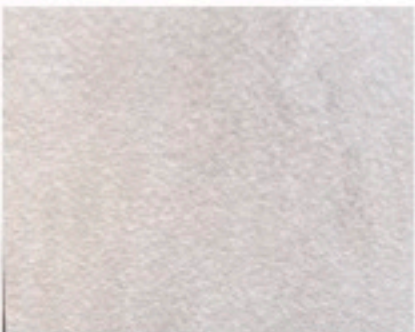
WINDOWS, DOORS, ROOF TRIM, AND DOWNSPOUTS:
Windows and Doors: Factory pre-finished "Ebony"
Roof Trim and Downspouts: color to match



EXTERIOR WALL FINISHES:
Cedar Siding: A and Better, Tongue and Groove, with Cabot Semi-Solid stain Cordovan Brown



Limestone, Cream, Honed
Accent tile: AKDO Carbon art glass



Stucco: Eco Stucco Natural Lime Plaster, "Tress" Finish, Color to match Benjamin Moore HC-83



DOWN LIGHT SCONCE- POSSINI EURO ELLIS 11 3/4" BLACK STYLE #2W557

KEY NOTES

- 01 ROOF FASCIA/ DOWNSPOUTS:
FORMED GALV. SHEET METAL- BLACK

02 WINDOWS AND DOORS
EBONY OR BLACK FACTORY PRE-FINISHED ALUMINUM CLAD

03 WOOD SIDING
CEDAR- A OR BETTER, TONGUE AND GROOVE WITH CABOT SEMI-SOLID STAIN CORDOVAN BROWN

04 STUCCO: ECO STUCCO NATURAL LIME PLASTER, "TRESS" FINISH, COLOR TO MATCH BENJAMIN MOORE HC-83

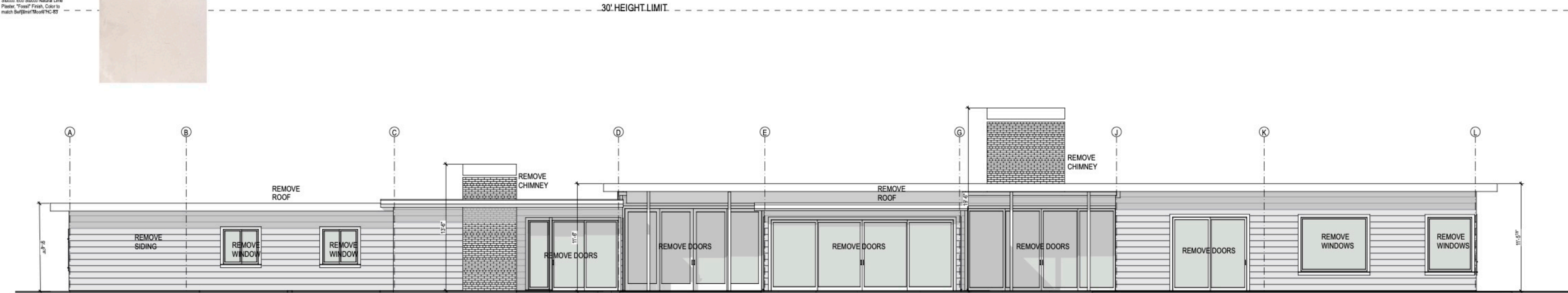
05 LIMESTONE: CREME DU PROVENCE, BRUSHED AND FLAMED
- 06 ACCENT TILE: AKDO 3X12 ART GLASS, CARBON

07 PAVERS: CONCRETE PAVERS, CAL ARCH PAVER, GRANADA WHITE

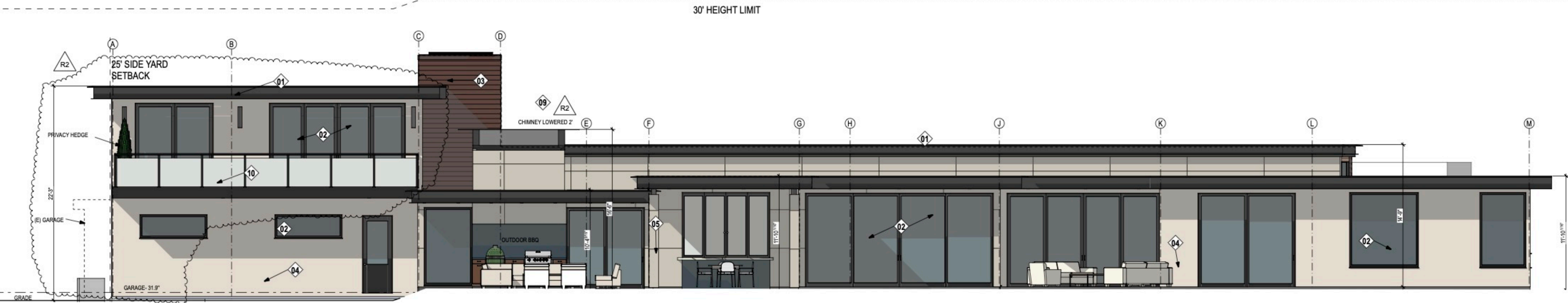
08 GARAGE DOOR: BLACK FRAME WITH DARK TINTED GLASS

09 FIREPLACE FLUE CHASE CAP:
GALV. SHEET METAL BLACK AND MESH

10 GUARDRAIL:
GLASS AND BLACK STEEL FRAME



1 A2.1 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

0' 3' 6'
SCALE: 3/16"=1'-0"

MOZAFFARIAN RESIDENCE

1 AMES AVE
ROSS CA
AP# 073-201-03



PLANNING
REVIEW

DATE	Δ	DESCRIPTION	BY
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JOB #	1946
SCALE	NOTED

EXTERIOR
ELEVATION SOUTH-
PROPOSED AND
EXISTING

SHEET

A2.1

A2.2

- 01** **ROOF FASCIA/DOWNSPOUTS:**
FORMED GALV. SHEET METAL-BLACK
- 02** **WINDOWS AND DOORS**
EBCOY OR BULL FACTORY PRE-FINISHED ALUMINUM CLAD
- 03** **WOOD SIDING**
CEDAR-A OR BETTER, TONGUE AND GROOVE WITH CABOT SEMI-SOLID STAIN CORDOVAN BROWN
- 04** **STUCCO:** ECO STUCCO NATURAL LIME PLASTER, "FOSSIL" FINISH, COLOR TO MATCH BENJAMIN MOORE HC-83
- 05** **LIMESTONE:** CREME DU PROVENCE, BRUSHED AND FLAMED
- 06** **ACCENT TILE:** AKDO 3X12 ART GLASS, CARBON
- 07** **PAVERS:** CONCRETE PAVERS, CAL ARCH PAYER, GRANADA WHITE
- 08** **GARAGE DOOR:** BLACK FRAME WITH DARK TINTED GLASS
- 09** **FIREPLACE FLUE CHASE CAP:** GALV. SHEET METAL BLACK AND MESH
- 10** **GUARDRAIL:** GLASS AND BLACK STEEL FRAME

WINDOWS, DOORS, ROOF TRIM, AND DOWNSPOUTS:
Windows and Doors: Factory pre-finished "Ebony"
Roof Trim and Downspouts: color to match



Groove, with Cabot Semi-Solid stain Cordovan Brown

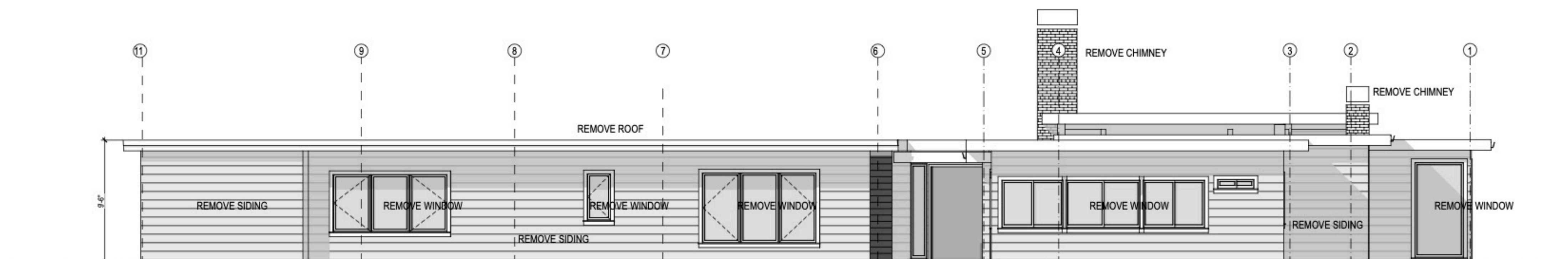


Accent tile: AKDO Carbon a glass

Stucco: Eco Stucco Natural Lime
Plaster, "Fossil" Finish, Color to
match Benjamin Moore HC-83



DOWN LIGHT SCONCE- POSSINI EURO ELLIS 11 3/4" BLACK STYLE #2W/557



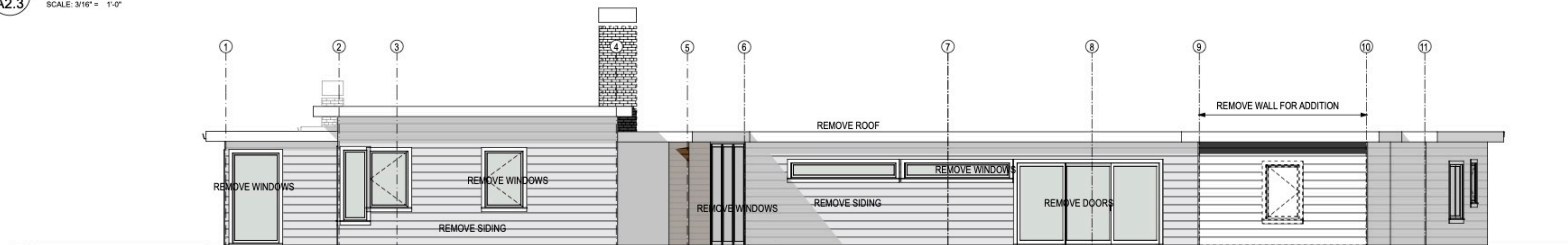
1
A2.3 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



2
A2.3

PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



3
A2.3

EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 PROPOSED EAST ELEVATION
A2.3 SCALE: 3/16" = 1'-0"



PLANNING REVIEW

[illegible]

**EXTERIOR
ELEVATIONS EAST
AND WEST-
PROPOSED AND
EXISTING**



KEY NOTES	
01	ROOF FASCIA/DOWNSPOUTS: FORMED GALV. SHEET METAL- BLACK
02	WINDOWS AND DOORS EBONY OR BLACK FACTORY PRE-FINISHED ALUMINUM CLAD
03	WOOD SIDING CEDAR- A OR BETTER, TONGUE AND GROOVE WITH CABOT SEM-SOLID STAIN CORDOVAN BROWN
04	STUCCO: ECO STUCCO NATURAL LIME PLASTER, "FOSSIL" FINISH, COLOR TO MATCH BENJAMIN MOORE HC-83
05	LIMESTONE, CREME DU PROVENCE, BRUSHED AND FLAMED
06	ACCENT TILE: AKDO 3X12 ART GLASS, CARBON
07	PAVERS: CONCRETE PAVERS, CAL ARCH PAVER, GRANADA WHITE
08	GARAGE DOOR: BLACK FRAME WITH DARK TINTED GLASS
09	FIREPLACE FLUE CHASE CAP: GALV. SHEET METAL BLACK AND MESH
10	GUARDRAIL: GLASS AND BLACK STEEL FRAME

MATERIALS BOARD

WINDOWS, DOORS, ROOF TRIM, AND DOWNSPOUTS:

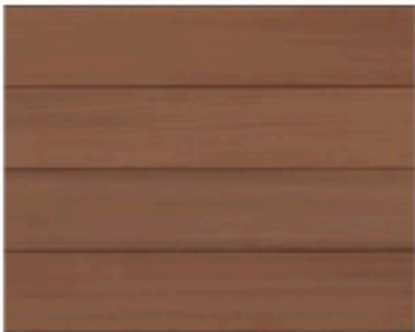
Windows and Doors: Factory pre-finished "Ebony"

Roof Trim and Downspouts: color to match


EXTERIOR WALL FINISHES:

Cedar Siding: A and Better, Tongue and Groove, with Cabot Semi-Solid stain Cordovan Brown




Limestone, Cream, Honed

Accent tile: AKDO Carbon art glass

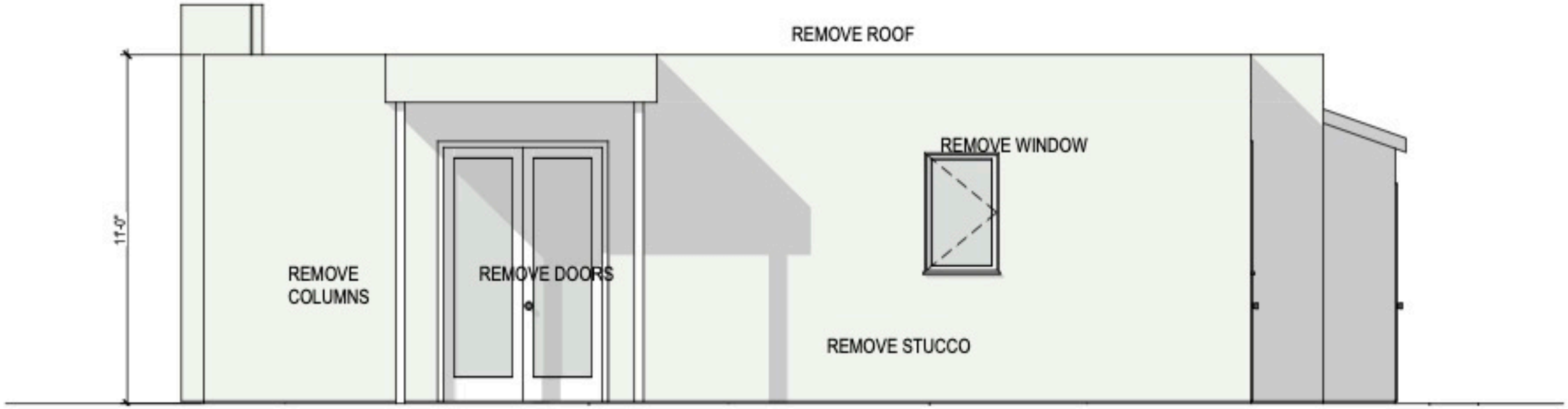


Stucco: Eco Stucco Natural Lime Plaster, "Fossil" Finish, Color to match Benjamin Moore HC-83

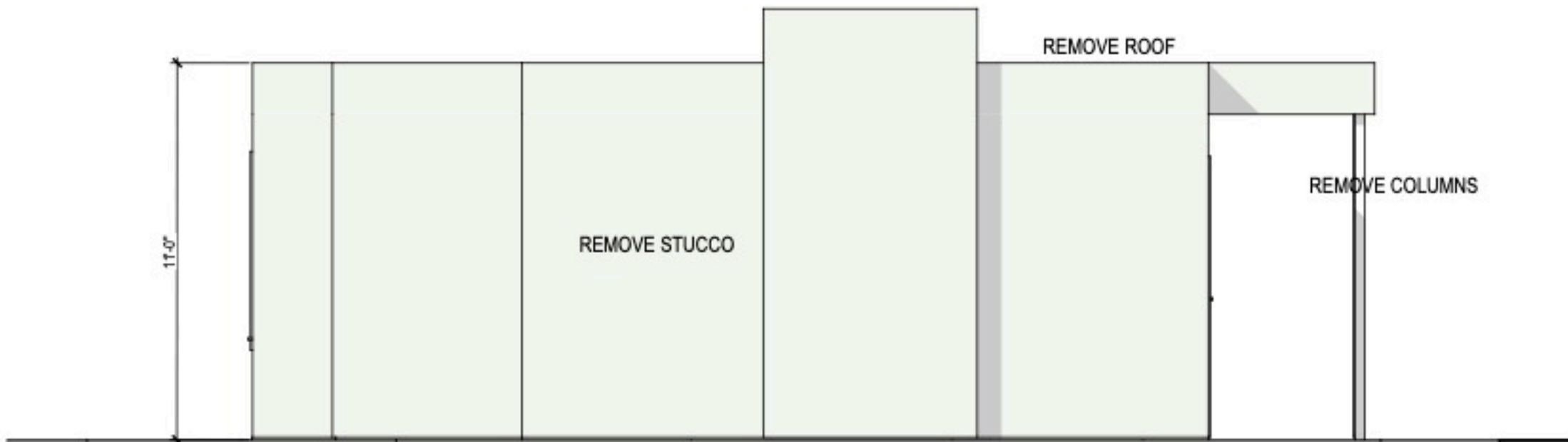




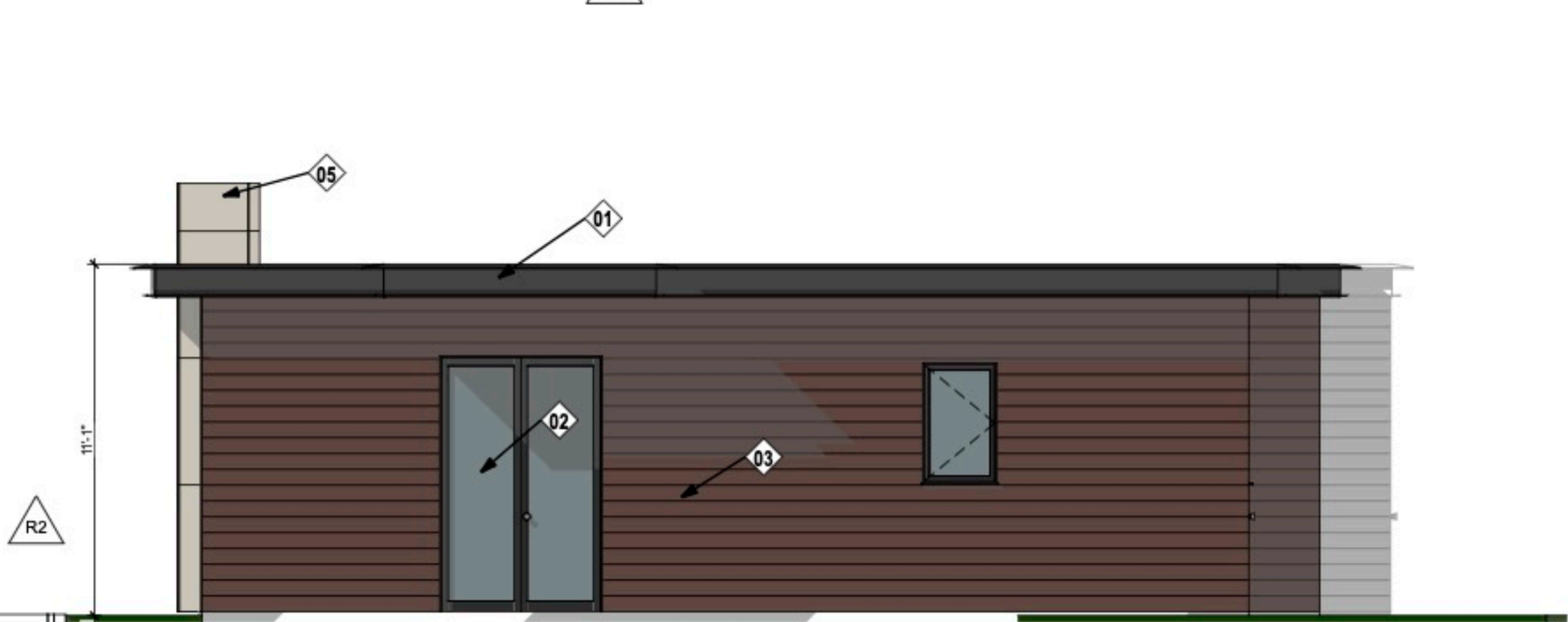
DOWN LIGHT SCONCE- POSSINI EURO ELLIS 11 3/4" BLACK STYLE #2W557



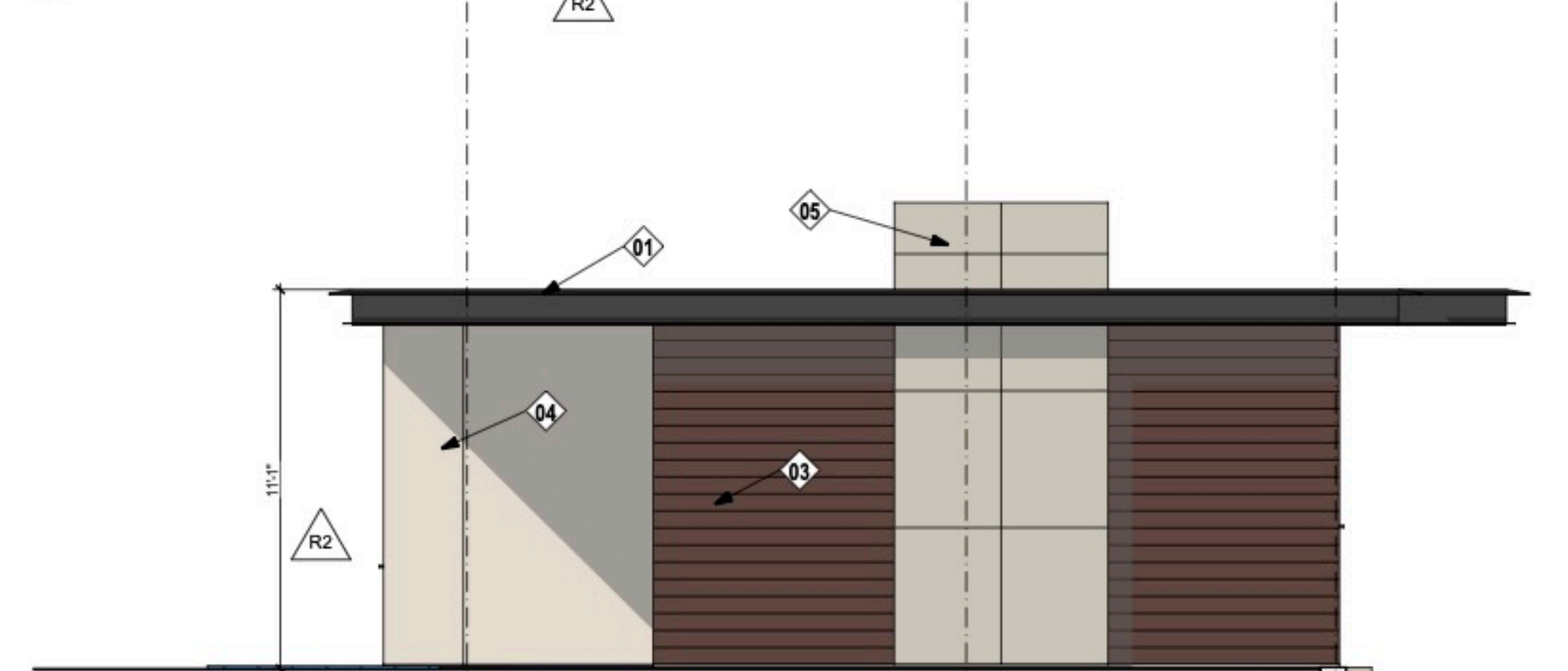
1
A2.4
EXISTING WEST ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



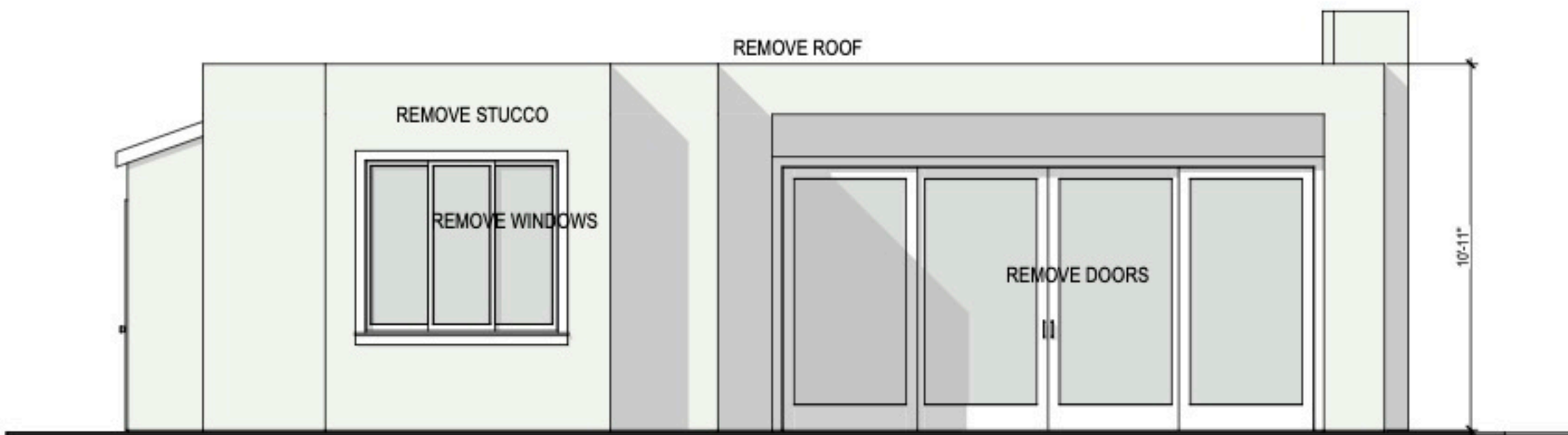
3
A2.4
EXISTING NORTH ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



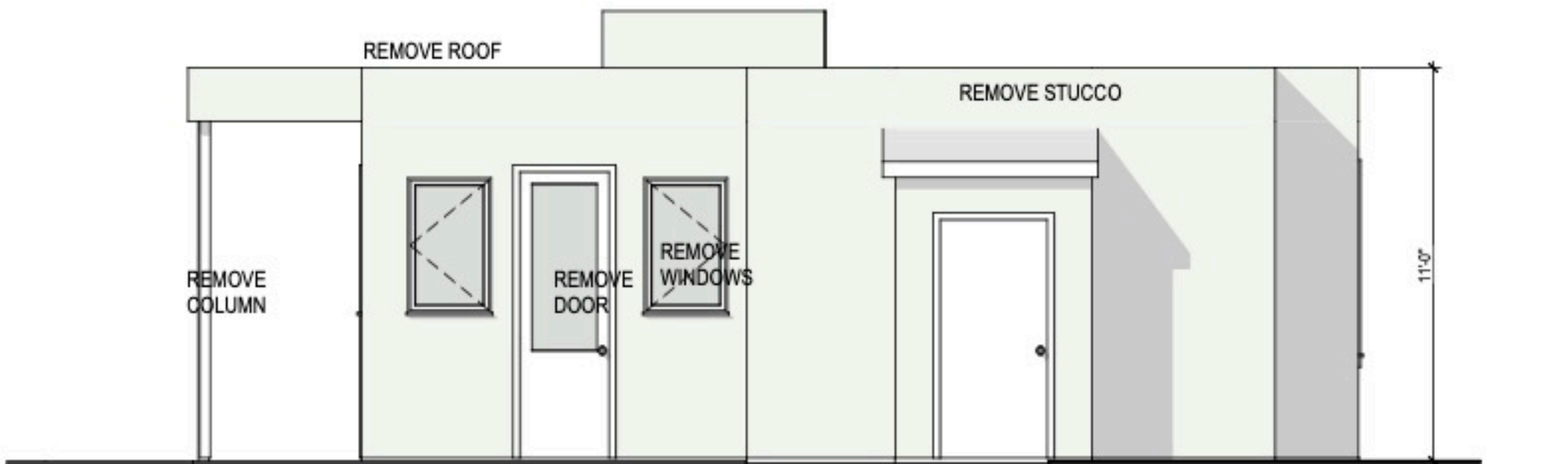
3
A2.4
PROPOSED WEST ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



4
A2.4
PROPOSED NORTH ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



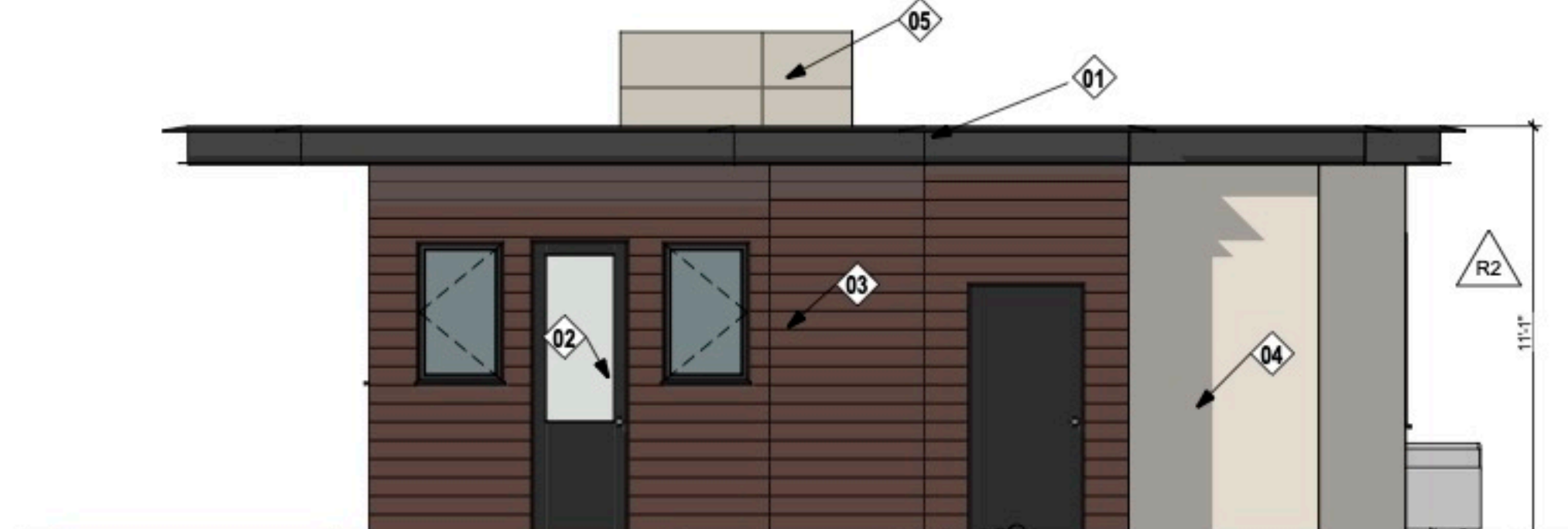
5
A2.4
EXISTING EAST ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



6
A2.4
EXISTING SOUTH ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



7
A2.4
PROPOSED EAST ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"



8
A2.4
PROPOSED SOUTH ELEVATION- POOL HOUSE
SCALE: 1/4" = 1'-0"

MOZAFFARIAN RESIDENCE

1 AMES AVE
ROSS CA
AP#073-201-03



PLANNING
REVIEW

DATE	Δ	DESCRIPTION	BY
30 NOV 2021		PLANNING SUBMITTAL	PL
22 FEB 2022	R1	PLAN CHECK- PLANNING	PL
31 MAR 2022	R2	PLAN CHECK- PLANNING	PL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF POLSKY PEARLSTEIN ARCHITECTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF POLSKY PEARLSTEIN ARCHITECTS

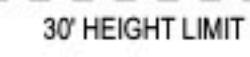
PRINT DATE	3/31/22
DRAWN	PL AA
JOB #	1946
SCALE	NOTED

EXTERIOR
ELEVATIONS POOL
HOUSE- PROPOSED
AND EXISTING

SHEET

A2.4

01	ROOF FASCIA/ DOWNSPOUTS: FORMED GALV. SHEET METAL- BLACK	06	ACCENT TILE: AKD0 3X12 ART GLASS, CARBON
02	DOORS AND DOORS EBONY OR BLACK FACTORY PRE-FINISHED ALUMINUM CLAD	07	PAVERS: CONCRETE PAVERS, CAL ARCH PAVR, GRANADA WHITE
03	WOOD SIDING CEDAR- A OR BETTER, TONGUE AND GROOVE WITH CABOT SEM-SOLID STAIN CORDOVAN BROWN	08	GARAGE DOOR: BLACK FRAME WITH DARK TINTED GLASS
04	STUCCO: ECO STUCCO NATURAL LIME PLASTER, "FOSSIL" FINISH, COLOR TO MATCH BENJAMIN MOORE HC-83	09	FIREPLACE FLUE CHASE CAP: GALV. SHEET METAL BLACK AND MESH
05	LIMESTONE: CREME DU PROVENCE, BRUSHED AND FLAMED	10	GUARDRAIL: GLASS AND BLACK STEEL FRAME





PLANNING REVIEW

[illegible]

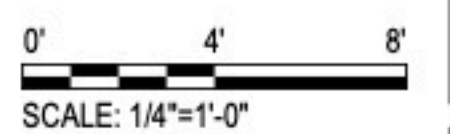
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF POLSKY PERLSTEIN ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF POLSKY PERLSTEIN ARCHITECTS.

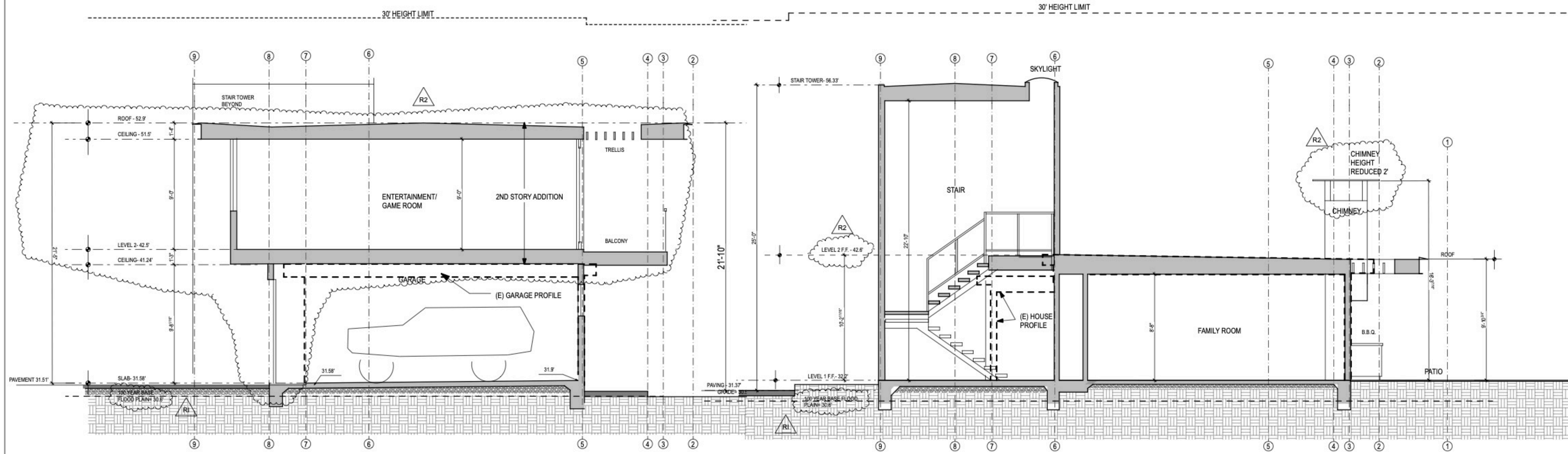
PRINT DATE	3/31/22
DRAWN	PL AA
JOB #	1946
SCALE	NOTED

PERSPECTIVES

13

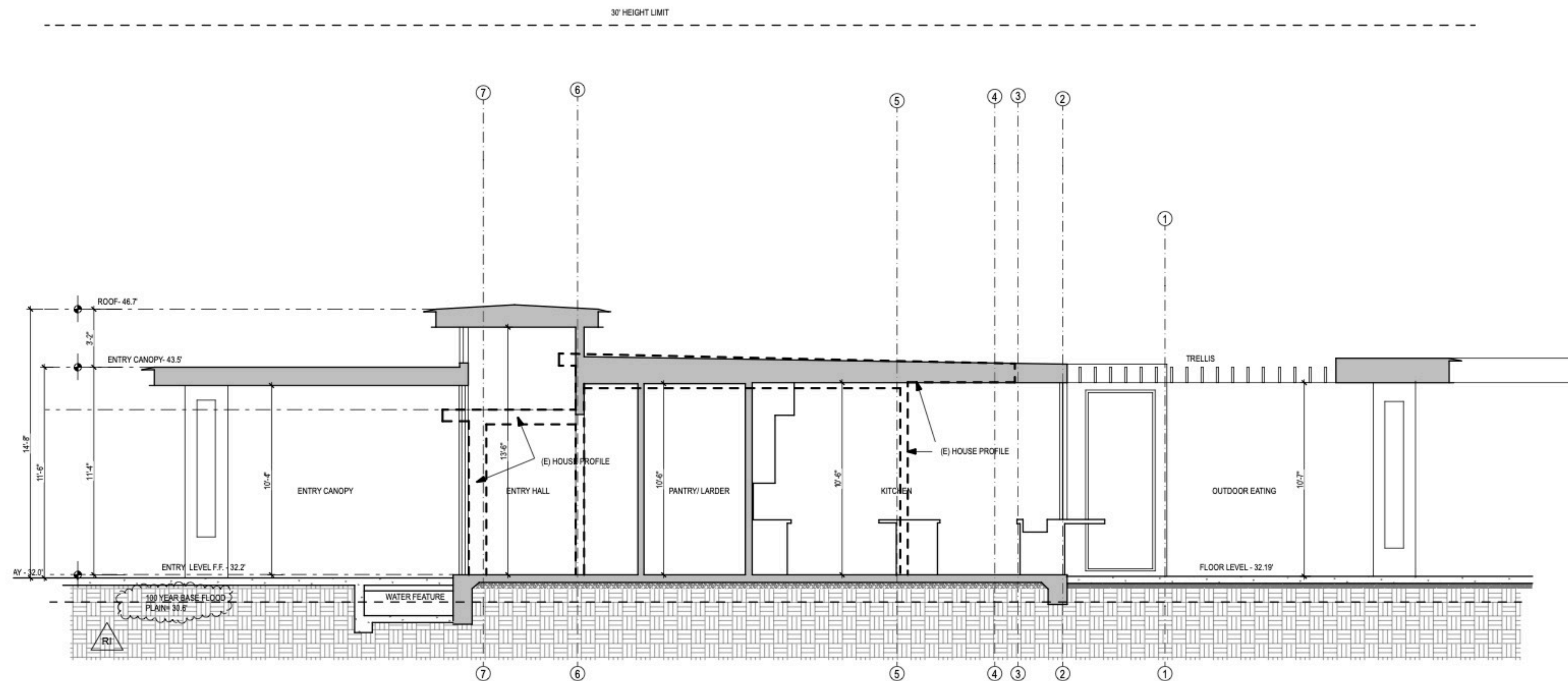
A2.6





1 SECTION THROUGH GARAGE AND ENTERTAINMENT ROOM
SCALE: 1/4" = 1'-0"

2 SECTION THROUGH STAIR/ FAMILY ROOM
SCALE: 1/4" = 1'-0"



3 SECTION THROUGH ENTRY/ KITCHEN/ OUTDOOR EATING
SCALE: 1/4" = 1'-0"

0 4 8
SCALE: 1/4"=1'-0"

MOZAFFARIAN RESIDENCE

1 AMES AVE
ROSS CA
AP# 073-201-03



PLANNING
REVIEW

DATE	Δ	DESCRIPTION	BY
15 NOV 2021		PLANNING SUBMITTAL	PL
22 FEB 2022	R1	PLAN CHECK- PLANNING	PL
31 MAR 2022	R2	PLAN CHECK- PLANNING	PL

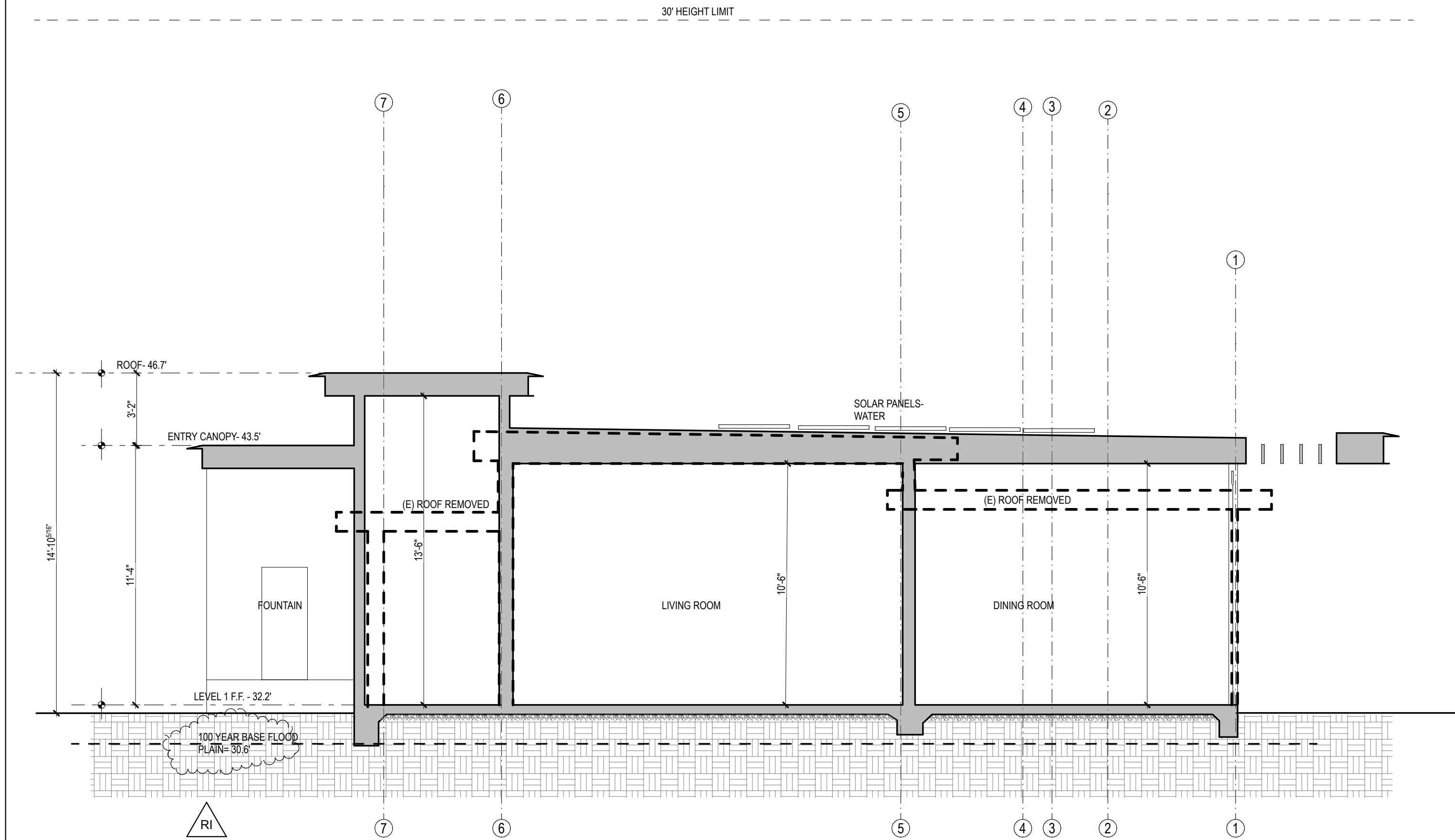
PRINT DATE	3/31/22
DRAWN	PL AA
JOB #	1946
SCALE	NOTED

BUILDING SECTIONS

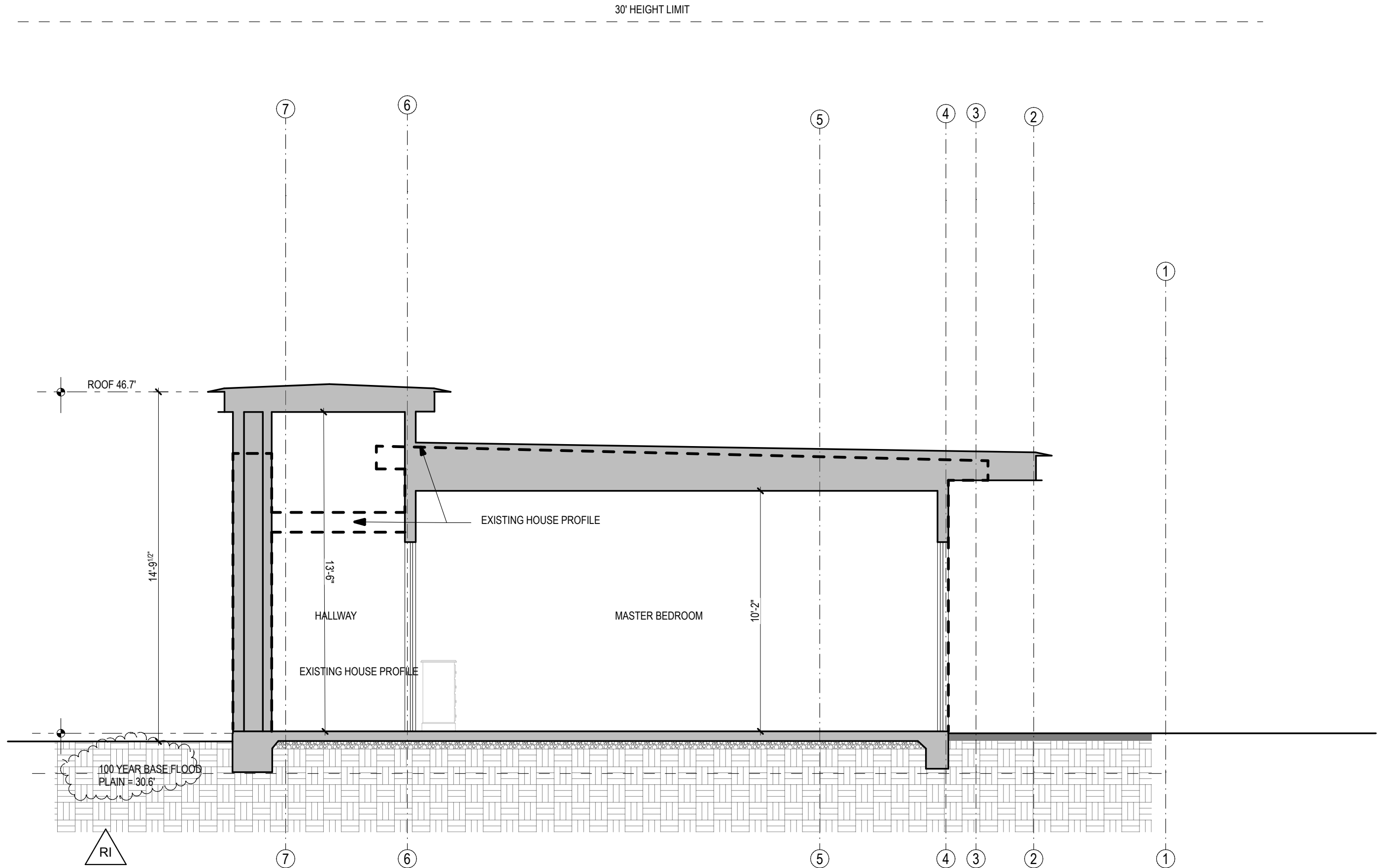
SHEET

A3.1

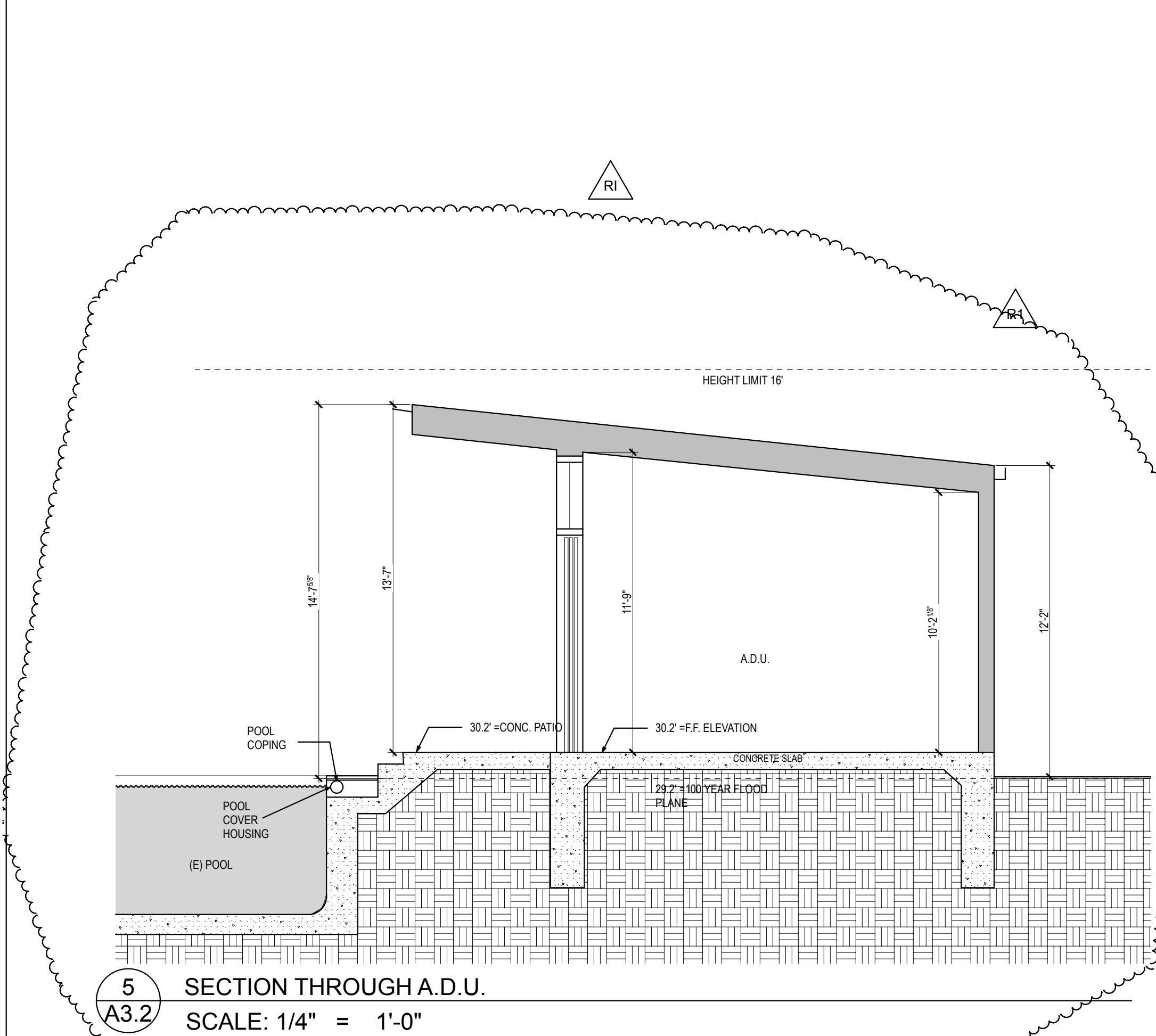
POLSKY PEARLSTEIN ARCHITECTS
4608 Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1156
www.polskypearlsteincts.com



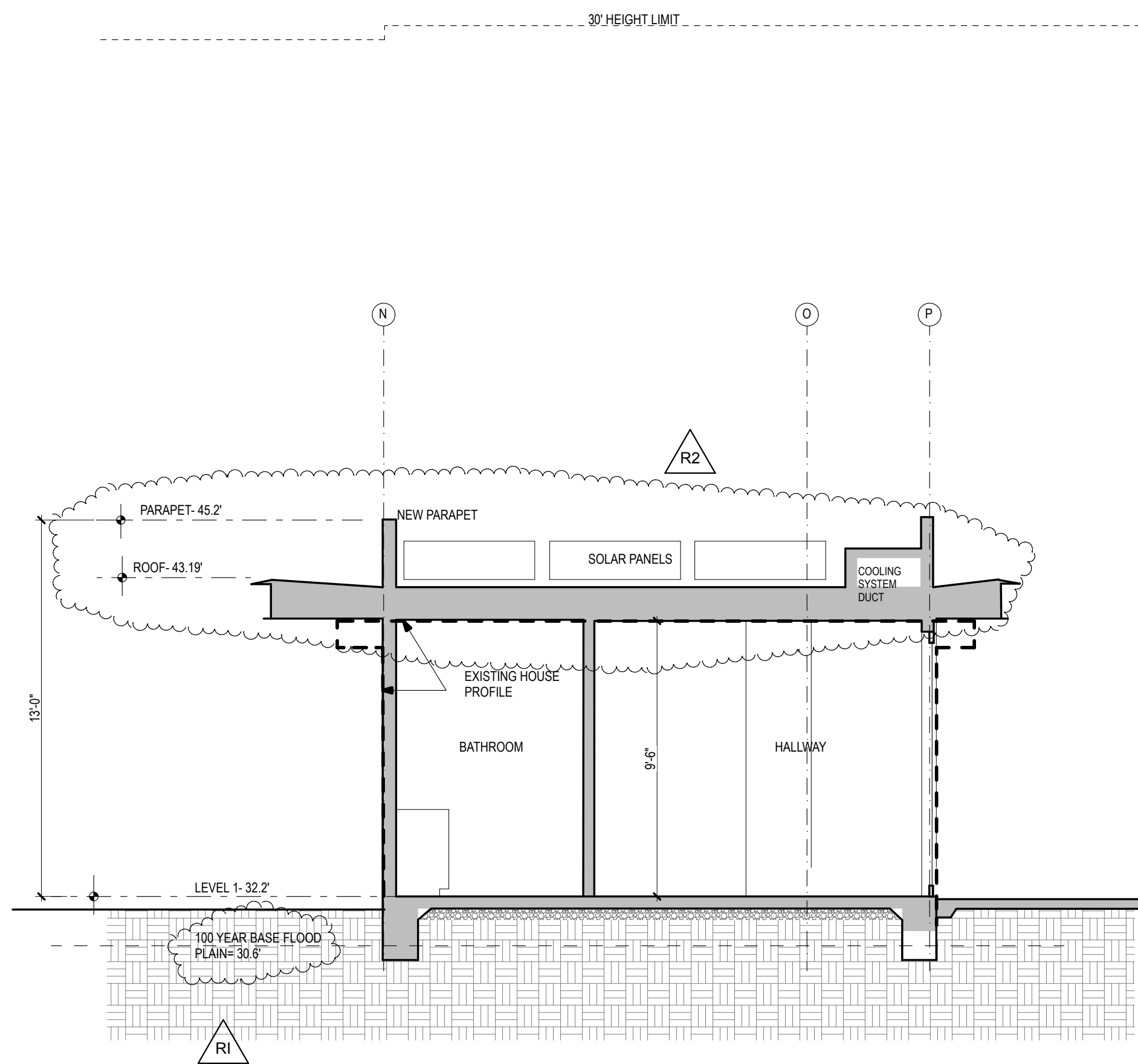
1 SECTION THROUGH HALL/ LIVING/ DINING
SCALE: 1/4" = 1'-0"



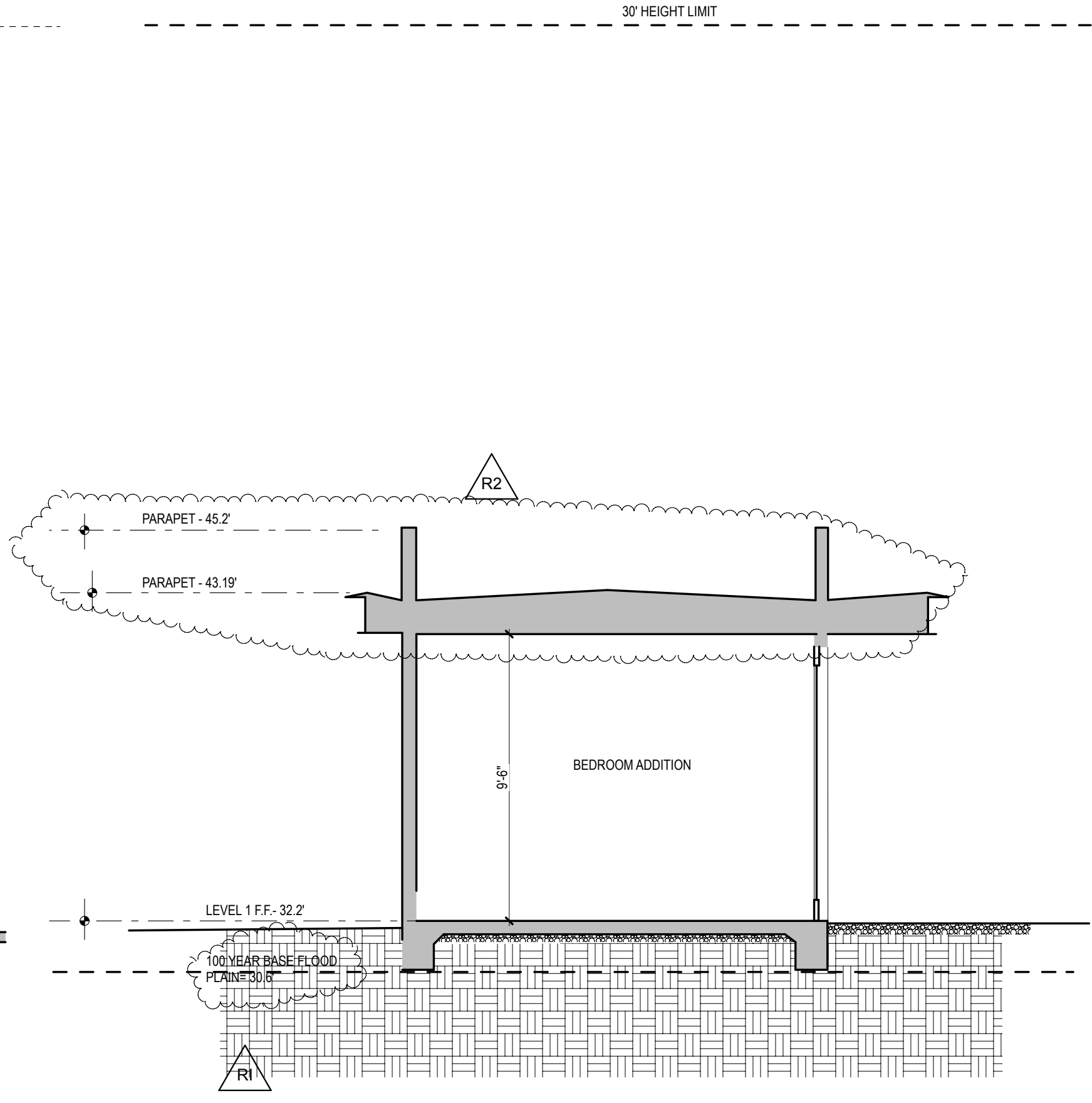
2 SECTION THROUGH HALLWAY/ MAIN BEDROOM
SCALE: 1/4" = 1'-0"



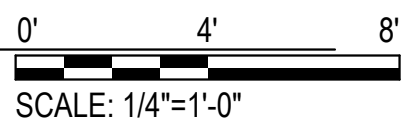
5 SECTION THROUGH A.D.U.
SCALE: 1/4" = 1'-0"



3 SECTION THROUGH BATH/ BEDROOM WING HALLWAY
SCALE: 1/4" = 1'-0"



4 SECTION THROUGH BEDROOM ADDITION
SCALE: 1/4" = 1'-0"



MOZAFFARIAN RESIDENCE

1 AMES AVE
ROSS CA
AP# 073-201-03



PLANNING
REVIEW

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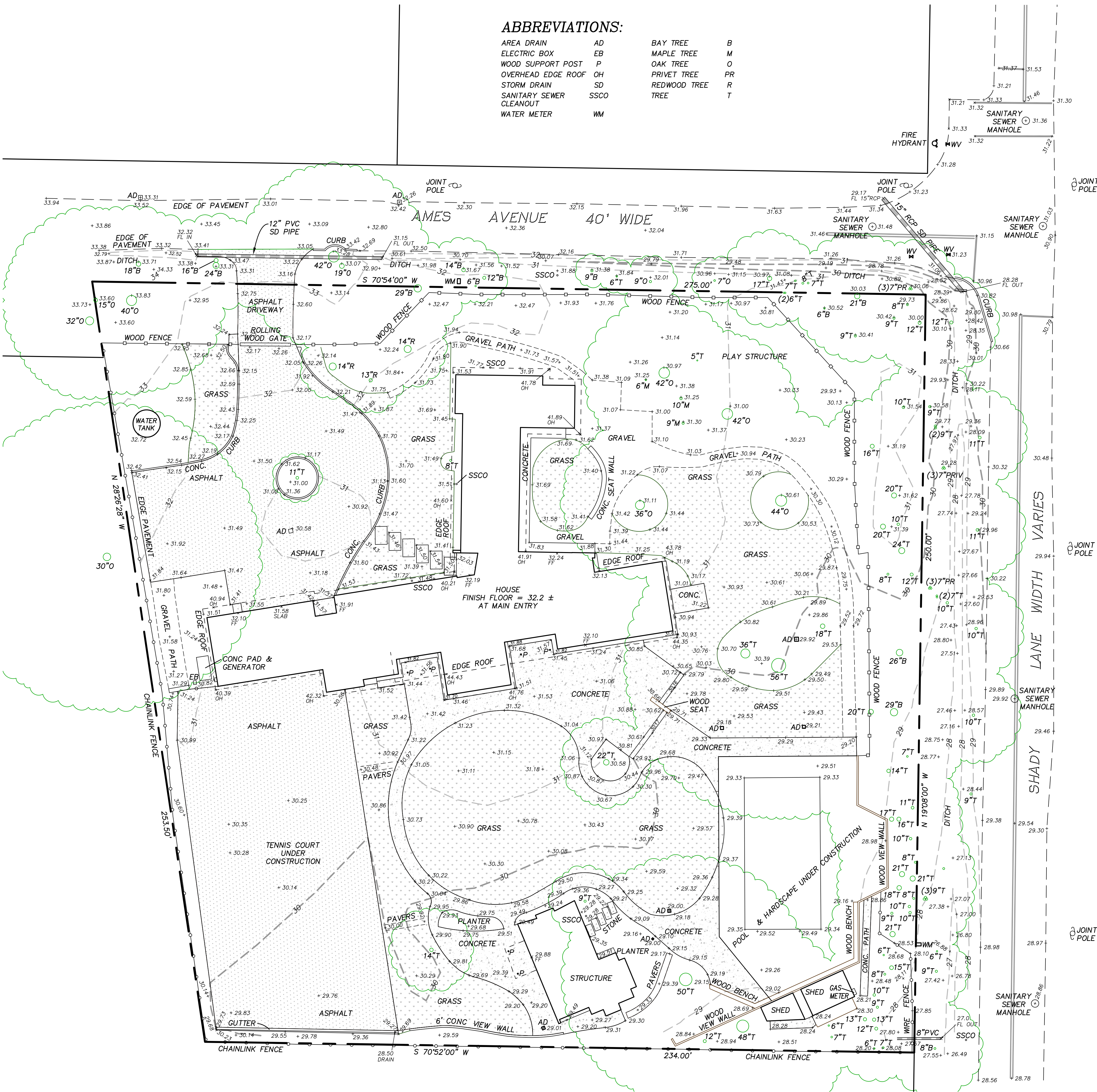
PRINT DATE	3/31/22
DRAWN	PL AA
JOB #	1946
SCALE	NOTED

BUILDING SECTIONS

SHEET

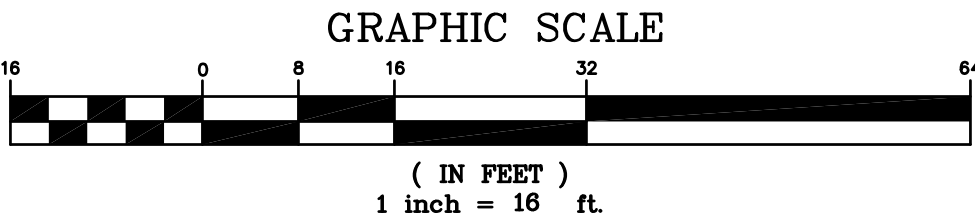
A3.2

E:\Land Projects\2006\2166\MOZAFFARIAN.dwg 2166-1-AMES-7-26-2021.dwg 7/26/2021 6:47:18 AM PDT



TOPOGRAPHIC AND BOUNDARY SURVEY

1 AMES AVENUE
TOWN OF ROSS
MARIN COUNTY — CALIFORNIA
SCALE: 1 INCH = 16 FEET JULY 2021



NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
 - BASIS OF ELEVATION: DATUM NAVD88, GPS OBSERVATIONS PROCESSED THROUGH OPUS-RS
 - 1' CONTOUR INTERVAL.
 - FLOOD ZONE AND BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAP (FIRM) No. 06041C0458F DATED 3/16/2016.
- THE SUBJECT PROPERTY LIES IN MULTIPLE ZONES:
- A) ZONE X, AREAS OF MINIMAL FLOOD HAZARD
- B) ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
- C) ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 30.5 FEET FOR THE MAIN HOUSE, AND ZONE AE WITH A BASE FLOOD ELEVATION OF 29.2 FEET FOR THE POOL HOUSE, BOTH ON DATUM NAVD88.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO DARIUS MOZAFFARIAN AND ERIN MOZAFFARIAN, TRUSTEES, RECORDED JULY 23, 2019 AS DOCUMENT No. 2019-025898, MARIN COUNTY OFFICIAL RECORDS.

LOT AREA:

63,644 ± SQUARE FEET

ASSESSOR PARCEL NUMBER:

073-201-03

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

ERIN MOZAFFARIAN IN: MAY 2021

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON JULY 19, 2021

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES

7-26-2021
DATE



DMG ENGINEERING, INC.

30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, INC.

RESTRICTED ENGINEERING DRAWINGS
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No.	DATE	DESCRIPTION	BY

TOPOGRAPHIC AND
BOUNDARY SURVEY

1 AMES AVENUE

TOWN OF ROSS — CALIFORNIA
SCALE: 1 INCH = 16 FEET
JULY 2021

SHEET 1
OF 1 SHEET(S)
ORIG.DWG: 7-26-2021
REV.DWG:
JOB: 21-66

AMES AVE.

PRELIMINARY PLANT LIST

TREES						
ABBR.	BOTANIC NAME	COMMON NAME	SIZE	Q	HT./WDTH	NOTE
AR	ACER "OCTOBER GLORY"	RED MAPLE	36" B	1	25 X 20"	D F
CF	CARPINUS FASTIGIATA	COLUMNAR HORNBEAM	24" B	6	20 X 6"	D F
LI	LAGERSTROEMIA "WHITE"	CRABE MYRTLE	24" B	3	15 X 15"	D W F
ML	MAGNOLIA "LITTLE GEM"	MAGNOLIA	(T)	6	20 X 15"	E F
MA	MORUS ALBA	MULBERRY	24" B	4	20 X 20"	D F
SS	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36" B	3	35 X 15"	E N F
REPRESENTATIVE SHRUB / PERENNIALS / GRASSES / GROUND COVER LIST						
ABBR.	BOTANIC NAME	COMMON NAME	SIZE	HT./WDTH	NOTE	
AZ	AZALEA "WHITE"	AZALEA (EXISTING)	5 G	3 X 3"	E F	
BB	BUXUS "GREEN BEAUTY"	BOXWOOD	5 G	3 X 3"	E W F	
CH	CHONDRUPETALUM TECTORUM	CAPE RUSH	5 G	4 X 5"	E W F	
ED	ELAEAGARUS DECIPENS	ELAEAGARUS	15 G	10 X 5"	E F	
HL	HYDRANGEA "LIME-LIGHT"	HYDRANGEA	5 G	5 X 4"	D F	
LJ	LIGUSTRUM JAPONICUM	TEXAS PRIVET	15 G	8 X 6"	E W F	
LB	LOMANDRA "BREEZE"	LOMANDRA	1 G	2 X 2"	E W F	
LP	LOMANDRA "PLATINUM BEAUTY"	LOMANDRA	1 G	2 X 2"	E W F	
OL	OLEA "LITTLE OLLIE"	DWARF OLIVE	5 G	3 X 3"	E W F	
MC	MYRTICA CALIFORNICA	WAX MYRTLE	15 G	12 X 10"	E W F	
PM	PITTIPOREUM "MAJOREL CHANNON"	PITTIPOREUM	15 G	8 X 6"	E F	
PT	PITTIPOREUM TENNIFOLIUM	PITTIPOREUM	15 G	10 X 6"	E F	
PI	PODOCARPUS "ICEE BLUE"	PODOCARPUS	15 G	7 X 4"	E W F	
PD	POLYGALA DALMASIANA	SWEAT PEA	5 G	5 X 5"	E W F	
PL	PRUNUS LAUROCARPUS	ENGLISH LAUREL	15 G	12 X 12"	E F	
SR	SARCOCODA RUSCIPOLIA	SARCOCODA	5 G	4 X 4"	E W F	
RA	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	15 G	8 X 5"	E W F	
RO	ROSA "ICEBERG"	ICEBERG ROSE	5 G	4 X 4"	D F	

LEGEND
E = EVERGREEN
D = DECIDUOUS
N = CALIFORNIA NATIVE
W = LOW WATER USE REQUIREMENTS
F = LOW FIRE / NON - PYROPHYTIC

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

LEGEND

- AUTO GATE AND PEDESTRIAN GATE**
(REPLACE EXISTING GATES AND ADD ENTRY PATH - SEE ARCHITECTURAL DRAWINGS FOR DETAILS)
- AUTO COURT**
(REMOVE EXISTING ASPHALT DRIVEWAY AND REPLACE WITH NEW PERMEABLE PRECAST CONCRETE PAVERS. INCLUDED IS A TRASH ENCLOSURE, REPLACE THE EXISTING SPECIMEN TREE AT THE CENTRAL PLANTER, CRUSHED ROCK ENTRY WALK AND NEW PLANTING)
- ENTRY WALK / FOUNTAIN**
(PROPOSED NEW STONE ENTRY WALK AND FOUNTAIN FEATURE AND NEW PLANTING)
- VEGETABLE GARDEN**
(PROPOSED RAISED PLANTERS FOR VEGETABLES, HERBS AND FRUIT)
- PLAY AREA**
(MULCH PLAY AREA - REUSE AND RELOCATE THE EXISTING PLAY STRUCTURE)
- PUTTING GREEN**
(ARTIFICIAL TURF PUTTING GREEN)
- CRUSHED ROCK PATIO**
(CRUSHED ROCK PATIO WITH MULBERRY SHADE TREES)
- BOCCE COURT**
(CRUSHED ROCK BOCCE COURT WITH BENCHES AND SCOREBOARD)
- ARTIFICIAL TURF**
(REPLACE EXISTING LAWN WITH ARTIFICIAL TURF)
- 6" WOOD FENCE**
(REMOVE AND REPLACE WOOD FENCE TO THE PROPERTY LINE)
- SCULPTURE GARDEN**
(SHOWER IN WOOD ENCLOSURE - 6' IN HEIGHT MAX)
- CONCRETE PATIO WITH STONE BORDER**
(SCULPTURE FOCAL GARDEN WITH ASSOCIATED PLANTING)
- EXISTING SWIMMING POOL**
(EXISTING POOL TO REMAIN - NO CHANGES PROPOSED)
- ADU / POOL EQUIPMENT ENCLOSURE**
(SEE ARCHITECTURAL DRAWINGS)
- TREE ALLEE**
(ALLEE OF COLUMNAR CARPINUS TREES IN PLANTERS)
- STONE PATIO**
(STONE PATIO WITH CUSTOM BBQ, GAS FIREPIT AND RED MAPLE SHADE TREE)
- EXISTING TENNIS COURT**
(EXISTING TENNIS COURT TO REMAIN - NO CHANGES PROPOSED)
- SCULPTURE GARDEN AREA**
(CRUSHED ROCK WITH BIRCH TREES AND SCULPTURE ORNAMENT)
- STONE PATIO**
(STONE PATIO @ GUEST HOUSE)
- EXISTING POOL HOUSE**
(EXISTING POOL HOUSE TO REMAIN)
- EXISTING MAIN HOUSE / REMODEL**
(SEE ARCHITECTURAL DRAWINGS)

DESIGN REVIEW NOTES

GENERAL NOTES

- THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER, SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIN AND THE TOWN OF ROSS.
- THESE DRAWING ARE FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.
- SEE ARCHITECTS DOCUMENTS FOR POOL CABANA AND MAIN HOUSE REMODEL INFORMATION.
- SEE CIVIL ENGINEERING DOCUMENTS FOR ALL GRADING, DRAINAGE, IMPERVIOUS SURFACE AND EROSION CONTROL INFORMATION.
- SEE ARBORIST REPORT FOR COMPREHENSIVE TREE INVENTORY, PROPOSED TREES FOR REMOVAL AND TREES TO REMAIN. ARBORIST REPORT TO SUPERSEDE ALL TREE INFORMATION SHOWN ON THE LANDSCAPE PLANS.

CONSTRUCTION NOTES

- ALL STONE PATIOS, STEPS AND BORDERS IS TO BE ITALIAN BLUESTONE. ALL NEW STONE PATIOS ARE TO BE PERMEABLE.
- ASPHALT DRIVEWAY TO BE REPLACED WITH PERMEABLE CONCRETE PAVERS AS SHOWN.
- CONCRETE PATIOS ARE TO BE INTEGRALLY COLORED WITH DAVIS "PEWTER" OR APPROVED EQUAL.
- CRUSHED ROCK PATIOS AND PATHWAYS ARE TO BE 3/8" SIERRA TAN OR APPROVED EQUAL.
- NEW FENCES, GATES, TRASH ENCLOSURE AND SHOWER IS TO 6' IN HEIGHT, MAXIMUM.

IRRIGATION NOTES

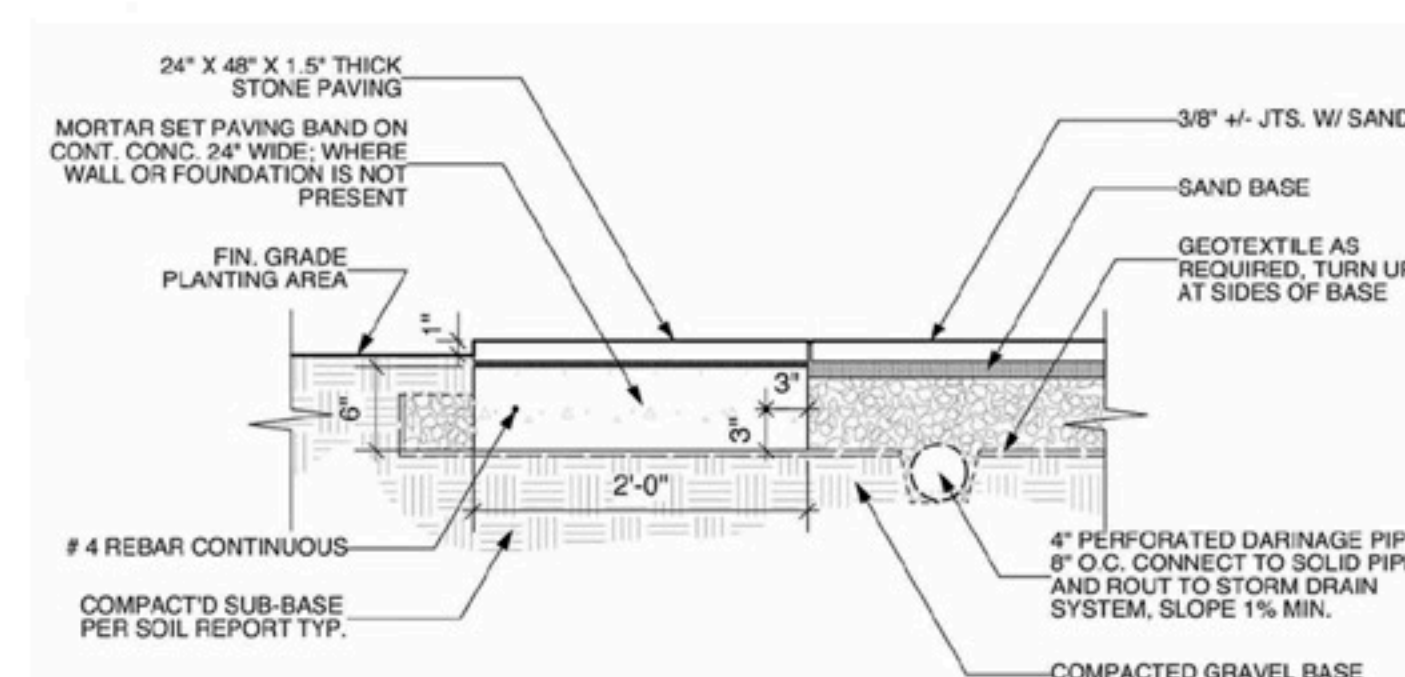
- ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF ORDINANCE 421 OF THE MARIN MUNICIPAL WATER DEPARTMENT. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

PLANTING NOTES

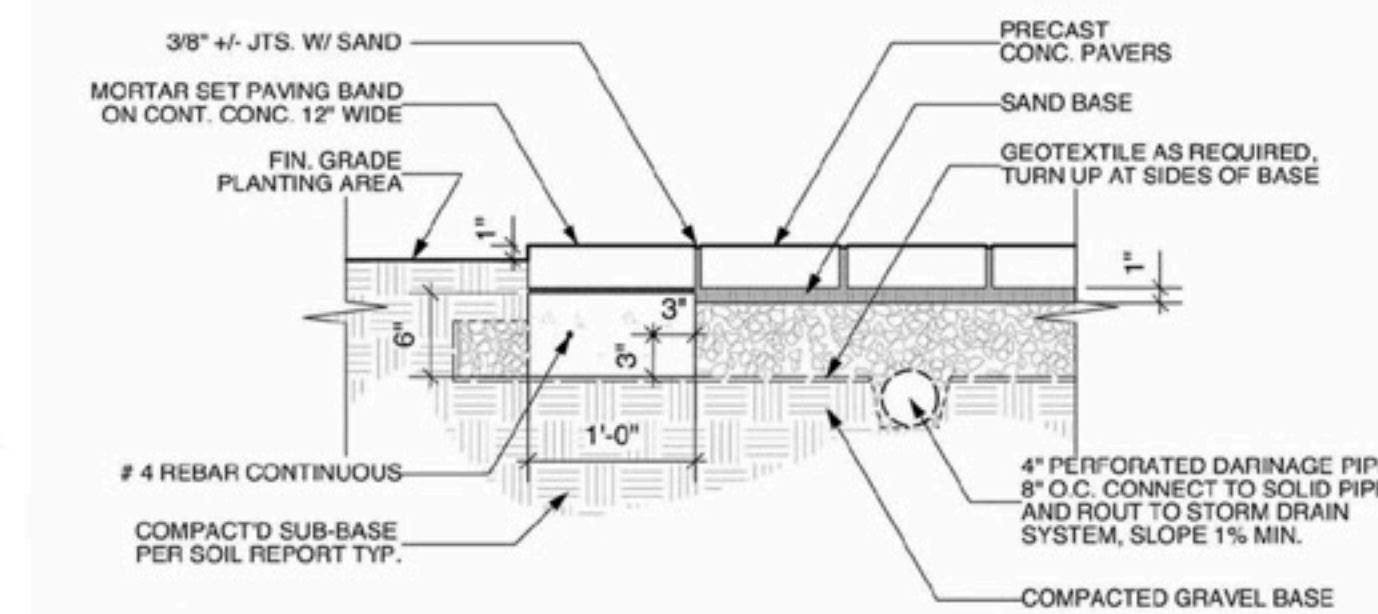
- ALL EXISTING PLANT MATERIAL IS TO BE REMOVED AND REPLACED AS SHOWN.
- NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
- ALL PLANTING IS TO CONFORM TO MMWD AND RVFD VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS.



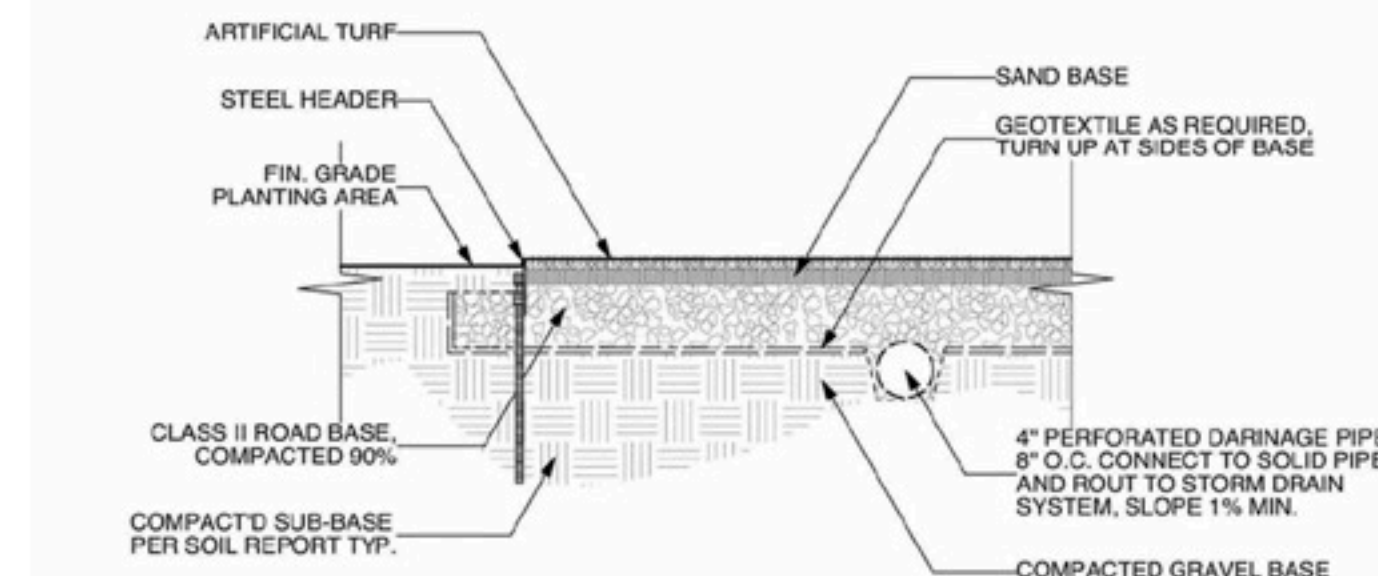
SHADY LANE



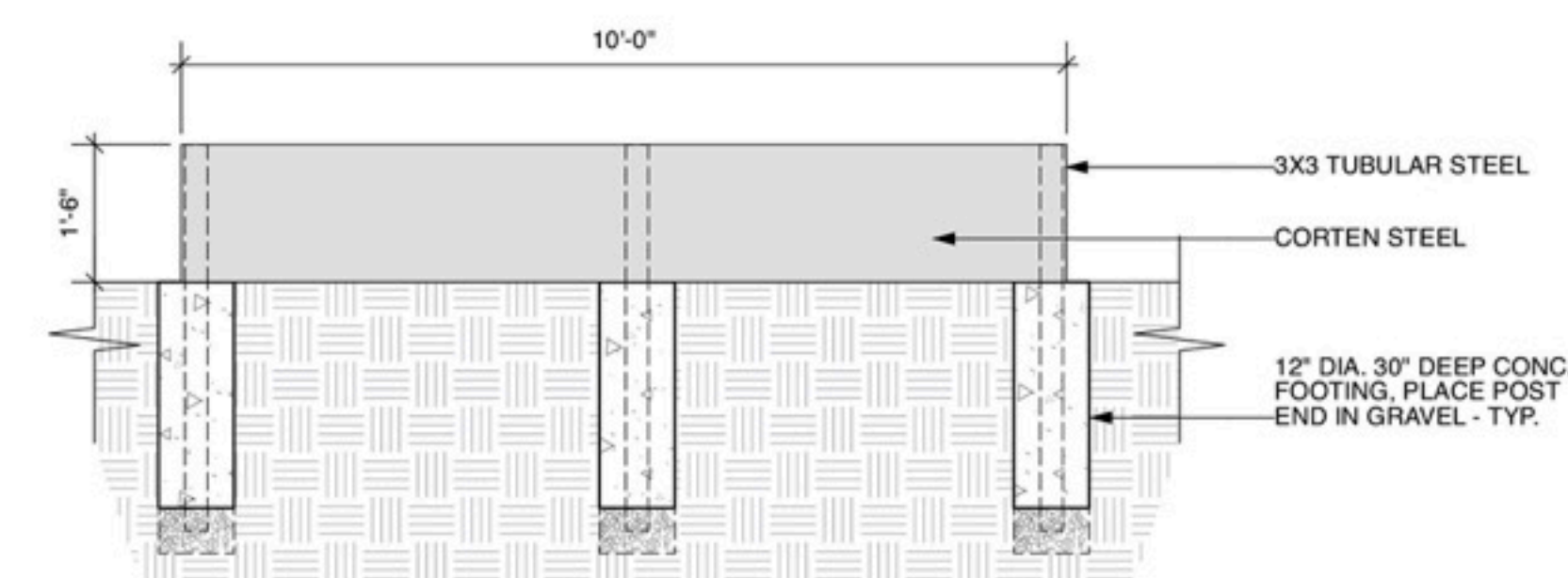
3C PERMEABLE STONE PAVING SCALE: 1"=1'-0"



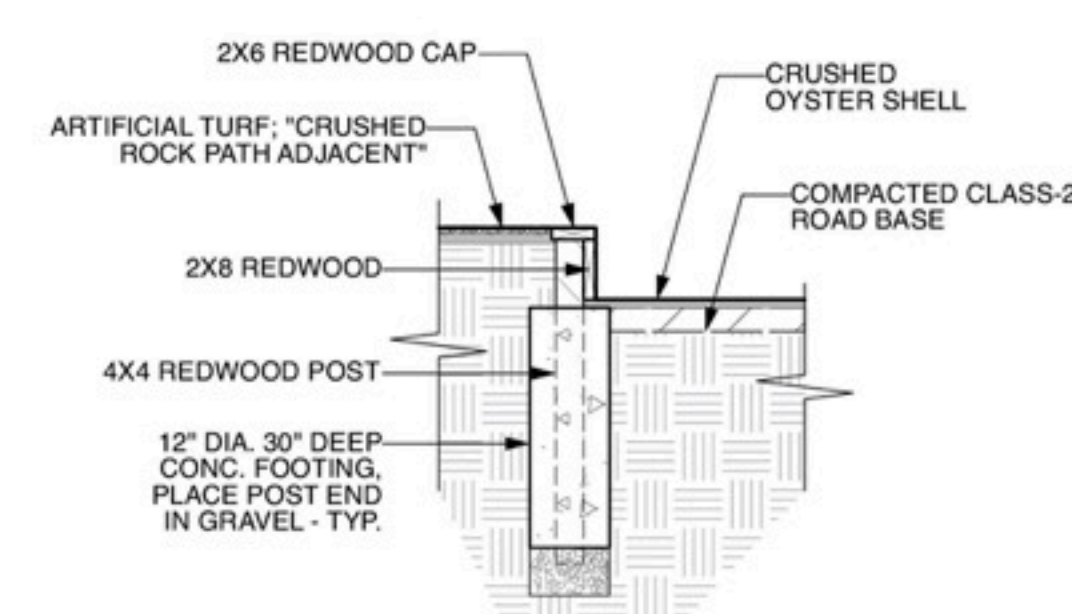
3D PERMEABLE PAVER DRIVEWAY SCALE: 1"=1'-0"



3E PERMEABLE ARTIFICIAL TURF SCALE: 1"=1'-0"



1 RAISED PLANTER : SECTION / ELEVATION SCALE: 1/2"=1'-0"

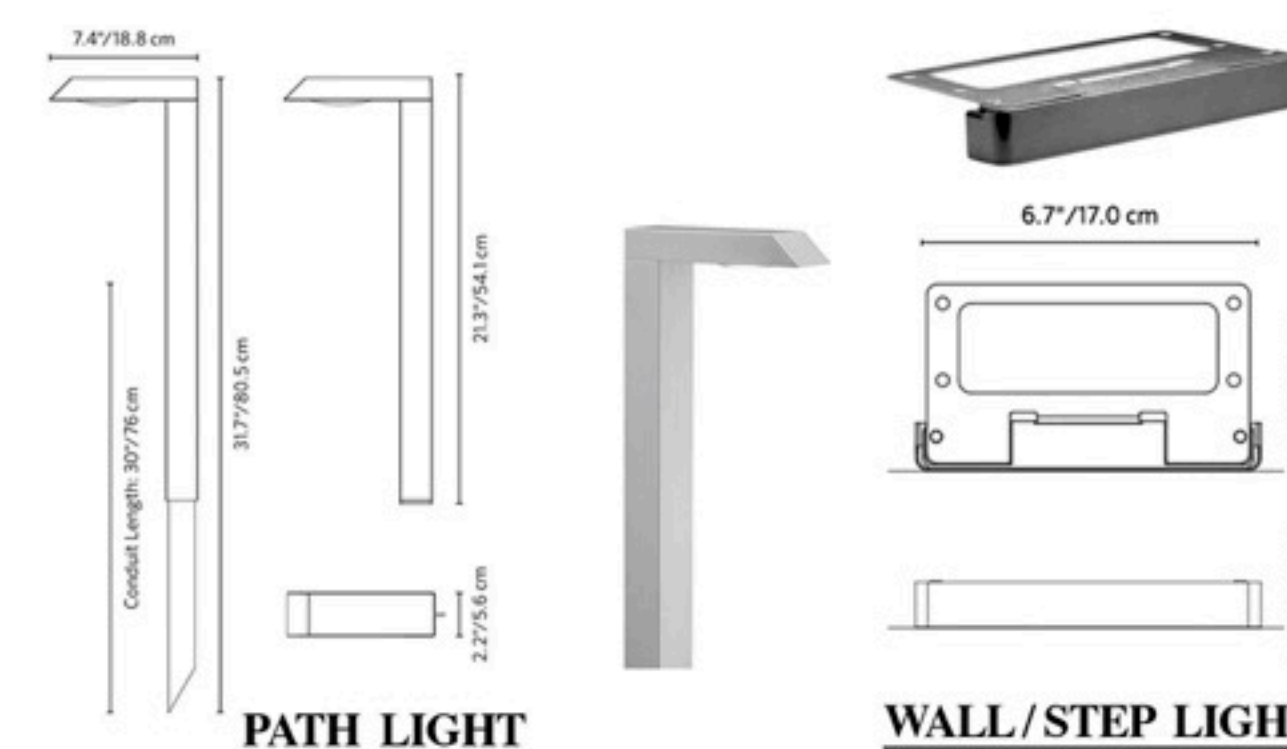


2 BOCCE COURT: SECTION SCALE: 1/2"=1'-0"

LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	MODEL #	Q
⊞	FX LUMINAIRE	WALL LIGHT	(LF-ZD-1 LED-BZ)	TBD
⊞	FX LUMINAIRE	STEP LIGHT	(LF-ZD-1 LED-BZ)	TBD
⊞	FX LUMINAIRE	PATH LIGHT	(M-PL-ZD-1 LED-BZ)	TBD
⊞	FX LUMINAIRE	TRANSFORMER	VERIFY W/ MANUFACTURER	TBD

WWW.FXL.COM



Mozaffarian Residence

1 Ames Ave. Ross, CA.

Date: 9 / 24 / 2021 Scale: 1/16"=1'-0"

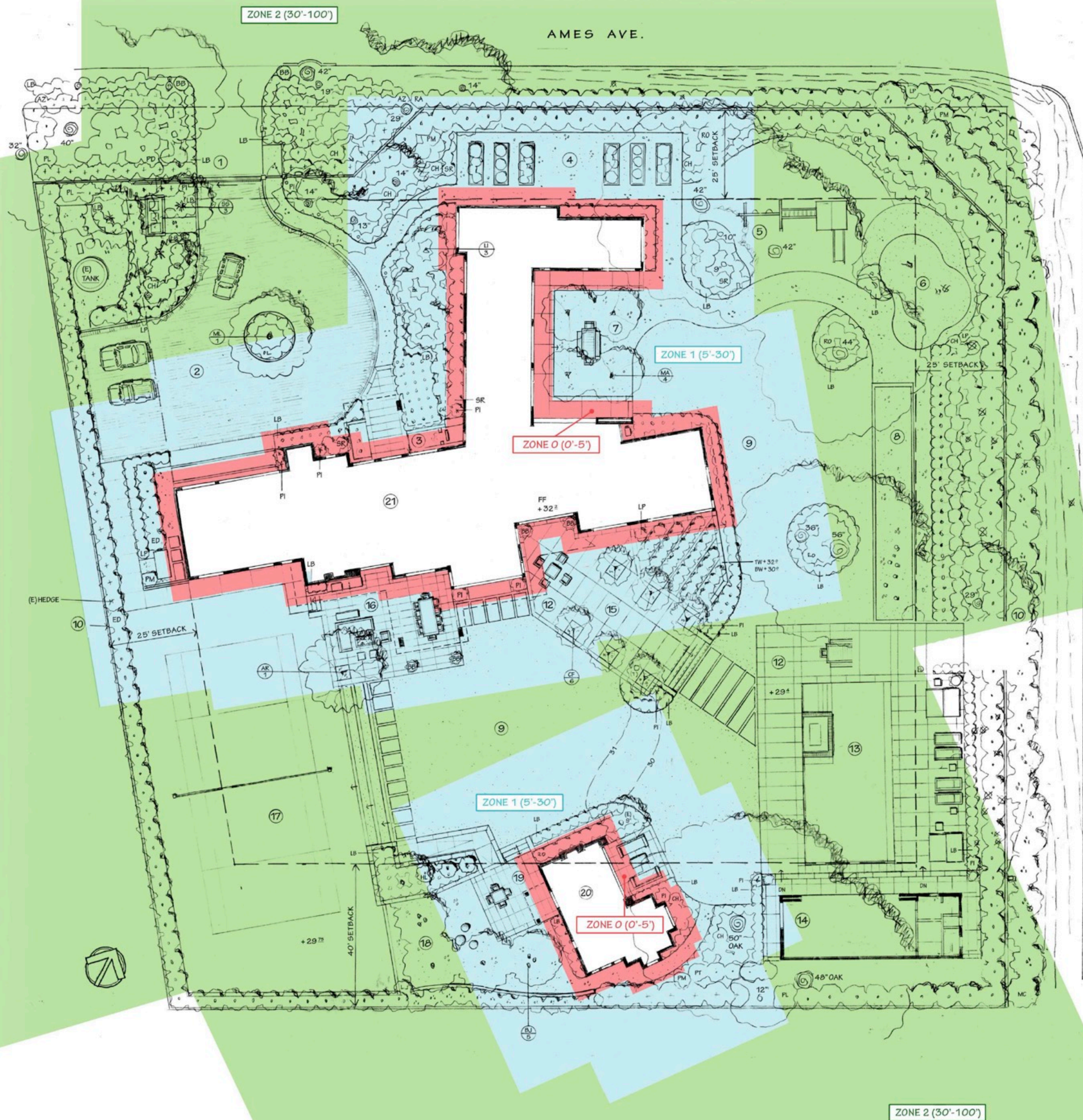
Landscape Concept Plan



202 Rosemont Mill Valley CA 94041
(415) 380-0755
head@imprintsgardens.com
www.imprintsgardens.com

Revised: 3 / 22 / 2022

Revised: 4 / 7 / 2022



REQUIREMENTS AND PRESCRIPTIONS PER ZONE

The following information will help identify prescriptive measures in each of the Home Ignition Zones. The VMP shall identify compliance with the requirements for each zone. Check with your local fire department or district for any additional defensible space or weed abatement requirements. FIREsafe MARIN and the NFPA Firewise USA Program are great resources for additional design information.

IMMEDIATE ZONE (ZONE 0): 0'-5'

The Immediate Zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture.
- Replace jute or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

INTERMEDIATE ZONE (ZONE 1): 5'-30'

The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
- Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder".
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

EXTENDED ZONE (ZONE 2): 30'-100'

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

LEGEND

- AUTO GATE AND PEDESTRIAN GATE
(REPLACE EXISTING GATES AND ADD ENTRY PATH - SEE ARCHITECTURAL DRAWINGS FOR DETAILS)
- AUTO COURT
(REMOVE EXISTING ASPHALT DRIVEWAY AND REPLACE WITH NEW PERMEABLE PRECAST CONCRETE PAVERS. INCLUDED IS A TRASH ENCLOSURE, REPLACE THE EXISTING SPECIMEN TREE AT THE CENTRAL PLANTER, CRUSHED ROCK ENTRY WALK AND NEW PLANTING)
- ENTRY WALK / FOUNTAIN
(PROPOSED NEW STONE ENTRY WALK AND FOUNTAIN FEATURE AND NEW PLANTING)
- VEGETABLE GARDEN
(PROPOSED RAISED PLANTERS FOR VEGETABLES, HERBS AND FRUIT)
- PLAY AREA
(MULCH PLAY AREA - REUSE AND RELOCATE THE EXISTING PLAY STRUCTURE)
- PUTTING GREEN
(ARTIFICIAL TURF PUTTING GREEN)
- CRUSHED ROCK PATIO
(CRUSHED ROCK PATIO WITH MULBERRY SHADE TREES)
- BOCCO COURT
(CRUSHED ROCK BOCCO COURT WITH BENCHES AND SCOREBOARD)
- ARTIFICIAL TURF
(REPLACE EXISTING LAWN WITH ARTIFICIAL TURF)
- 6' WOOD FENCE WITH PRIVACY HEDGE
(REMOVE AND REPLACE WOOD FENCE TO THE PROPERTY LINE, INCLUDING AN ENGLISH LAUREL HEDGE PRIVACY HEDGE)
- SCULPTURE GARDEN
(SHOWER IN WOOD ENCLOSURE - 6' IN HEIGHT MAX)
- CONCRETE PATIO WITH STONE BORDER
(SCULPTURE FOCAL GARDEN WITH ASSOCIATED PLANTING)
- EXISTING SWIMMING POOL
(EXISTING POOL TO REMAIN - NO CHANGES PROPOSED)
- ADU / POOL EQUIPMENT ENCLOSURE
(SEE ARCHITECTURAL DRAWINGS)
- TREE ALLEE
(ALLEE OF COLUMNAR CARPINUS TREES IN PLANTERS)
- STONE PATIO
(STONE PATIO WITH CUSTOM BBQ, GAS FIREPIT AND RED MAPLE SHADE TREE)
- EXISTING TENNIS COURT
(EXISTING TENNIS COURT TO REMAIN - NO CHANGES PROPOSED)
- SCULPTURE GARDEN AREA
(CRUSHED ROCK WITH BIRCH TREES AND SCULPTURE ORNAMENT)
- STONE PATIO
(STONE PATIO @ GUEST HOUSE)
- EXISTING POOL HOUSE
(EXISTING POOL HOUSE TO REMAIN)
- EXISTING MAIN HOUSE / REMODEL
(SEE ARCHITECTURAL DRAWINGS)

PRELIMINARY PLANT LIST

TREES							
ABBR.	BOTANIC NAME	COMMON NAME	SIZE	O	HT. / WIDTH	NOTE	
AR	ACER "OCTOBER GLORY"	RED MAPLE	36" B	1	25 X 20"	D F	
BI	BETULA JAQUEMONTII	EUROPEAN BIRCH	36" B	5	30 X 15"	D F	
CF	CARPINUS FASTIGIATA	COLUMNAR HORNBEAM	24" B	6	20 X 6"	D F	
LJ	LAGERSTROEMIA "WHITE"	CRABE MYRTLE	24" B	3	15 X 15"	D W F	
ML	MAGNOLIA "LITTLE GEM" (TRANSPLANT EXISTING)	MAGNOLIA	(T)	1	20' X 15'	E F	
MA	MORUS ALBA	MULBERRY	24" B	4	20 X 20"	D F	
SS	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36" B	3	35' X 15'	E N F	
REPRESENTATIVE SHRUB / PERENNIALS / GRASSES / GROUND COVER LIST							
ABBR.	BOTANIC NAME	COMMON NAME	SIZE		HT. / WIDTH	NOTE	
AZ	AZALEA "WHITE"	AZALEA (EXISTING)			3 X 3'	E F	
BB	BUXUS "GREEN BEAUTY" (GLOBE FORM)	BOXWOOD	5 G		3 X 3'	E W F	
CH	CHONDROPETALUM TECTORUM	CAPE RUSH	5 G		4 X 5'	E W F	
ED	ELEAOCARPUS DECIPENS (COLUMN FORM)	ELEAOCARPUS	15 G		10 X 5'	E F	
HL	HYDRANGEA "LIME-LIGHT" (STANDARD FORM)	HYDRANGEA	5 G		5 X 4'	D F	
LJ	LIGUSTRUM JAPONICUM	TEXAS PRIVET	15 G		8 X 6'	E W F	
LB	LOMANDRA "BREEZE"	LOMANDRA	1 G		2 X 2'	E W F	
LP	LOMANDRA "PLATINUM BEAUTY"	LOMANDRA	1 G		2 X 2'	E W F	
OL	OLEA "LITTLE OLLIE"	DWARF OLIVE	5 G		3 X 3'	E W F	
MC	MYRTICA CALIFORNICA	WAX MYRTLE	15 G		12 X 10"	E W F	
PM	PITTOSPORUM	PITTOSPORUM	15 G		8 X 6'	E F	
	"MARJORIE CHANNON"						
PT	PITTOSPORUM TENNIPOLIUM	PITTOSPORUM	15 G		10 X 6'	E F	
PI	PODOCARPUS "ICEE BLUE"	PODOCARPUS	15 G		7 X 4'	E W F	
PD	POLYGALA DALMASIANA	SWEET PEA	5 G		5 X 5'	E W F	
PL	PRUNUS LAUROCEASUS	ENGLISH LAUREL	15 G		12 X 12"	E F	
SR	SARCOCOCOA RUSCIFOLIA	SARCOCOCOA	5 G		4 X 4'	E W F	
RA	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	15 G		8 X 5'	E W F	
RO	ROSA "ICEBERG"	ICEBERG ROSE	5 G		4 X 4'	D F	

LEGEND
E = EVERGREEN
D = DECIDUOUS
N = CALIFORNIA NATIVE
W = LOW WATER USE REQUIREMENTS
F = LOW FIRE / NON - PYROPHYTIC

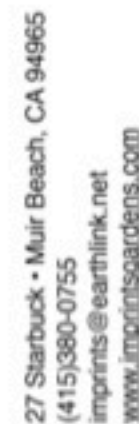
NOTE:
ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS.
ALL PLANTS ARE NON-PYROPHYTIC

Mozaffarian Residence
1 Ames Ave. Ross, CA.
Date: 12/12/2021 Scale: 1/16" = 1' - 0"
Vegetation Management Plan

IMPRINTS
LANDSCAPE ARCHITECTURE
202 Rosemont Mill Valley, CA 94041
(415) 380-0755
info@imprintsgardens.com
www.imprintsgardens.com

Revised: 3 / 31 / 2022

L2.1



1 AMES AVENUE
ROSS, CA 94957
AP #: 073-201-03

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SHEET

L3.1

TREE REMOVAL LEGEND "Also See Arborist Report for Additional Info."						
TREE	Common Name	Species Name	DBH (in.)	CONDITION	ACTION	PROPOSED REPLACEMENT
1	California Bay	Umbellularia California	24"	Poor	Remove	36" box sequia sempervirens @ driveway
2	English Elm	Ulmus procure	10"	Poor	Remove	36" box sequia sempervirens @ driveway
3	English Elm	Ulmus procure	15"	Poor	Remove	36" box sequia sempervirens @ driveway
4	English Elm	Ulmus procure	9"	Poor	Remove	36" box sequia sempervirens @ driveway
5	English Elm	Ulmus procure	11"	Poor	Remove	36" box sequia sempervirens @ driveway
6	English Elm	Ulmus procure	14"	Poor	Remove	36" box Acer * October Glory @ stone patio
7	English Elm	Ulmus procure	8"	Poor	Remove	36" box Betula jacquemonti @ southern property line
8	English Elm	Ulmus procure	19"	Poor	Remove	36" box Betula jacquemonti @ southern property line
9	English Elm	Ulmus procure	10"	Poor	Remove	36" box Betula jacquemonti @ southern property line
10	English Elm	Ulmus procure	14"	Poor	Remove	36" box Betula jacquemonti @ southern property line
11	English Elm	Ulmus procure	8"	Poor	Remove	36" box Betula jacquemonti @ southern property line
12	California Bay	Umbellularia California	32"	Poor	Protect	N/A
13	English Elm	Ulmus procure	17"	Poor	Remove	36" box Betula jacquemonti @ southern property line
14	California Bay	Umbellularia California	23"	Good	Protect	N/A
15	English Elm	Ulmus procure	11"	Poor	Remove	36" box Betula jacquemonti @ southern property line
16	English Elm	Ulmus procure	10"	Poor	Remove	24" Carpinus Fastigiata @ concrete patio
17	English Elm	Ulmus procure	14"	Poor	Remove	24" Carpinus Fastigiata @ concrete patio
18	English Elm	Ulmus procure	14"	Poor	Remove	24" Carpinus Fastigiata @ concrete patio
19	English Elm	Ulmus procure	12"	Poor	Remove	24" Carpinus Fastigiata @ concrete patio
20	English Elm	Ulmus procure	8"	Poor	Remove	24" Carpinus Fastigiata @ concrete patio
21	English Elm	Ulmus procure	16"	Poor	Remove	24" Carpinus Fastigiata @ concrete patio
22	English Elm	Ulmus procure	17"	Poor	Remove	24" box Lagerstroemia 'white' @ driveway
23	English Elm	Ulmus procure	22"	Poor	Remove	24" box Lagerstroemia 'white' @ driveway
24	English Elm	Ulmus procure	8"	Poor	Remove	24" box Lagerstroemia 'white' @ driveway
25	English Elm	Ulmus procure	10"	Poor	Remove	24" box Monia Alba @ crushed rock patio
26	English Elm	Ulmus procure	11"	Poor	Remove	24" box Monia Alba @ crushed rock patio
27	English Elm	Ulmus procure	10"	Poor	Remove	24" box Monia Alba @ crushed rock patio
28	English Elm	Ulmus procure	9"	Poor	Remove	24" box Monia Alba @ crushed rock patio

TREE REPLACEMENT LIST

TREES

ABBR.	ROTANIC NAME	COMMON NAME	SIZE	Q	HT./WDTH	NOTE
AR	ACER "OCTOBER GLORY"	RED MAPLE	36"	B	25 X 20"	D F
BF	BETULA JAQUEMONTII	EUROPEAN BIRCH	36"	B	5 X 30 X 15"	D F
CJ	CARPINUS FASTIGIATA	COLUMNAR HORNBEAM	24"	B	20 X 6"	D F
LI	LAGERSTROEMIA "WHITE"	CRAPE MYRTLE	24"	B	3 X 15 X 15"	DW F
ML	MAGNOLIA "LITTLE GEM"	MAGNOLIA	48"	B	20 X 15 X 15"	E F
MA	MORUS ALBA	MULBERRY	24"	B	4 X 20 X 20"	D F
SS	SEQUOIA SEMPERVIRENS	CANAD REDWOOD	36"	B	35 X 15 X 15"	EN F

LEGEND

E = EVERGREEN

D = DECIDUOUS
N = CALIFORNIA NATIVE

W = LOW WATER USE REQUIREMENTS

F = LOW FIRE / NON - PYROPHYTIC



C:\CAD\Mozaffarian_Ross (687.001)\Design\Mozaffarian Grading and Drainage (Rev 2).dwg, 3/29/2022 4:45:47 PM

EX

NEW

ASPHALT PAVING (IMPERVIOUS)

EX

NEW

CONCRETE PAVING (IMPERVIOUS)

NEW FLAGSTONE PAVING (IMPERVIOUS)

NEW CONCRETE PAVERS (SEMI-PERVIOUS)

NEW WOOD DECK (PERVIOUS)

PERVIOUS PAVING

PLANTED, LANDSCAPED AREA

GRAVEL OR DECOMPOSED GRANITE (PERVIOUS)

EROSION CONTROL BLANKET

BUILDING ADDITION

AREA DRAIN

OR

DRAINAGE INLET

RL

ROOF LEADER

FIRE HYDRANT

JOINT POLE

GAS METER, ELECTRIC METER

WM

WATER METER

EX TREE

EX TREE DRIPLINE

PROPERTY LINE

EASEMENT LINE

EX WOODEN RET WALL

DRAINAGE DITCH/ BIO-SWALE

UNDISTURBED SOIL

COMPACTED FILL MATERIAL

GEOTEXTILE

EROSION CONTROL BLANKET

TURF REINFORCING MAT

STRAW WATTLE

RUNOFF FLOW DIRECTION

SWALE FLOW DIRECTION

STORMWATER LEVEL SPREADER

BUBBLE-UP DRAINAGE EMITTER

POP-UP DRAINAGE EMITTER

SUBDRAIN END CAP

SUBDRAIN OR STORMWATER CLEANOUT

SUBDRAIN OUTLET

HIDDEN FOUNDATION OR RETAINING WALL

TREE PROTECTION FENCING

EX

NEW

CONC RETAINING WALL

SUBDRAIN (PERFORATED PIPE)

STORM DRAIN PIPE

E/OH

E/OH

E/UG

E/UG

COM/OH

COM/OH

COM/UG

COM/UG

JT

JT

SS

SS

W

W

G

G

EDGE OF ROAD

ROOF EAVE

EX FENCE

NEW WIRE FENCE

NEW WOOD FENCE

EXISTING GRADE ELEVATION CONTOUR

FINISHED GRADE ELEVATION CONTOUR

85.5 x

REMOVE EX TREE

DETAIL AND SECTION DESIGNATIONS

SECTION LETTER

C

C-2

SHEET ON WHICH SECTION IS SHOWN

SECTION

C

C-1

SHEET ON WHICH SECTION IS CALLED OUT

DETAIL NUMBER

2

C-3

SHEET ON WHICH DETAIL IS SHOWN

DETAIL

2

C-2

SHEET ON WHICH DETAIL IS CALLED OUT

UTILITY CONNECTION NOTES:

1. THE PROPOSED ALIGNMENT FOR UTILITY SERVICE CONNECTIONS HAS NOT BEEN APPROVED BY SERVICE PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY SERVICE PROVIDERS TO DETERMINE UTILITY ROUTES AND REQUIRED SERVICE UPGRADE DETAILS. REVIEW ALL PROPOSED UTILITY ROUTES AND UPGRADE DETAILS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
2. UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:

WATER: MARIN MUNICIPAL WATER DISTRICT

SEWER: ROSS VALLEY SANITARY DISTRICT NO. 1

ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG&E)

GAS: PACIFIC GAS AND ELECTRIC (PG&E)

TELEPHONE: AT&T

CABLE: COMCAST

GENERAL NOTES:

1. SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY DMG ENGINEERING, INC.30 OAKVUE COURT, PLEASANT HILL, CA. 94523. (925)787-0463. DATED 7-26-21.BASIS OF ELEVATION: DATUM NAVD88, GPS OBSERVATIONS PROCESSED THROUGH OPUS-RS
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-227-2600. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER, AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.

INDEX OF DRAWINGS

DRAWING NO.	DESCRIPTION
C-1	COVER SHEET
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN (1 OF 2)
C-4	GRADING AND DRAINAGE PLAN (2 OF 2)

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
ASTM	AM. SOCIETY OF TESTING MATERIALS
BM	BENCH MARK
BPD	BACKWATER PREVENTION DEVICE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COM	COMMUNICATION
COM/OH	COMMUNICATION OVERHEAD
COMM/UG	COMMUNICATION UNDERGROUND
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAINAGE INLET
DIA	DIAMETER
E	ELECTRICAL
E/OH	ELECTRICAL OVERHEAD
E/UG	ELECTRICAL UNDERGROUND
EG	EXISTING GROUND
EL or ELEV	ELEVATION
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE ELEVATION
FT	FEET or FOOT
G	NATURAL GAS
GALV	GALVANIZED
GM	GAS METER
GPM	GALLONS PER MINUTE
H	HEIGHT OF EXPOSED WALL FACE
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT UTILITY POLE
JT	JOINT UTILITY TRENCH
LLFF	LOWER LEVEL FINISHED FLOOR ELEV
LPFF	LOW POINT FINISHED FLOOR ELEV
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MLFF	MAIN LEVEL FINISHED FLOOR ELEV
MMWD	MARIN MUNICIPAL WATER DISTRICT OVERHEAD
OH	OVERHEAD
PG&E	PACIFIC GAS AND ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RIM	ELEV AT MH COVER OR DI GRATE
RL	ROOF LEADER
ROW	RIGHT-OF-WAY
S	SLOPE
SCH	SCHEDULE
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SDR	STANDARD DIMENSION RATIO
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UCS	UNIFORM CONSTRUCTION STANDARDS, MARIN COUNTY
ULFF	UPPER LEVEL FINISHED FLOOR ELEV
W	WATER
WM	WATER METER

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION	30 CY
FILL	40 CY
IMPORT	10 CY
MAX. EXCAVATION DEPTH	2 FT
MAX. FILL DEPTH	1 FT
DISTURBED AREA	0.81 AC

EARTHWORK NOTES:

1. QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL. ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.
2. SITE GRADING IS NOT PERMITTED BETWEEN OCTOBER 15 AND APRIL 15 UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/ DIRECTOR OF PUBLIC WORKS.

FLOOD PLAIN INFORMATION

THE FEMA FLOOD INSURANCE RATE MAP CURRENTLY IN EFFECT SHOWS THE PROPERTY WITHIN THE 100-YEAR FLOOD PLAIN WITH A BASE FLOOD ELEVATION OF 30.6 FEET FOR THE MAIN HOUSE 29.2 FEET NAVD88 FOR THE POOL HOUSE, NAVD88. SEE FEMA MAP 06041C0458F DATED 3-16-2016. FLOODS GREATER THAN THE 100-YEAR FLOOD CAN OCCUR AND FLOODWATER COULD RISE ABOVE THESE ELEVATIONS.

EROSION CONTROL PLAN

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

DRAINAGE CONSTRUCTION REVIEW

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

RETAINING WALL AND FOUNDATION ELEVATIONS

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

GREEN BUILDING STANDARDS

1. THE GRADING AND DRAINAGE PLAN SHOWN ON THE DRAWINGS COMPLIES WITH CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.3 REQUIRING MANAGEMENT OF SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

2. THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER DRAINAGE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN RUNOFF ON THE SITE AS REQUIRED BY CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.2.

STORMWATER PLAN SUMMARY

	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	28,049 SF	24,884 SF
CONCRETE PAVERS (PERVIOUS)	0 SF	4,122 SF
LANDSCAPE (PERVIOUS)	35,545 SF	34,633 SF
TOTAL LOT AREA	63,644 SF	63,644 SF

STORMWATER NOTES:

1. IMPERVIOUS SURFACES INCLUDE ROOF, PART OF THE DRIVEWAY, WALKWAYS AND PATIOS. FOR DRAINAGE PURPOSES, IMPERVIOUS AREA INCLUDES ROOF EAVE OVERHANG AREA.
2. CONCRETE PAVERS INCLUDE DRIVEWAY.
3. NEW OR REPLACEMENT IMPERVIOUS AREA IS 9,345 SF.

LTD Engineering, Inc.
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gdearth@LTDengineering.com

OWNER
ERIN & DARIUS MOZAFFARIANN
1 AMES AVENUE
ROSS, CA 94457
415-385-2001

PROFESSIONAL SEAL
FOR ENGINEER
No. 39124
Exp. 9-30-23
CIVIL
CALIFORNIA

NOT FOR CONSTRUCTION

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

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MOZAFFARIAN RESIDENCE
REMODEL
APN 073-201-03
1 AMES AVENUE
ROSS, CALIFORNIA

REVISIONS
NO. DATE DESCRIPTION
1 11/30/21 ISSUED FOR REVIEW
2 2/24/22 ADDED POOL HOUSE
3 3/24/22 REVISED PLANNING COMMENTS

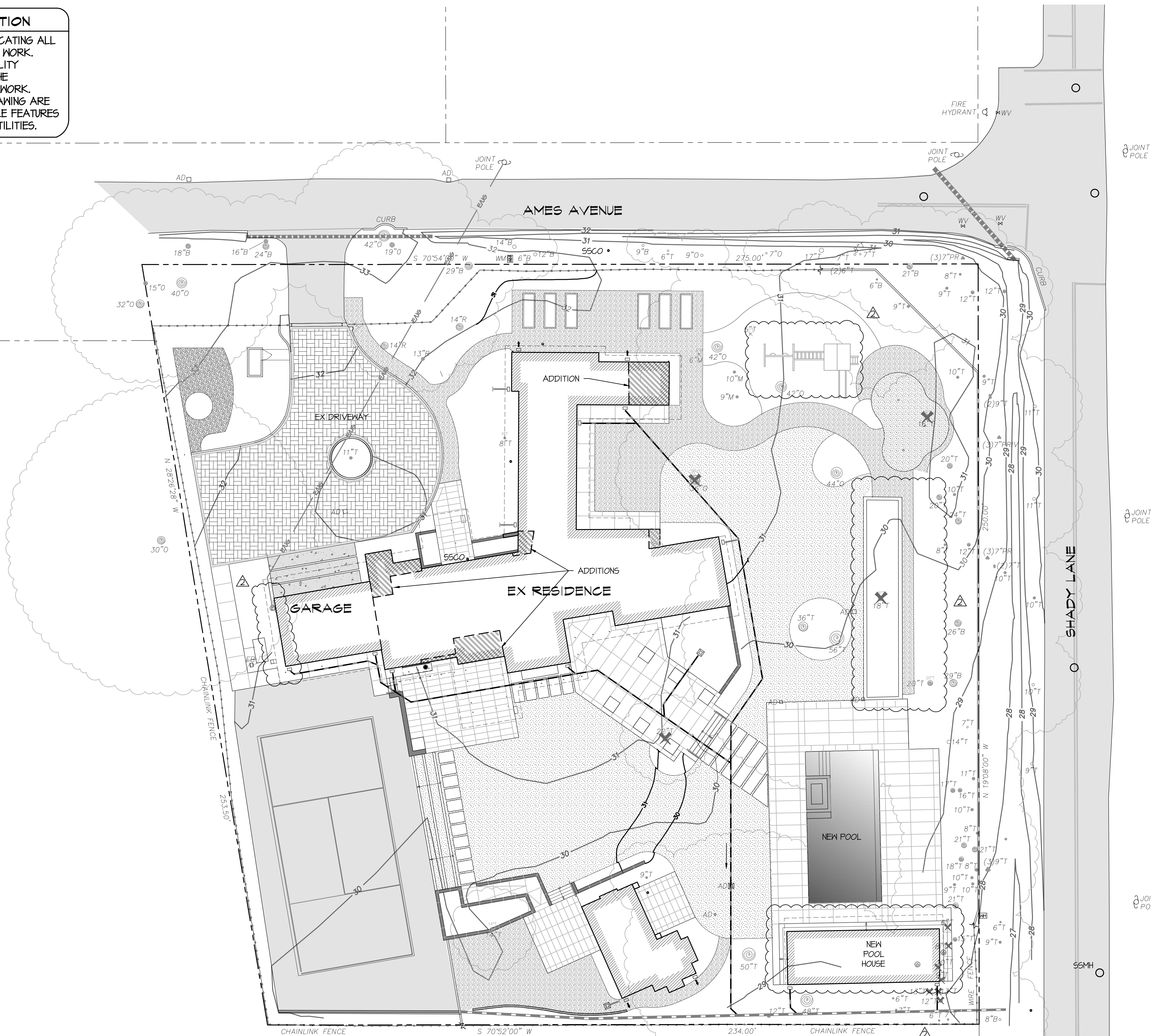
DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:
SCALE: NA
DATE: 11/30/2021 PROJECT NO. 687.001

COVER SHEET

REVISION 2
SHEET NO. 1 OF 4
DRAWING C-1

EXISTING UTILITY LOCATION

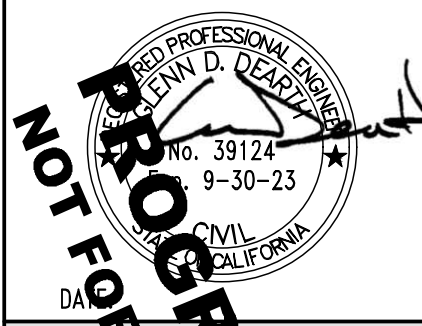
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.



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OWNER

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ROSS, CA 94457
415-385-2001



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REMODEL
APN 073-201-03
1 AMES AVENUE
ROSS, CALIFORNIA

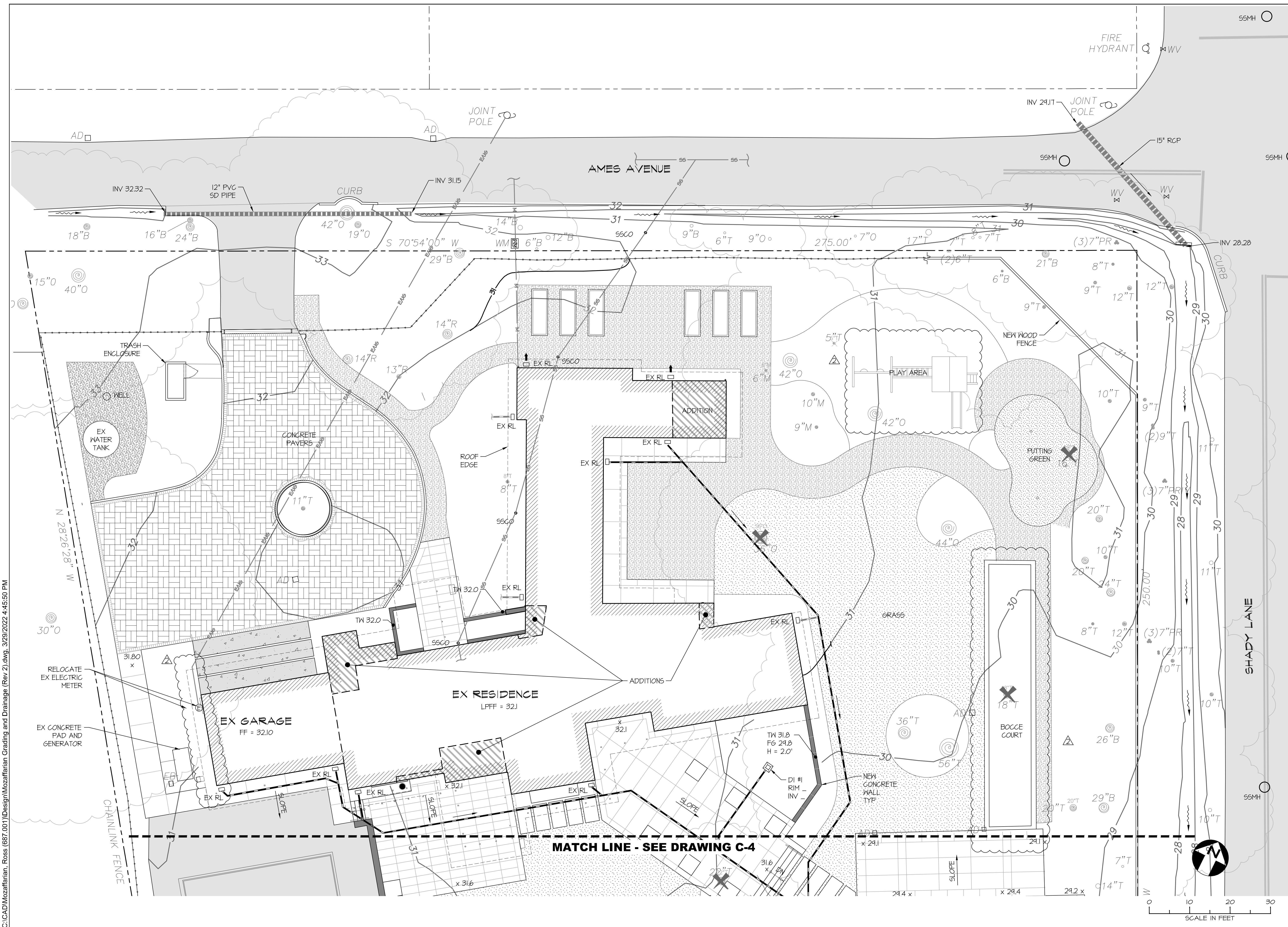
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/30/21	ISSUED FOR REVIEW
2	2/24/22	ADDED POOL HOUSE
3	3/24/22	REVISED PLANNING COMMENTS
4		
5		

DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:
SCALE: 1" = 16'-0"
DATE: 11/30/2021 PROJECT NO. 687.001

SITE PLAN

REVISION 2
SHEET NO. 2 OF 8
DRAWING C-2

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PROFESSIONAL SEAL
FOR CIVIL ENGINEER
No. 39124
9-30-23
CIVIL
CALIFORNIA

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ROSS, CALIFORNIA

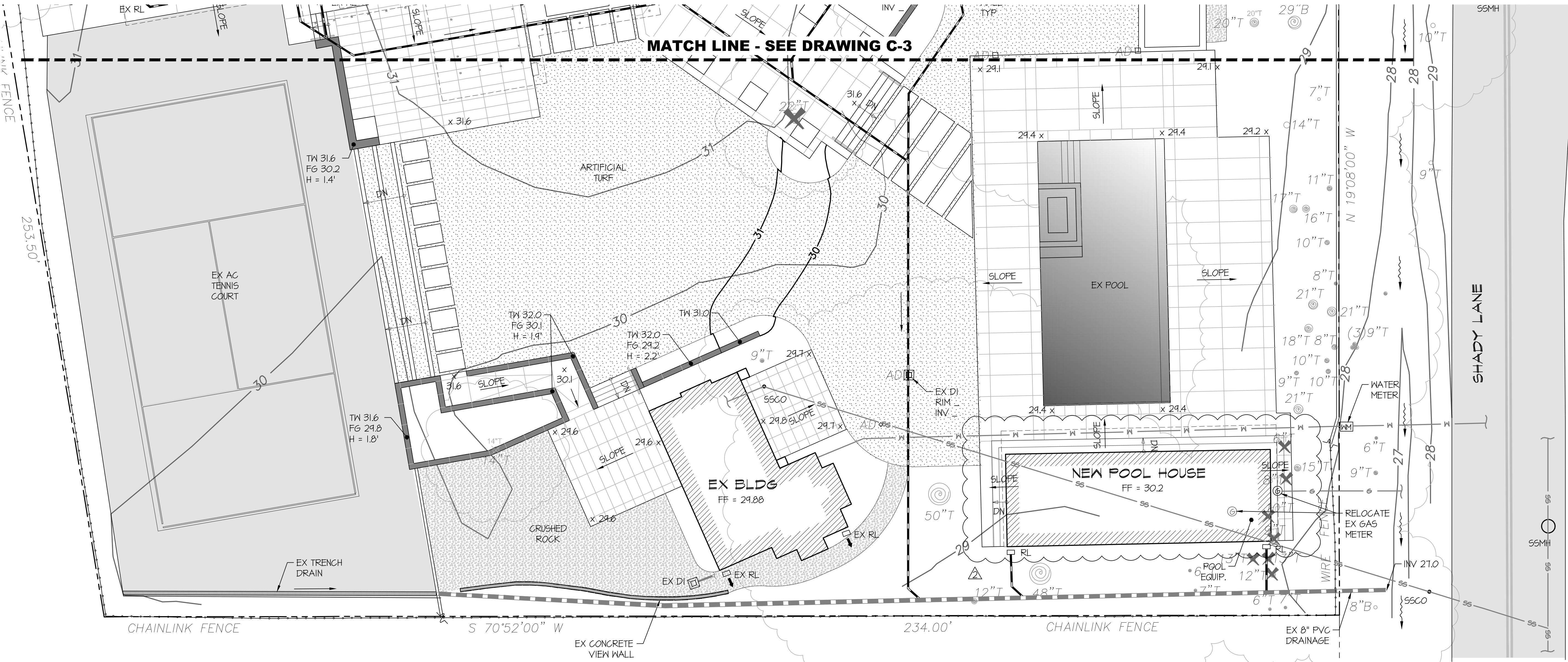
REVISIONS		
NO.	DATE	DESCRIPTION
Δ	11/30/21	ISSUED FOR REVIEW
Δ	2/24/22	NO CHANGES
Δ	3/24/22	REVISED PLANNING COMMENTS
Δ		
Δ		

DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:
SCALE: 1" = 10'-0"
DATE: 11/30/2021 PROJECT NO. 687.001

GRADING AND DRAINAGE PLAN
(1 OF 2)

REVISION	2
SHEET NO.	3 OF 4
DRAWING	C-3

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DESIGN REVIEW NOTES

STORMWATER DRAINAGE PLAN

1. THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE TOWN REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY.
2. THE EXISTING DEVELOPMENT ON THE SITE TOTALS 28,044 SQUARE FEET (SQ FT) OF IMPERVIOUS AREA. THIS INCLUDES ROOF AREA, IMPERVIOUS PATIOS, IMPERVIOUS WALKWAYS, POOL, POOL DECK AND THE DRIVEWAY. THE TOTAL LOT AREA IS 63,644 SQ FT. THE EXISTING IMPERVIOUS AREA AMOUNTS TO 44 PERCENT OF THE TOTAL LOT AREA.
3. THE PROPOSED DEVELOPMENT PLAN MINIMIZES THE USE OF IMPERVIOUS HARDSCAPE. MOST OF THE EXISTING DRIVEWAY WILL BE REPLACED WITH PERVIOUS PAVING TOTALING 4,122 SQ FT OF THE DRIVEWAY.
4. THE PROPOSED DEVELOPMENT PLAN REDUCES THE IMPERVIOUS AREA ON THE SITE TO 24,043 SQ FT. THE PROPOSED IMPERVIOUS AREA AMOUNTS TO 38 PERCENT OF THE TOTAL LOT AREA.
5. RUNOFF FROM PATIOS AND THE POOL DECK WILL SHEET FLOW TO LANDSCAPE AREAS. RUNOFF FROM TWO ROOF LEADERS WILL DISCHARGE TO LANDSCAPE.
6. AREA DRAINS IN LANDSCAPE AND HARDSCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PONDING THAT COULD DAMAGE THE HOUSE. RUNOFF FROM MOST OF THE HARDSCAPE AREAS WILL BE ALLOWED TO SHEET FLOW TOWARD LANDSCAPED AREAS WHERE IT CAN INFILTRATE OR SLOWLY RUNOFF TOWARD THE STREET DRAINAGE SYSTEM.
7. A FOUNDATION DRAINAGE AND RETAINING WALL BACK DRAINAGE SYSTEM WILL BE CONSTRUCTED USING PERFORATED PVC PIPE. THE SYSTEM WILL OUTLET TO THE GROUND SURFACE AT A SUITABLE LOCATION. PERMANENT EROSION CONTROL WILL BE INSTALLED AT THE OUTLET LOCATION.

EXCAVATION & GRADING PLAN

1. SITE GRADING WILL BE COMPLETED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE APPROVED SITE GRADING PLAN. SITE GRADING WILL BE LIMITED TO EXCAVATION WITHIN THE FOOTPRINT OF THE ADDITION AND THE PATIO AREAS. FILL WILL BE LIMITED TO THE PATIO AREAS AT THE SOUTH SIDE OF THE HOUSE.
2. THE GRADING PLAN REQUIRES IMPORT OF 10 CY OF MATERIAL.

EROSION CONTROL

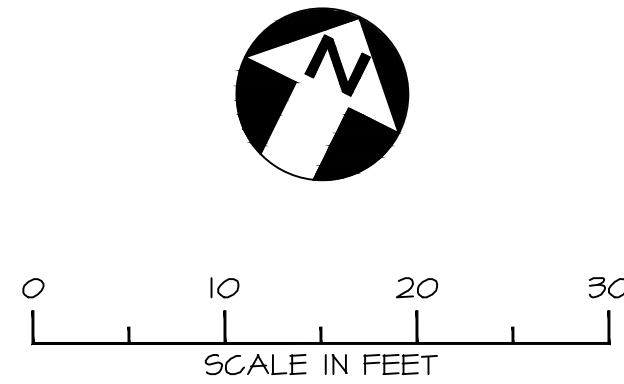
1. EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAW MATS WILL BE PLACED AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL STOCKPILES WILL BE COVERED WITH PLASTIC TARP TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET AND STRAW MATS.
2. PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED AREA AT THE COMPLETION OF THE WORK IN ACCORDANCE WITH THE LANDSCAPING PLANS.

STORMWATER POLLUTION PREVENTION

1. SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAWINGS OUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES.

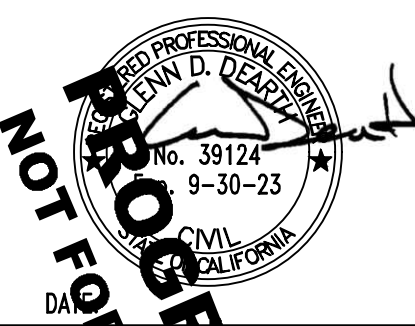
UTILITY PLAN

1. WATER: THE PROPERTY IS SERVED BY TWO EXISTING WATER METERS. NO CHANGE IS PLANNED.
2. ELECTRIC POWER: THE PROPERTY IS SERVED BY AN EXISTING UNDERGROUND ELECTRIC SERVICE. NO CHANGE IS PLANNED.
3. COMMUNICATION: THE PROPERTY IS SERVED BY AN EXISTING UNDERGROUND COMMUNICATION SERVICE. NO CHANGE IS PLANNED.
4. NATURAL GAS: THE EXISTING GAS SERVICE AND METER WILL BE RETAINED. ANY REQUIRED GAS SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
5. SANITARY SEWER: THE PROPERTY IS SERVED BY TWO SEWER LATERALS. A VIDEO INSPECTION OF THE EXISTING SEWER LATERALS WILL BE CONDUCTED. IF THE LATERAL DOES NOT PASS INSPECTION, IT WILL BE REPLACED WITH A NEW LATERAL AND BACK FLOW PREVENTION DEVICE CONFORMING TO ROSS VALLEY SANITARY DISTRICT STANDARDS.



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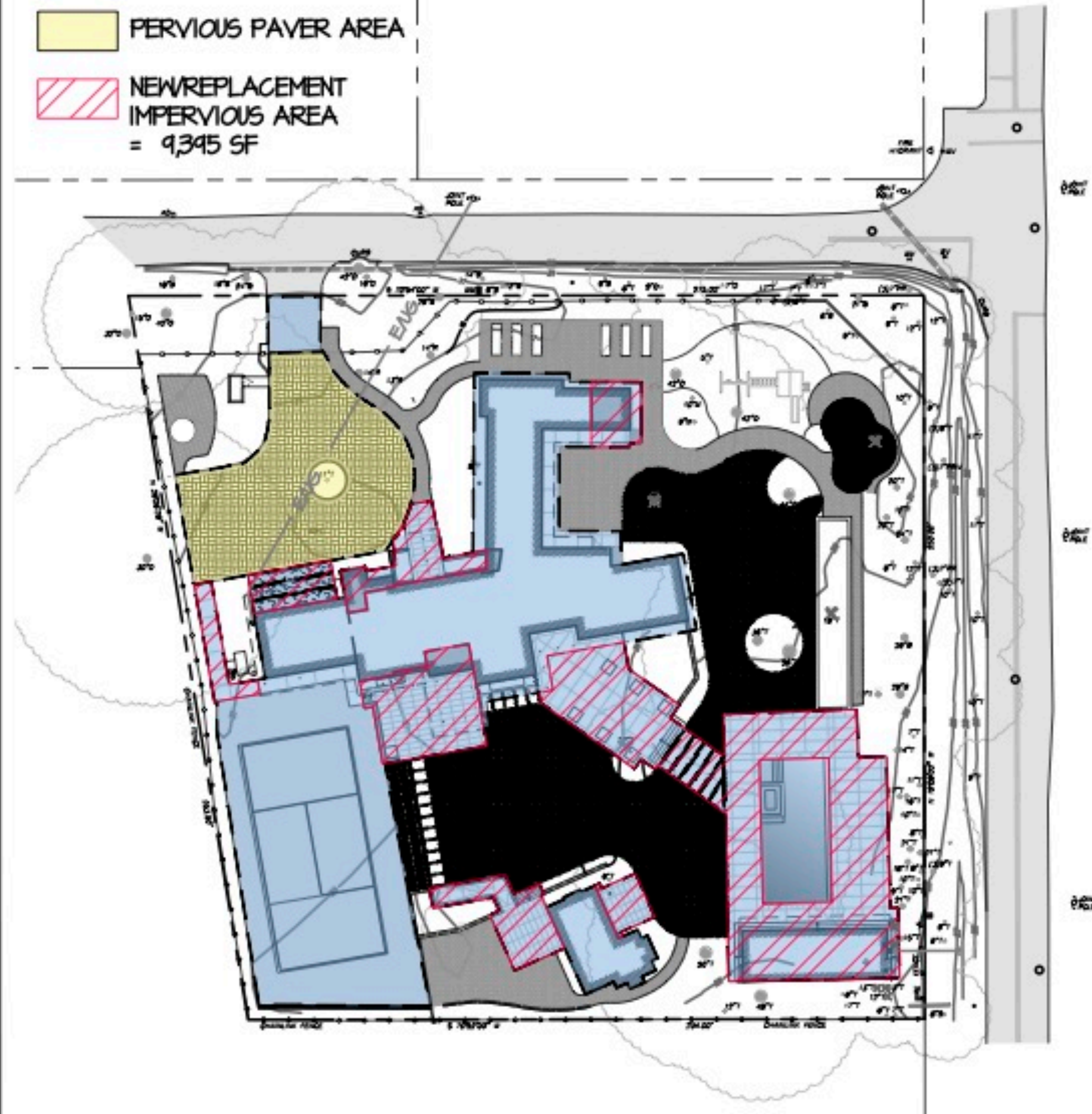
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DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:
SCALE: 1" = 10'-0"
DATE: 11/30/2021 PROJECT NO. 687.001

GRADING AND
DRAINAGE
PLAN
(2 OF 2)

REVISION 2
SHEET NO. 4 OF 4
DRAWING C-4

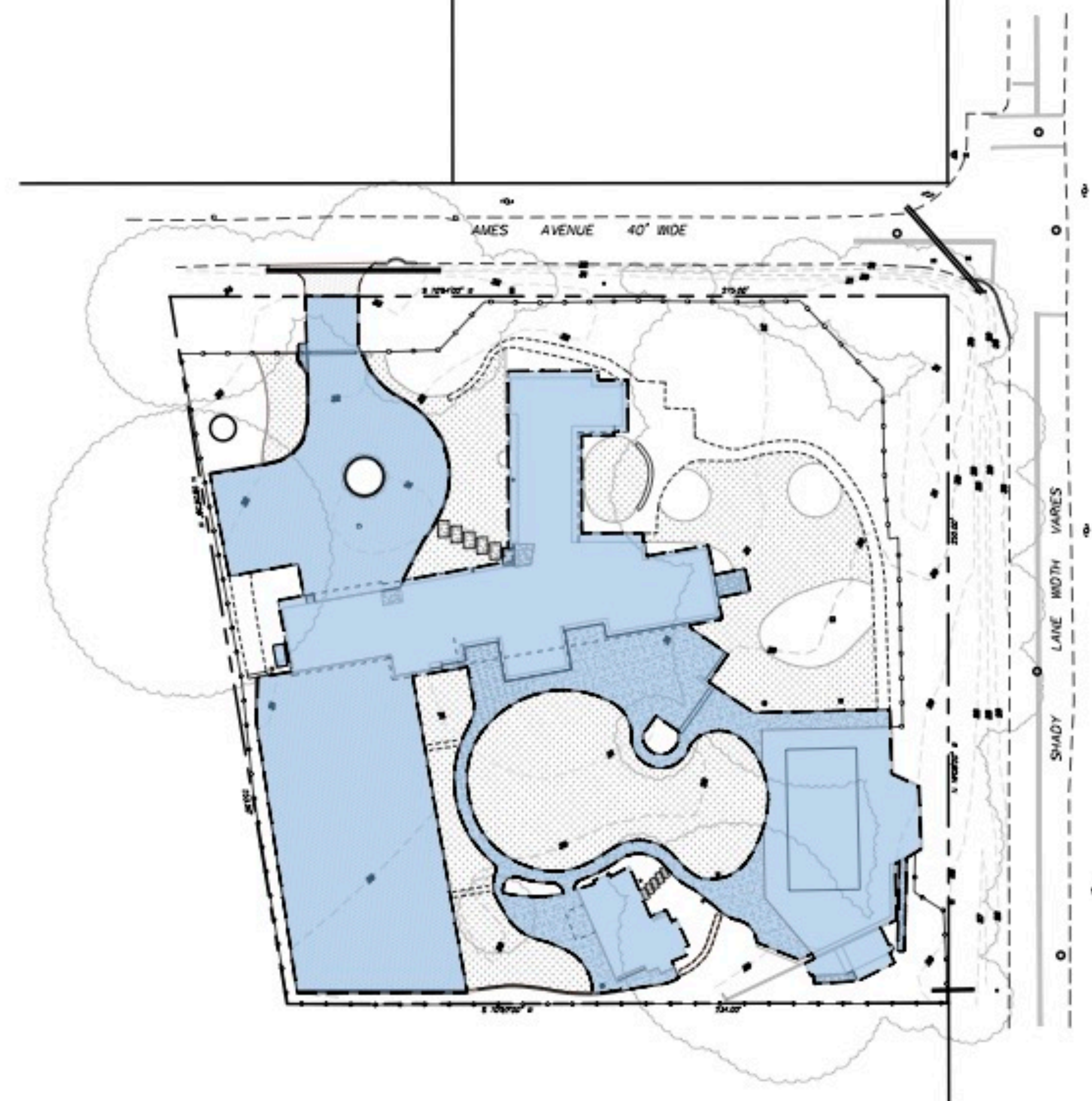
-  IMPERVIOUS AREA
-  PERVIOUS PAVER AREA
-  NEW/REPLACEMENT IMPERVIOUS AREA
= 9,345 SF



PROPOSED IMPERVIOUS AREA = 24,889 SF
PROPOSED PERVIOUS PAVER AREA = 4,122 SF

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0 50 100
 SCALE IN FEET



EXISTING IMPERVIOUS AREA = 28,049 SF

MOZAFFARIANN RESIDENCE REMODEL
 1 AMES AVENUE
 ROSS, CALIFORNIA

STORMWATER CONTROL PLAN

3/30/2022
 PROJECT NO.
 687.001
 FIGURE
SW-1

TREE PROTECTION MEASURES

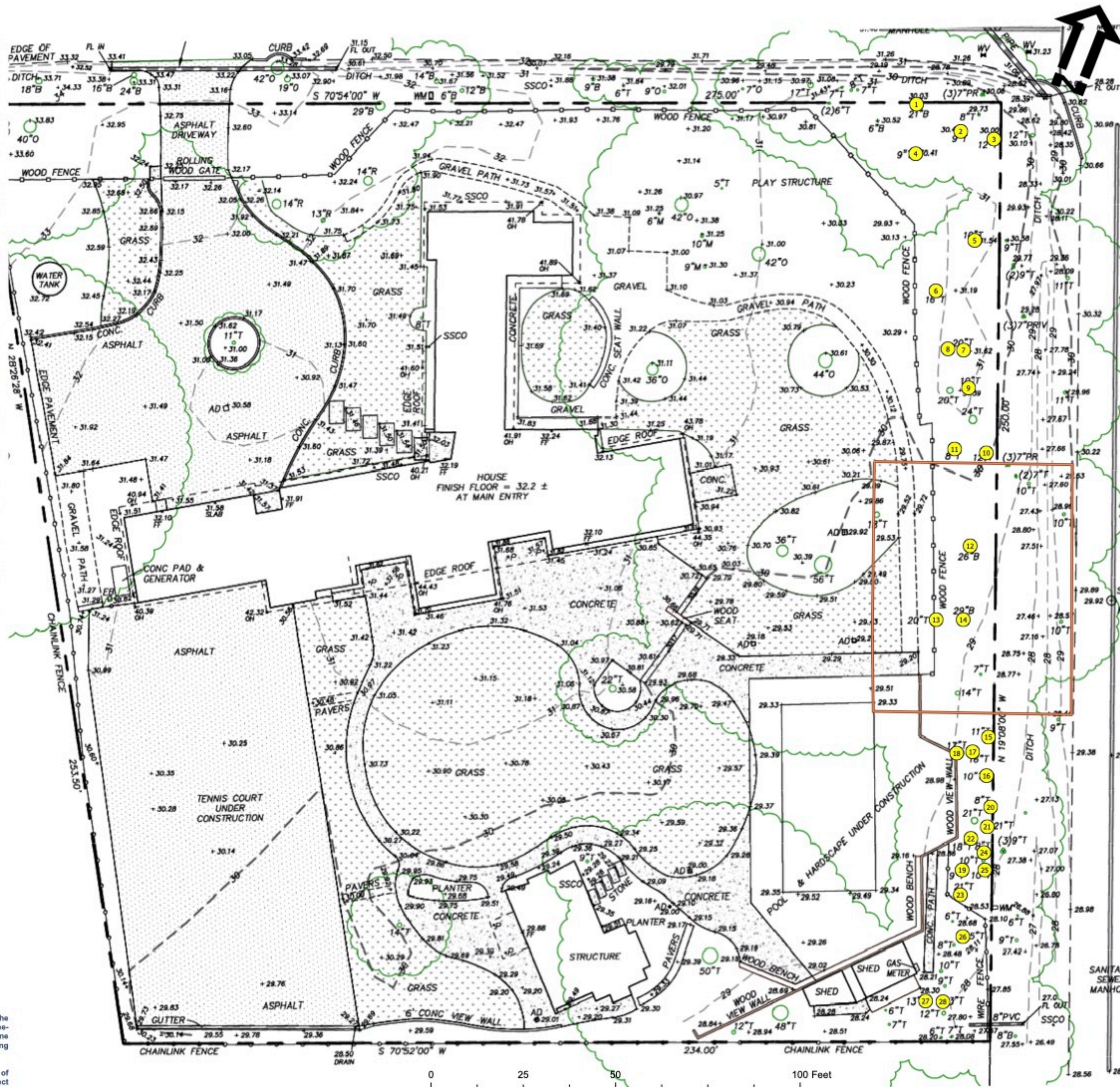
- All applicable project design and construction requirements related to the protection of trees shall be implemented in accordance with International Society of Arboriculture guidelines, unless modified or waived by the Public Works Director in consultation with the town arborist.
- (a) Before the start of any clearing, excavation, construction, or other work on the site, or the issuance of a Building or Demolition Permit, every Significant and/or Protected tree shall be securely fenced-off at the non-intrusion zone, or other limit as may be delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- (b) If the proposed development, including any site work, will encroach upon the non-intrusion zone of a Significant and/or Protected tree, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- (c) Underground trenching shall avoid the major support and absorbing tree roots of Significant and/or Protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated as much as possible.
- (d) Concrete or asphalt paving shall not be placed over the root zones of Significant and/or Protected trees, unless otherwise permitted by the project arborist.
- (e) Artificial irrigation shall not occur within the root zone of oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- (f) Compaction of the soil within the non-intrusion zone of Significant and/or Protected trees shall be avoided. Use of bridging/protective materials such as layered mulch, trench plates, plywood or rubber mats is encouraged within non-intrusion zones.
- (g) Any excavation, cutting, or filling of the existing ground surface within the non-intrusion zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on Significant and/or Protected trees.
- (h) Burning or use of equipment with an open flame near or within the non-intrusion zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the Significant and/or Protected tree.
- (i) Oil, gas, paint, cement, chemicals, or other substances that may be harmful to trees shall not be stored or dumped within the non-intrusion zone of any Significant and/or Protected tree, or at any other location on the site from which such substances might enter the non-intrusion zone of a Significant and/or Protected tree.
- (j) Construction materials shall not be stored within the non-intrusion zone of a Significant and/or Protected tree. On-site parking shall be kept outside non-intrusion zones.

TREE Common Name	Species Name	DBH (in.)	CONDITION	ACTION	VALUE (dollars)
1 California Bay	Umbellularia californica	24	Poor	Remove	6300
2 English elm	Ulmus procera	10	Poor	Remove	700
3 English elm	Ulmus procera	15	Poor	Remove	1000
4 English elm	Ulmus procera	9	Poor	Remove	700
5 English elm	Ulmus procera	11	Poor	Remove	800
6 English elm	Ulmus procera	14	Poor	Remove	1000
7 English elm	Ulmus procera	8	Poor	Remove	700
8 English elm	Ulmus procera	19	Poor	Remove	1400
9 English elm	Ulmus procera	10	Poor	Remove	800
10 English elm	Ulmus procera	14	Poor	Remove	1000
11 English elm	Ulmus procera	8	Poor	Remove	700
12 California Bay	Umbellularia californica	32	Poor	Protect	10800
13 English elm	Ulmus procera	17	Poor	Remove	1200
14 California Bay	Umbellularia californica	23	Good	Protect	29300
15 English elm	Ulmus procera	11	Poor	Remove	800
16 English elm	Ulmus procera	10	Poor	Remove	800
17 English elm	Ulmus procera	14	Poor	Remove	1000
18 English elm	Ulmus procera	14	Poor	Remove	1000
19 English elm	Ulmus procera	12	Poor	Remove	900
20 English elm	Ulmus procera	8	Poor	Remove	700
21 English elm	Ulmus procera	16	Poor	Remove	1200
22 English elm	Ulmus procera	17	Poor	Remove	1200
23 English elm	Ulmus procera	22	Poor	Remove	1700
24 English elm	Ulmus procera	8	Poor	Remove	700
25 English elm	Ulmus procera	10	Poor	Remove	800
26 English elm	Ulmus procera	11	Poor	Remove	800
27 English elm	Ulmus procera	10	Poor	Remove	800
28 English elm	Ulmus procera	9	Poor	Remove	800

SCHEDULE OF INSPECTIONS

Following are the inspections that will be completed as needed for the project:

- Before Equipment Mobilization, Delivery of Materials, Tree Removal, Site Work. The project arborist will meet with the general contractor and owners to review tree-protection measures, designated tree removals, identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and review existing conditions of trees to provide any additional necessary protection measures.
- Following Installation of Tree-Protection Fencing. The fencing shall be a minimum of 4' metal deer fence with signs identifying the area as a non-intrusion zone. The project arborist will inspect the site to ensure that all protection measures are properly installed. Review contractor requests for access within tree-protection zones. Assess changes in tree health since previous inspection.
- During Soil Excavation or Work Potentially Affecting Protected Trees. The project arborist will inspect the site during any work within non-intrusion zones of protected trees and document implemented recommendations. Assess changes in tree health since previous inspection.
- Final Site Inspection. The project arborist will inspect tree health and provide necessary recommendations to promote tree health and longevity. A letter report will be provided to the responsible municipality that summarizes the project arborist's findings and conclusions.



TREE DESCRIPTIONS

Twenty five (25) of the subject trees are English elms (*Ulmus procera*) that are volunteers from the roadside elms that were planted along Shady Lane long ago. All of the subject elms are in poor condition due to over-crowding—with low live-crown ratios, poor trunk taper, and poor form. Many of the elms show branch flagging and branch dieback symptoms that are likely being caused by Dutch elm disease (*Ophiostoma ulmi*).

Three of the subject trees are California bays (*Umbellularia californica*); Tree 1 is in poor condition with a pronounced lean toward the road. Trees 12 is in good health, but has a serious defect—codominant stems joined at an acute angle with included bark. Tree 14 is in good health and has good form.

All of the elms (Trees 2-11, 13, and 15-28) and one of the bays (Tree 1) are planned for removal to complete the landscaping project. These removals are necessary to allow the economic enjoyment of the property (RMC: 12.24.08). Twenty-six (26) 24-inch box replacement trees will be planted as described on project landscaping plans.

Legend

- Subject Trees
- Tree-Protection Fencing



ARBORSCIENCE, LLC
Sound Tree Advice
P.O. Box 111, Woodside CA 94093

1 AMES AVENUE, ROSS, CALIFORNIA

TREE-PROTECTION PLAN

APN: 073-201-03



Dr. Kent Julin
Certified Arborist: WE-8733A

November 14, 2021

ATTACHMENT 3

Written Project Description – *may be attached.*

A complete description of the proposed project, including all requested variances, 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).

- LEVEL ONE BEDROOM ADDITION
- LEVEL TWO BEDROOM/ BATHROOM/ ENTERTAINMENT ROOM ADDITION OVER THE EXISTING GARAGE
- LEVEL 1 KITCHEN ADDITION
- LEVEL 1 AND 2 STAIR ADDITION
- CONVERSION OF GARAGE FROM 2 TO 3 CARS, ELIMINATING WORKOUT ROOM
- FULL RENOVATION OF THE EXISTING FIRST FLOOR, INCLUDING BATHROOM REMODELS
- ADDITION OF SOLAR PANELS OVER BEDROOM WING
- CHANGE OF EXTERIOR MATERIALS FROM HORIZONTAL SIDING TO STUCCO, CEDAR WOOD SIDING AND LIMESTONE
- NEW ALUMINUM CLAD WOOD WINDOWS AND DOORS THROUGHOUT
- NEW POOL PAVILION TO REPLACE EXISTING WALL AND POOL EQUIPMENT/ STORAGE SHEDS
- NEW EXTERIOR MATERIALS, WINDOWS AND DOORS, ROOF AT EXISTING GUEST HOUSE
- NEW PLANTINGS, TREES AND HARDSCAPE ALONG WITH TREE REMOVAL PER ARBORIST REPORT

Summary of design review criteria from Zoning Ordinance RMC 18.41.100
1 Ames Ave, Mozaffarian Residence

Preservation of natural and existing site conditions

See arborist report for trees that are to remain and trees along Shady Lane that are proposed to be removed and replaced. The trees to be removed are invasive English Elms that are in poor condition, per arborists site evaluation. The remainder of the trees are to remain and the footprints of the house and guest house are substantially the same. The proposed new pool pavilion is site situated to practically and safely sit on the site- safely to provide a clear open visual path from the house to the pool for adult supervision, and to avoid impact on a cherished 56" diameter tree to the north of the pool. See Vegetation Management Plan and Landscape plan for proposed plantings to provide an appropriate defensible space.

Site kept in harmony with the general appearance of neighboring landscape

See landscape plan with trees and shrubbery proposed to maintain the existing feel and privacy of the neighboring properties and street. The proposed landscaping along Shady Lane will improve the privacy between the street and the backyard and pool.

Lot coverage minimized

Other than the small bedroom addition and the new pool pavilion the project will not dramatically increase the lot coverage. Roof overhangs are added to shelter the south and west elevations from harsh summer sunshine and minimize need for cooling systems.

Balance between structure and site

The house and the site are designed to seamlessly blend together and minimal cut and fill is proposed for landscape areas. The site is a predominantly flat lot.

Minimizing bulk and mass

The existing home is a long/ low horizontal structure. The proposed addition of stair and second story over the garage balance the overly horizontal nature of the existing home by providing a vertical element. The highest portion of the addition is 5' below the allowable 30' height limit and the main 2 story addition is 9'-0" below the 30' height limit, minimizing bulk and mass.

Large Expanses of any one material avoided

The new design introduces 3 materials: cedar, stucco and stone to visually break up the monotony of the existing house which is predominantly horizontal wood siding in one color.

Natural materials

The proposed materials are natural materials- cedar, limestone and an off white cement plaster (see perspective views and exterior elevations.)

Drives, parking and circulation

The existing parking and car turnaround have been preserved in the proposed site design. Off street parking is screened from view from hedges, a site perimeter fence and a gate.

Natural Drainage

See landscape and civil drawings illustrating drainage techniques to allow for percolation and absorption. The proposed site design decreases impermeable surfaces from 28,049 s.f. to 24,043 s.f., a drop of over 4,000 s.f.

Night lighting

See renderings and light fixture cut sheet on exterior elevation sheet. All exterior sconces are down-lit and soffit lighting provides safe pedestrian access without creating glare.

Fences and screening

Fences and gates have been designed to be architecturally compatible with the architecture of the building. See sheet A2.7 for proposed cedar fence (to match stair tower feature) and front gate to match the modern design of the house. The fences are all softened by vegetation. See sheet A2.7 for a view of the house from the street and how vegetation softens and creates privacy screens to the street.

Views

Given that the house is in the flats of Ross there are no views to block of ridgelines from the street or neighbors.

Flood Plain and riparian area

The property is located approximately 600 ft away from Corte Madera Creek and is not adjacent to the riparian zone.

Health and Safety

Project will not adversely impact health and safety of residents. Project shall adhere to building and fire and safety codes.

Project Reducing Housing stock

The proposed project does not propose any reduction of housing stock but does propose additional bedrooms.

Low impact Development for Stormwater Management

The proposed development does not adversely impact storm water runoff. By decreasing impervious surfaces by more than 4,000 s.f., the project will improve percolation onto the site and prevent further runoff beyond property lines.

Disperse runoff on Site

See Civil drawings illustrating the drainage techniques suggested to prevent higher runoff and encourage on-site dispersement.

Mandatory Findings for Variance Applications

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

Special Circumstances

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

SEE ATTACHED

Substantial Property Rights

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

SEE ATTACHED

Public Welfare

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

SEE ATTACHED

1 Ames Ave- Variance Application 12-22-2021
Written Project Description

This project seeks to upgrade this contemporary styled house. The design upgrades the north wing by removing two of the existing bathrooms and laundry area while creating three new bathrooms, a new laundry room and a fourth bedroom. The project also includes an upgraded entry way and hallway, a new powder room and an upgraded kitchen and breakfast area. It also includes removing an exercise room on the west side of the garage to allow for a three-car garage instead of the current two car garage. There will be a new stairway and upper level above the garage to include another bedroom/gym, bathroom and entertainment room. The project also includes all new windows and doors, solar panels at the roof and a change of exterior materials from horizontal siding to stucco, cedar wood siding and limestone.

The existing pool and spa will remain but existing pool equipment shed and storage shed now at the southeast corner of the property will be removed. They will be replaced by a new pool pavilion with pool equipment, bathroom and kitchen and covered eating area. There will be upgraded landscape and hardscape throughout with new fences and gates. A number of trees will be removed on the east side of the property as noted in the arborist report.

The house as designed is under the height limit as required by the zoning. It also meets the floor area ratio and lot coverage guidelines. Variances are required for the side yard setback for the second story over the garage and for the rear and side yard setbacks for the pool pavilion.

The existing garage structure is now sited 22'-1 1/2" from the west side property line. The proposed second story addition would align with the existing garage wall so would protrude 2' -10 1/2" into the 25' side yard setback.

The existing pool storage and pool equipment structures are now sited within 8'-11" of the south property line well within the 40' rear yard setback required. The proposed pavilion is sited 12' from the south property line and 15'-8" from the side property

Mandatory Findings for Variance application

Special Circumstances

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

The existing garage structure is sited 22'-1 ½" from the west property line so encroaches approximately 2'- 10 ½" into the 25' side yard setback. The second story addition over the garage is proposed to align with the existing garage footprint on the west side of the property. This setback variance is necessary to allow the second story addition to logically follow the existing footprint and maintain the visual integrity of the house. There are no proposed windows facing the side yard to the west.

For the new pool pavilion the applicant is proposing to remove the dilapidated existing storage and equipment shed that now is sited approximately 8'-11" from the south property line, as well as the 7' high privacy wall that is now situated approximately 1' from the south property line, all of which are situated well within the 40' rear yard setback. The new pool pavilion is shown sited 12' from the south property line. Given the existing large trees on site there are no other optimal site plan arrangements. The desire is to position the pavilion in a logical location relative to the existing pool and given the existing layout of the property, there are no other logical site plan arrangements possible. Placement of the pavilion to the west would cut off the pool from the lawn area and create water safety concerns as the applicants would lose visibility of the pool area from the house and the outdoor dining area while children are playing. Placement of the pavilion to the north is not possible due to the large existing trees at the north end of the pool (56" diameter trunk) as the applicant does not want to impact the root system of this existing mature and property-enhancing tree. It is worth noting that the opposite side of the applicant's south fence serves as an existing, secondary driveway to the chicken coop on the property at 3 Ames, and further beyond that to the south is a tennis court serving 2 DeWitt. The proposed pavilion is approximately 135' from the nearest house structure to the south and is barely visible due to trees and vegetation on the 3 properties. In addition, the existing storage shed and equipment shed is unsightly due to the aged condition and is currently visible from Shady Lane. The proposed pavilion would include much improved landscaping and improve privacy of that area for the applicant and neighbors. The only logical location for the pool pavilion is the southeast corner of the site along Shady Lane and opposite the driveway serving 3 Ames.

Substantial Property Rights

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

The project is necessary for the preservation and enjoyment of substantial property rights of the applicant. The proposed design maintains and preserves the existing pool configuration and location and proposes a new pool pavilion in the only feasible location possible, which augments the property rights and use of this existing amenity. The new design much improves on the design and condition of the existing unsightly privacy wall, storage and pool equipment structures, and will

complement the proposed updated architectural style of the main residence and the guest house.

The second story addition over the garage aligns with the existing non-conforming wall and logically places the addition harmoniously with its base, both visually and structurally. The addition is needed to enjoy substantial property rights.

Public Welfare

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

The proposed location of the pool pavilion will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The southeast corner of the lot is isolated from other homes. On the east (side yard) is Shady Lane, which is an arterial road separating the lot from other homes across the street. The lot to the south is a flag lot, with no structures located immediately to the south. The closest to the south is approximately 150 feet away. The structure will have minimal impact on views or privacy for the adjacent properties. The proposed pavilion and related landscaping will improve the currently existing view of the property from Shady Lane and for the applicant's neighbors by removing the run-down existing structures and wall and adding complimentary privacy screening.

The second story addition is screened by hedges and existing mature trees along the west side of the property. No windows are proposed for this side of the addition. It will not be detrimental to the adjacent property to the west. New redwood trees will be planted on the property to screen and provide privacy for the property across the street (#2 Ames.)

1 Ames Ave- Variance Application 2-22-2022

- **Second story encroachment into side yard by 2'-10 ½"**
- **Location of pool equipment within rear yard setback**

Written Project Description

This project seeks to upgrade this contemporary styled house. The design upgrades the north wing by removing two of the existing bathrooms and laundry area while creating three new bathrooms, a new laundry room and a fourth bedroom. The project also includes an upgraded entry way and hallway, a new powder room and an upgraded kitchen and breakfast area. It also includes removing an exercise room on the west side of the garage to allow for a three-car garage instead of the current two car garage. There will be a new stairway and upper level above the garage to include another bedroom/gym, bathroom and entertainment room. The project also includes all new windows and doors, solar panels at the roof and a change of exterior materials from horizontal siding to stucco, cedar wood siding and limestone.

The existing pool and spa will remain but existing pool equipment shed and storage shed now at the southeast corner of the property will be removed. They will be replaced by a new A.D.U. with pool equipment room on the back, bathroom, kitchen seating and sleeping room. There will be upgraded landscape and hardscape throughout with new fences and gates. A number of trees will be removed on the east side of the property as noted in the arborist report.

The house as designed is under the height limit as required by the zoning. It also meets the floor area ratio and lot coverage guidelines. Variances are required for the side yard setback for the second story over the garage and for the pool equipment room on the back of the A.D.U.

The existing garage structure is now sited 22'-1 ½" from the west side property line. The proposed second story addition would align with the existing garage wall so would protrude 2' -10 ½" into the 25' side yard setback.

The existing pool storage and pool equipment structures are now sited within 8'-11" of the south property line well within the 40' rear yard setback required. The proposed A.D.U. is sited 13' from the south property line and 12'-4" from the side property. The pool equipment room is 9'-1" from the south property line and 12'-4" from the side property line and it is 11'-7" tall and 50 s.f..

Mandatory Findings for Variance application

Special Circumstances

That because of special circumstances applicable to the property, including size, shape, topography, location and surroundings, the strict application of the Zoning Ordinance

deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Describe the special circumstances that prevent conformance to pertinent zoning regulations.

The existing garage structure is sited 22'-1 ½" from the west property line so encroaches approximately 2'- 10 ½" into the 25' side yard setback. The second story addition over the garage is proposed to align with the existing garage footprint on the west side of the property. This setback variance is necessary to allow the second story addition to logically follow the existing footprint and maintain the visual integrity of the house. There are no proposed windows facing the side yard to the west.

For the ADU the applicant is proposing to remove the dilapidated existing storage and equipment shed that now is sited approximately 8'-11" from the south property line, as well as the 7' high privacy wall that is now situated approximately 1' from the south property line, all of which are situated well within the 40' rear yard setback. The pool equipment would remain in the same vicinity, and remain isolated from impacting any neighbors. The proposed pool equipment room is approximately 135' from the nearest house structure to the south and is barely visible due to trees and vegetation on the 3 properties. In addition, the existing storage shed and equipment shed is unsightly due to the aged condition and is currently visible from Shady Lane. The proposed pavilion would include much improved landscaping and improve privacy of that area for the applicant and neighbors.

Substantial Property Rights

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

The project is necessary for the preservation and enjoyment of substantial property rights of the applicant. The proposed design maintains and preserves the existing pool configuration and location and proposes to maintain the same location as the existing pool equipment structure. The new design much improves on the design and condition of the existing unsightly privacy wall, storage and pool equipment structures, and will complement the proposed updated architectural style of the main residence and the guest house.

The second story addition over the garage aligns with the existing non-conforming wall and logically places the addition harmoniously with its base, both visually and structurally. The addition is needed to enjoy substantial property rights.

Public Welfare

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

The proposed location of the pool equipment and second story addition will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The southeast corner of the lot is isolated from other homes. On the east (side yard) is Shady Lane, which is an arterial road separating the lot from other homes across the street. The lot to the south is a flag lot, with no structures located immediately to the south. The closest to the south is approximately 150 feet away. The structure will have minimal impact on views or privacy for the adjacent properties. The proposed A.D.U. and related landscaping will improve the currently existing view of the property from Shady Lane and for the applicant's neighbors by removing the run-down existing structures and wall and adding complimentary privacy screening.

The second story addition is screened by hedges and existing mature trees along the west side of the property. No windows are proposed for this side of the addition. It will not be detrimental to the adjacent property to the west. New redwood trees will be planted on the property to screen and provide privacy for the property across the street (#2 Ames.)

ATTACHMENT 4

1 Ames Ave. Neighbor Outreach

Neighbor	Date Contacted	Method of Contact	Response
2 Ames (Livermore)	2/13/22 - present (multiple communications)	Several in-person discussions. Text messages and pictures re story poles.	Very positive support. We will collaborate with privacy screening as things progress.
3 Upper Ames (Conacher)	2/15/22, 2/17/22 2/24/22-2/27/22 (emails) 2/28/22 (in person) 2/29/22-3/2/22 (emails) 3/7/22 (in person) 3/8/22 (emailed additional info re ADU) 3/14/22	Email overview of proposed plan and offer to meet in person or online to discuss; additional email providing them detailed proposed plans and offer to meet; delivered additional detailed information for their review as requested; 1-hr in person meeting with Joannie on 2/28; email and text messages with Joannie re timing to discuss further; in-person meeting with Joannie and Lionel on 3/7/22 to go through property; emailed additional information re ADU as requested	Provided first notice of comments and objections day before ADR meeting. We have provided them with all requested information. We installed additional story poles for ADU/pool shed for them. We invited them to collaborate on a privacy screening plan going forward.
29 Shady (Houtzager)	2/15/22 2/16/22	Email overview of proposed plan and offer to meeting in person or online to discuss; confirmed in person	Confirmed positive support in writing and in person; willing to write letter of support if needed.
7 Upper Ames (Millman)	1/14/22 2/13/22	In-person discussion of plans; confirmed support via in-person and text	Confirmed positive support in writing and in person; willing to write letter of support if needed.
32 Shady (Clark)	Several dates	In-person discussion of plans (12/22); confirmed support via in-person and text (2/13)	Confirmed positive support in writing and in person; willing to write letter of support if needed.

2 DeWitt / 9 Upper Ames (Coates)	2/15/22	Email introduction and overview of proposed plan; offer to meeting in person or online to discuss	Confirmed positive support in writing.
34 Shady (Lourdeaux)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing and in person.
20 Shady (Roskelly)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing.
5 Ames (Swire)	2/16/22-3/2/22 (email communications) 3/9/22 (in-person meeting)	Email overview of proposed plan and offer to meeting in person or online to discuss; email communication to schedule time to meet in person.	Confirmed positive support during in person meeting.
4 Ames (Berry)	2/16/22 2/18/22 2/28/22 3/3/22 3/14/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support.
6 Ames (Nunan)	2/16/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing
39 Shady (Kieckhefer)	2/17/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing.
10 Shady (Wiley)	2/17/22 (email) 3/9/22 (in-person)	Email overview of proposed plan and offer to meeting in person or online to discuss; in -person meeting.	Confirmed positive support at in-person meeting.
9 Ames (Lyon)	2/15/22	Email overview of proposed plan and offer to meeting in	Confirmed positive support in writing and in person.

		person or online to discuss	
8 Ames (McGonigle)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support.
16 Upper Ames (Kroenthal)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing and in person.
14 Upper Ames (Nessel)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing and in person.
1 DeWitt (Sagues)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing.
120 Lagunitas (Cahill)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing.
140 Lagunitas (Mobley)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing.
4 DeWitt (Poland)	2/15/22	Email overview of proposed plan and offer to meeting in person or online to discuss	Confirmed positive support in writing.

March 15, 2022

Matthew Weintraub, Planner
Town of Ross

RE: Response by 1 Ames to Opposition of Lionel Conacher and Joan Dea, 3 Upper Ames

Dear Matthew,

We have been communicating with our neighbors at 3 Upper Ames for a month about our project, both in person and electronically, and have been awaiting their comments. It is disappointing that they engaged outside counsel to formally oppose our project one day before the scheduled ADR meeting, mitigating our opportunity to respond and cooperate as neighbors prior to the ADR meeting. We offered to collaborate on privacy screening and invited feedback on colors and/or materials. We added additional story poles for the ADU within four days of their request and at our additional expense. We asked for feedback so that we might come to an acceptable compromise on items of concern and have been responsive to requests for additional information. We believe we have shown active and constructive dialogue not only with 3 Upper Ames but with all of our neighbors.

Since 3 Upper Ames has decided to oppose our plans on the record, we would like to address their main points of opposition.

Privacy Concerns

Both 1 Ames and 3 Upper Ames are large, lush parcels with significant, existing privacy screening. We have submitted photos taken on March 13, 2022 which clearly show dense existing privacy screening between the two properties from the proposed second story. We are not able to see the residence at 3 Upper Ames from that vantage point and, during spring through fall, there is additional foliage creating even further privacy between the two properties. It is unfortunate that 3 Upper Ames removed some of the privacy screening, particularly towards the front of our properties, just last week but we still have a great deal of privacy as shown in the photos.

The proposed Landscaping Plan, which the owners of 3 Upper Ames have had in their possession for a month, shows additional privacy screening. We invited them to collaborate to lessen any privacy impact and have offered a joint meeting(s) with our landscape architect to give them an opportunity to provide input. They used the same landscape architect on their property, so they are familiar with his quality of work. We continue to be open to reasonable proposals on the landscaping plans given the existing privacy screening.

We are not proposing *any* windows facing the property at 3 Upper Ames. This was a purposeful decision we made to preserve their privacy. We are happy to reconsider if the walls without windows are viewed as “bulky”.

We are not so close as to impact their privacy in any substantial manner. Our proposed second story addition, including the balcony which faces south, is 129 feet east of the second story at 3 Upper Ames, and 107 feet from our common property line.

We further note that 3 Upper Ames has a terrace/upper floor off their second story that is 75 feet from their neighbors at 7 Upper Ames which they found appropriate to add when constructing their home. We should be afforded the same opportunity given the longer distance, lack of windows facing their residence, as well as the existing and proposed privacy screening.

We also note that the shared fence between our homes is between 2'4" and 3' *inside* of our property line so the proposed second story looks closer to 3 Upper Ames than what it is.

Size of Second Story / Materials and Color

Our proposed second story is only above our garage. We are not proposing a second story anywhere else on our property despite having the FAR to do so. We were mindful to have an appropriate size to reduce bulk and believe that our structure is appropriate for the scale of our parcel. We further note that 3 Upper Ames has a second story over most/all of the home's footprint and that it is generally taller than our proposed height of 21'10" (far lower than the maximum allowable height of 30 feet). Lastly, we note that the vast majority of homes in Ross have a second story.

With regards to material, we elected soft white and beige tones which are more muted than the current bright white colors from the previous owners. Further, we are using an extensive amount of cedar siding to keep a natural and earth toned appearance.

Light Impacts

All proposed lights are downlights. We did not propose any windows on the entire side facing their residence to avoid light impacts on their property.

Landscaping Screening

Again, we refer to the photos we have submitted that show dense existing privacy even in winter months, prior to any upgrades contemplated by our proposed landscaping plans, and we reiterate our offer to collaborate on this matter.

Variances

To be clear, we are not asking for 4 variances (5 variances were irrelevantly and inaccurately noted in the attorney's letter). We are asking for approval to go up over the existing non-confirming garage by less than 3 feet and have put in a lot of thought and effort to maintain privacy, minimize light impact, and minimize bulk and size. We believe it is logical and aesthetically pleasing (for us and the neighborhood) to stay in-line with the existing non-confirming garage rather than an odd cut-in.

We are proposing a new bocce court level with our lot and with a 6" curb (not a sport court as it is described by the opposition) and we have a play structure for our children in a location where there was a play structure used by the previous owners. Neither are in the flood plain. Both are

along Shady Lane, along the other end of our property, and cannot be seen by the residence at 3 Upper Ames. All of our other surrounding neighbors, including those along Shady Lane and Ames Ave., have seen our plans and are in full support of plans, including the bocce and play structure. It is our understanding that we can also have these approved with a minor exceptions permit.

The proposed pool shed is substantially in the same place as the existing, dilapidated pool shed, and requires a non-conforming existing permit. In fact, the new proposal moves the pool shed *farther* from the set back than the existing shed and will provide improved noise insulation compared to the existing structure.

ADU

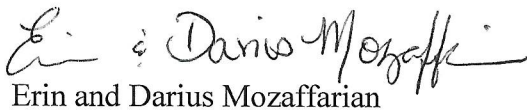
Our proposed ADU complies with all the rules set forth in the RMC and is therefore subject to ministerial review, not design review.

Furthermore, due to privacy reasons, it is not appropriate for the owners of 3 Upper Ames to publicly speculate about who will be living in the ADU. Suffice to say, we both have parents in their 70s who live close by. We anticipate that one or more of our parents will one day be living on our property, and in the meantime, we would have the ADU available for a childcare provider or others. The existing structure does not have a kitchen or cooking facilities which the ADU will provide and, given the pandemic, has been used by Darius as his business office. The proposed location of the ADU is the most logical choice, given the mature oak trees, the existing pool and the existing structures. Moreover, we do not believe that the ADU location will have any privacy or lighting impact on the residence at 3 Upper Ames whatsoever as it butts up to a service driveway along Shady Lane and a chicken coup.

Conclusion

It is our position that we have carefully planned our remodel to minimize privacy impacts, bulk and mass and light impacts, to maximize the existing landscaping, and to allow for family members or others in the future to be housed in our ADU. We, again, cordially invite the owners of 3 Upper Ames to collaborate with us as neighbors on this project.

Kind Regards,

A handwritten signature in black ink, appearing to read "Erin & Darius Mozaffarian". The signature is fluid and cursive, with the names "Erin" and "Darius" clearly legible, followed by "Mozaffarian".

Erin and Darius Mozaffarian

1 Ames Ave., Ross



McGonigle

Lourdeaux

Lyon

Nunan

Berry

Houtzager

Clark

Swire

Livermore

Nessel

Kroenthal

Roskelly

Mozaffarian

Conacher

Wiley

St John's
Episcopal Church

Millman

Coates

Coates

Poland

Mobley

Sagues

Cahill







DMG Engineering, Inc.
30 Oakvue Court, Pleasant Hill, CA 94523
Phone: 925-787-0463 Fax: 925-287-8503

February 27, 2022

Town of Ross
31 Sir Francis Drake Blvd
Ross, California 94957

Reference: Story Pole Certification – 1 Ames Avenue, Ross

This letter is to certify that on February 27, 2022, DMG Engineering, Inc. verified that the installed story poles are in conformance with the story pole drawing prepared by Polsky Perlstein Architects, sheet A1.11, dated 2/22/2022.

If you have any further questions regarding this matter, please contact me at your convenience.

Sincerely,



Dylan Gonsalves, PE, PLS



ATTACHMENT 5

November 8, 1984

-3-

2. No. 721 Mr. and Mrs. Alan Andreini, 1
Ames Ave. (73-201-03) Acre Zone
Request to construct new pool house 10' from rear
property line (40' required).

Lot Area	63,600 sq. ft.
Present lot coverage	9.6%
Proposed " "	9.62%
Present floor area ratio	8.6%
Proposed " " "	9.6%

(15% allowed)

Robert Wilkinson, architect for Mr. and Mrs. Andreini, explained that the proposed pool house which will replace an existing pool house which is dilapidated, will be only 20 sq. ft. larger and will provide changing rooms, toilet facilities and a lounge. It will create an accoustical barrier for the pump house which is directly on the property line of the adjoining strip of land. He asked the Town to waive the \$100 variance fee because the Andreinis paid a like amount in September when their request was denied. Mr. Dirkes moved waiving the fee, seconded by Mr. Brekhus and passed by a three to two vote, Mr. Julien and Mrs. Flemming dissenting. Mrs. Martin objected to the proposed pool house, stating that the use will be changed because a fireplace and bar will be built in the lounge room, and because construction in this area will further damage the root systems of existing trees. Mr. Brekhus stated that because the adjoining property is a panhandle, it creates an unusual situation. Mr. Julien said he has difficulty with any occupied structure within setback lines. Mr. Brekhus moved approval of the variance request with the condition that the structure not be used for human habitation and that appropriate landscaping plans be submitted for final approval by the Martins and the Council. Mr. Dirkes seconded the motion, which passed by a four to one vote, Mr. Julien dissenting.

8. Report from Ross Representative to Commission on Aging.
Mr. James Lill explained that the Marin County Commission on Aging serves as a federally mandated advisory council to the Marin County Board of Supervisors and acts as an advocacy group for the interests and needs of the County's older population. Twenty-one citizens serve on the Commission, ten chosen by the Board of Supervisors and one each from the eleven incorporated cities of Marin County.

June 13, 1985

-4-

11. Town Attorney Report Re Business License Taxes; consideration of Draft Ordinance.

Town Attorney Roth presented the draft ordinance to the Council. He informed the Council that the first section had been refined to tighten the determination procedures dealing with businesses which transact only a portion of their business within the town limits.

Attorney Roth will present this ordinance for introduction at the July meeting. He will also present a resolution to enable the Council to set fees.

12. Variances.

- (1) Variance No. 735. Mr. & Mrs. A. Andreini, 1 Ames Avenue (73-201-03) Acre Zone. Re-application request is to allow construction of new pool house 10 ft. from rear property line (40 ft. required). Reapplication for Variance No. 721, granted November 1984.

Lot Area	63,600 sq.ft.
Present Lot Coverage	9.6%
Proposed Lot Coverage	9.62%
Present Floor Area Ratio	8.6%
Proposed Floor Area Ratio	9.6%
(15% allowed)	

Mr. & Mrs. Andreini were applying for a variance because their variance granted in November 1984 had expired. Mrs. Charles Page, Secretary of the Ross Property Association, asked if the variance would be granted without the approval of the neighbors. Mayor Dirkes said that notices had been sent out to the neighbors, and no one spoke from the audience. Mr. Brekhus moved approval of the variance with the condition that the structure not be used for human habitation and a 24-hour monitored fire alarm system be installed. Mr. Poore seconded the motion, which passed by a four to one vote, Mr. Julien dissenting.

- (2) Variance No. 736. Phil Paisely, 31 Bayood. (72-071-03). Request is to allow construction of concrete parking deck and wood walkway to storage area. Non-conforming house with 15 ft. sideline (20 ft. required.).

Lot Area	12,776 sq. ft.
Present Lot Coverage	13.1%
Proposed Lot Coverage	13.7%
Present Floor Area Ratio	21.5%
Proposed Floor Area Ratio	22.1%
(15% allowed)	

There being no comments from the audience, Mr. Julien moved approval of the variance subject

referred to by Mr. Sharp in his letter have already been granted to the property.

After further discussion, Councilmember Reid said that Ms. Hammer had made some good points and he moved approval with the conditions that staff prepare the findings and conditions for the next meeting, that the garage be converted back to a garage and that the shed in front of the garage be removed on sale of the house. Mr. & Mrs. Mason agreed to this.

Councilmember Curtiss seconded the motion.

Mr. Michael Kane of Upper Toyon Road spoke in favor of the project saying that this was a real hardship and not just a convenience.

Councilmember Goodman said that he was very sympathetic but could not make the required findings and felt that the neighbors were supporting the applicants and not the property. Councilmember Reid felt that the Council should sometimes consider the people in the rules.

Mrs. Roberta Groth spoke in support of her daughter and told of her contributions to the community.

Mayor Brown called for a vote and the motion failed to pass with Councilmembers Brown, Gray and Goodman voting against.

After a brief discussion, Town Attorney Roth said that the Mayor could ask the members of the Council if they would like to reconsider. Accordingly, Mayor Brown asked if anyone would like to reconsider. There was no such motion.

Councilmember Gray then moved that the applicants be given one year to remove the living area, during that time the structure may not be used as a rental. This was seconded by Councilmember Goodman and passed with three affirmative votes. Councilmembers Reid and Curtiss voted against.

20. LOT LINE ADJUSTMENT.

David Ross, 29 Makin Grade, A.P. 72-061-02, R-1:B-5A (Single Family Residence, Five acre minimum). Michael Kane, 313 Upper Toyon Road, A.P. Nos. 72-061-13 and 17, R-1:B-5A (Single Family Residence, 5 acre minimum). Lot line adjustment to transfer 3,316 square feet from the Kane parcel to the Ross parcel. This transfer will locate the access driveway to the Ross parcel on the Ross parcel, rather than as an easement over the Kane parcel. The Ross parcel will be increased from 14,357 square feet to 17,673 square feet. The Kane parcel area, exclusive of vehicular easements, will remain at approximately 94,656 square feet.

Council took this item in a summary motion.

Councilmember Gray moved approval with the findings in the staff report. This was seconded by Councilmember Curtiss and passed unanimously.

21. DESIGN REVIEW.

Kendra Gamble, 1 Ames Avenue, AP 73-201-03, R-1:B-A (Single Family Residence, One acre minimum). Design review to allow the construction of a 6-foot high wood fence/gate with 1 X 6 horizontal slats and wood posts. The fence will be located approximately 20 feet back from the Ames Avenue property line and will run from the west property line approximately 90 feet east to an existing fence.

Council took this item in a summary motion.

Councilmember Curtiss moved approval with the findings in the staff report and the following conditions:

1. The Town Council reserves the right to require additional landscape screening for up to one year from landscape installation.
2. A Knox Lock box shall be provided subject to Ross public Safety Department approval.
3. The fence height shall not exceed 6 feet as measured from existing grade.
4. The entire fence shall be located on the subject property.

This was seconded by Councilmember Gray and passed unanimously.

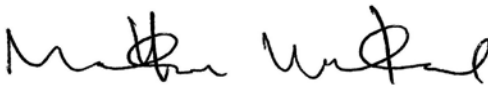
9-10-97



Approval of Minor Exception

Date: July 22, 2020

To: DARIUS & ERIN MOZAFFARIAN
1 AMES AVENUE
PO BOX 13
ROSS, CA 94957

Approved by: 

Matthew Weintraub

Subject: Minor Exception at 1 AMES AVENUE (APN 073-201-03)
Application No. MEP20-0002

Planning Department staff approves the Minor Exception to allow for the installation of a back-up generator and associated ZombieBox Noise Control Systems Portable Sound Fence within a required minimum side yard setback area, as depicted on the application submittal dated 05/07/2020, subject to the findings and conditions below:

Findings

1. The project site is located within a Special Flood Hazard identified on the Town's Flood Insurance Rate Map. Per Condition of Approval No. 3, the project shall comply with the requirements for a development permit under Chapter 15.36, Flood Damage Prevention Ordinance.
2. The building official has indicated the project complies with building code requirements for separation, even if a building permit is not required.
3. Each property owner adjacent to the yard area where the structure or equipment will be located has consented in writing to the installation of the structure.
4. No more than two exceptions would be permitted on the project lot.
5. The project would comply with the Town's noise policies in the Town's General Plan and zoning code. Per Condition of Approval No. 4, the project shall comply with the decibel (db) recommendations, regulations, guidelines and policies in the Town of Ross General Plan and

zoning code.

6. No practical alternative exists to the proposed exception.
7. The project would not cause any adverse or detrimental impacts to the project site, the adjacent properties, or neighborhood.
8. The project would be categorically exempt pursuant the California Environmental Quality Act permitted categorical exemptions.

Conditions of Approval

The Minor Exception for the authorization to allow for the installation of a back-up generator and associated ZombieBox Noise Control Systems Portable Sound Fence within a required minimum side yard setback area, as depicted on the application submittal dated 05/07/2020, is approved subject to the following conditions of approval:

1. No change from the approved plans shall be permitted without prior Town approval.
2. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.
3. Prior to issuance of a building permit, the Town Floodplain Administrator shall determine that the project complies with the requirements for a development permit under Chapter 15.36, Flood Damage Prevention Ordinance.
4. The project shall comply with the decibel (db) recommendations, regulations, guidelines and policies in the Town of Ross General Plan and zoning code.

ATTACHMENT 6

MINUTES
Regular Meeting of the
Ross Advisory Design Review (ADR) Group
7:00 PM, Tuesday, March 15, 2022

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. Call to Order.

Chair Josefa Buckingham called the meeting to order and called roll.

Present: ADR Group Members Josefa Buckingham, Laura Dewar, Mark Fritts, Stephen Sutro; Planner Matthew Weintraub and Director Woltering representing staff. ADR Group Member Mark Kruttschnitt was recused.

2. Approval of Minutes.

The ADR Group unanimously approved the February 15, 2022 meeting minutes.

3. Open Time for Public Comments.

No comments were submitted.

4. Planning Applications.

a. Solle Residence, 30 Walnut Avenue (A.P.N. 073-171-54)

Property Owner: Marney & Chris Solle

Applicant: Blasen Landscape Architecture

Project Summary: The applicant is requesting approval of Design Review and Hillside Lot Permit to construct new landscape structures and hardscape at the existing single-family residential property, including a new pool, patios, open shade structures, walls, walkways, steps, fences and entry gates. Variances are requested to allow for construction of new landscape structures and hardscape with nonconforming side and rear yard setbacks.

Planner Weintraub summarized the project.

Architect Eric Blasen described the project.

Planner Weintraub provided clarification on the project's existing and proposed conforming building coverage.

Chair Buckingham opened the public comment.

Edward and Kay Lee at 46 Ivy Drive, withdrew their previous written concern about the replacement outdoor fireplace; and asked for and received clarification from Architect Eric Blasen on proposed exterior lighting and deck improvements; and asked for and received information from Planner Weintraub on construction management.

Chair Buckingham closed the public comment.

ADR Group Members discussed the merits of the project and provided the following comments:

Mark Fritts:

- No issues with design.
- Form-board concrete walls are not a preferred material.
- Encourages reducing the height of the replacement outdoor fireplace.

Josefa Buckingham:

- No problems with project as designed.
- Beautifully designed for a constricted site.
- Recommends revising the project to result in no net increase to impervious coverage; opportunity to replace existing concrete driveway with permeable pavers.
- Supports proposed replacement/upgrade of the outdoor fireplace with a more modern and functional unit.
- Form-board concrete walls may not be congruous with existing style; possibly a design choice as counterpoint to existing; walls will be screened with landscaping.

Laura Dewar:

- Recommends that the project be revised to result in no net increase to impervious coverage.
- No issues with juxtaposition of modern and traditional materials; not visible offsite.
- Equipment shed is large and may stand out.

Stephen Sutro:

- Design is great; supports the project as designed.
- Supports recommendation to revise the project to result in no net increase to impervious coverage; not a requirement.
- Findings can be made to encroach within the Hillside Lot setbacks based on small degree of encroachment and on existing site conditions.
- Supports replacement/repair of existing west side yard deck as proposed.
- Encourages reducing the height of the replacement outdoor fireplace.
- Equipment shed is included in building coverage.
- Supports board-form concrete walls with proposed landscape screening.

The ADR Group unanimously recommended Design Review approval as proposed; and recommended but did not require reducing the height of the proposed replacement outdoor fireplace; and revising the project to result in no net increase to impervious coverage.

Chair Buckingham closed the hearing.

b. Mozaffarian Residence, 1 Ames Avenue (A.P.N. 073-201-03)

Property Owner: Erin & Darius Mozaffarian

Applicant: Polsky Perlstein Architects

Project Summary: The applicant is requesting approval of Design Review to construct additions at the first story and second story of the existing single-family residence; renovate exterior building façades; construct a new pool house accessory structure; construct a new front yard fence; and rehabilitate the landscape. Request for Accessory Dwelling Unit (ADU) Permit to construct a new detached accessory dwelling unit is ministerial in nature and subject to administrative approval. Variances are requested to allow for the construction of a new pool house accessory structure with nonconforming side and rear yard setbacks; and a new second-story residential addition with nonconforming side yard setback. Demolition Permit is required to alter more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.

Planner Weintraub summarized the project.

Architect Jared Polsky and Landscape Architect Brad Eigsti described the project.

Applicant Erin & Darius Mozaffarian provided project background.

Chair Buckingham opened the public comment.

Attorney Len Rifkind, representing Lionel Conacher and Joan Dea at 3 Upper Ames Avenue, referenced the March 15, 2022 letter; and summarized objections related to privacy, which could be solved with additional landscaping, including a high density of trees along the south and west borders; and location of the new accessory dwelling unit.

ADR Group Member Sutro asked for and received clarification from Attorney Len Rifkind that the priority concern and the primary basis of objection relates to potential privacy impacts.

Lionel Conacher and Joan Dea at 3 Upper Ames Avenue described and referenced photographs of existing views and screening from their property, which borders the project site on two sides.

Chair Buckingham closed the public comment.

Planner Weintraub provided information on ministerial review standards for accessory dwelling units; and project components subject to discretionary review.

Attorney Len Rifkind commented on the location and design of proposed accessory structures. ADR Group Member Fritts stated that the ADR Group understands that the proposed new accessory dwelling unit is not subject to discretionary review.

Director Woltering summarized that the issues are privacy and landscape screening with respect to the proposed new second-story addition and the attached pool accessory structures; the proposed new second unit is not subject to discretionary review.

ADR Group Members discussed the merits of the project and provided the following comments:

Stephen Sutro:

- Overwhelmingly supports the project as designed; except for the blank façade treatment facing the neighbors on the nonconforming west side, and nonconforming pool accessory structures.
- Could recommend project approval if the new second-story addition is setback to conform to the minimum required side yard setback; or it is redesigned and/or screened to address the neighbor's concerns.
- Does not support variance findings for outdoor shower, bocce court, which could be relocated outside of setback areas.
- Supports relocation of existing nonconforming pool mechanical equipment with setback encroachment; raising parapet wall to screen solar panels; fences and gates as proposed.

Laura Dewar:

- Accessory dwelling unit is outside of purview.
- Understands maintaining nonconforming setback for pool equipment.
- Recommends relocating outdoor shower to comply with setbacks; more open fence design.
- Minimal difference between conforming and nonconforming setbacks at the second story.
- Recommends additional screening to meet the neighbor's concerns; possibly shortening the second-story eave.
- Massing and scale are modest for the lot; minimize chimney feature.

Mark Fritts:

- Ensure planting area in front of new front yard fences.
- Recommends more open fence design.
- Does not support variance findings for outdoor shower, bocce court, play structure; lot is large enough to accommodate without setback encroachments.

- Recommends relocation and enclosure of pool equipment outside of setbacks.
- Supports moving back the second story to conform to the minimum required setback; break up the massing and/or differentiate upper story with exterior wood siding.
- Consider adding wingwall to balcony for privacy.

Josefa Buckingham:

- Great design and well-proportioned for the property, including maintaining most of the house as one story; supports the project in principle.
- Large, flat lot with major rebuild; hard to make findings of hardship for many of the proposed setback encroachments.
- Accessory dwelling unit is not subject to comment; attached structures are discretionary.
- Recommends relocation and enclosure of pool equipment outside of setbacks; attach to existing pool house.
- Supports moving back the second story to conform to the minimum required setback; break up the massing and/or differentiate upper story with exterior wood siding.
- Does not support new solid fencing; recommends more open fence design.
- Recommends outdoor shower, bocce court, play structure with conforming setbacks.

Director Woltering recommended to the ADR Group that the applicant implement project revisions based on ADR Group recommendations and public comments; and resubmit for additional review by the ADR Group prior to consideration by the Town Council.

The ADR Group unanimously recommended revisions to the currently proposed project design and additional review by the ADR Group prior to consideration by the Town Council.

Chair Buckingham closed the hearing.

5. Conceptual Advisory Design Review.

None.

6. Communications.

a. Staff.

Next scheduled regular meeting date and time: April 14, 2021 at 7:00 PM.

b. ADR Group Members.

None.

7. Information and Discussion.

Planner Weintraub provided information and presented materials related to regulations for affordable housing development:

- "California's 2022 Housing Laws: What You Need to Know"
- Town of Ross Zoning Map

March 15, 2022 ADR Group Meeting Minutes

- Town of Ross Zoning Regulations Summary
- Town of Ross Accessory Dwelling Unit (ADU) Information Bulletin
- Town of Ross “SB-9” Lot Split and Duplex Information Bulletin

ADR Group Members and staff discussed potential meeting formats for future discussions on the topic.

Director Woltering provided information on the Housing Element Update including upcoming activities and events.

8. Adjournment.

Chair Buckingham adjourned the meeting at 9:15 p.m.

ATTACHMENT 7

1 Ames Ave. – Mozaffarian Residence

Project Revisions in Response to ADR Comments on March 15, 2022

- Overall, the ADR members indicated unanimous support for the proposed project, including the overall design, mass/scale of project and materials chosen.
- Minor modifications were recommended to obtain ADR approval at this meeting.
- We have worked both internally with the design team as well as externally with our neighbors to respond to the feedback offered in preparation for sharing the project with the Town Council.
- After careful consideration of the feedback received, we elected to eliminate any variance requests and only request one minor exception for the existing pool equipment, as is detailed in the annotations below and depicted in the revised project plans.

1. Bocce Court (*Original location was partially in side yard setback to avoid mature oak tree.*)

<i>ADR Comments:</i> Remove or move out of the setback.	<i>Response:</i> We moved the bocce court out of the setback.
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2. Existing Play Structure (*Existing location is partially in the front yard setback.*)

<i>ADR Comments:</i> Remove or move out of the setback.	<i>Response:</i> We moved the play structure out of the setback.
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3. Outdoor Shower Attached to ADU

<i>ADR Comments:</i> Remove or move out of the setback.	<i>Response:</i> We elected to remove the shower from the side of the ADU. Existing outdoor shower attached to pool house to remain.
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4. Chimney

<i>ADR Members Dewar and Fritz:</i> Consider whether the chimney is proportionately correct (i.e. too tall).	Response: The chimney was lowered by 2’.
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5. Exterior Fences

<p><i>ADR Member Sutro:</i> Commented that he would support the proposal for a new solid wood fence because it was similar to the existing solid fencing.</p> <p><i>ADR Members Dewar, Fritz and Buckingham:</i> Commented that we should consider adding more transparency to the fencing.</p>	<p>Response: We revised the design of the driveway and pedestrian fence to allow for more transparency.</p> <p>However, after reflecting on both existing conditions and neighborhood design compatibility, the project includes a solid wood fence along Shady Lane and Ames Avenue. Shady Lane, particularly in our location which is a block from the church and school, gets considerable pedestrian, biking, and vehicular traffic. Our property is located adjacent to an intersection with a 2-way stop, so we hear cars breaking and accelerating. Our home is and will be predominantly a single-story structure with all our living areas, bedrooms and bathrooms on the main floor, which currently enjoy the privacy, quiet and headlight deterrence of a solid wood fence. Our pool area also currently enjoys the privacy benefit of a solid fence to protect our children from the view of Shady Lane. Making a more transparent fence would:</p> <ol style="list-style-type: none">1) create new privacy concerns,2) allow for headlights to go through the slats, and3) increase the level of street noise. <p>With these considerations, we respectfully request keeping the existing solid fence along Shady Lane and Ames Avenue.</p>
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6. Existing Pool Equipment

ADR Members Sutro, Dewar and Fritz: Commented that the pool equipment already exists within the setbacks, and because the proposed enclosure creates better sound insulation, the proposed design does not increase or otherwise intensify the non-conformity; accordingly, these Board members supported the current design.

ADR Member Buckingham: It was her preference to move the pool equipment to the back of the pool house or farther out of the setback.

Response: We looked at relocating the pool equipment to be adjacent to the pool house but feel that location is not as desirable as the existing location for the following reasons:

- 1) The back of the pool house is already located in the setback under a historical variance. Relocating the pool equipment to the back of that structure would amount to a new intensification as opposed to the existing location.
- 2) There is considerable expense to move the pool equipment and associated plumbing to the setback by the pool house from the existing location.
- 3) The equipment would be closer to both our home and the residence at 3 Upper Ames. We prefer to reduce potential tension points with our neighbor at 3 Upper Ames.

Therefore, after careful consideration, we revised the plan to keep the pool equipment in substantially the same location as the existing pool equipment, but moved in slightly farther from the back yard setback and farther from the property line of 3 Upper Ames.

7. Existing Garage and Proposed Second Story Addition (*We previously requested variance of 2'11" to allow us to build off the existing structure for the second story addition.*)

<p>ADR Comments: General consensus was that without support from 3 Upper Ames, we would need to pull the proposed second story addition out of the setback.</p> <p>ADR Member Buckingham: Stated she would have preferred to see the existing non-conforming garage also be moved out of the setback.</p> <p>In addition, the Board made the following suggestions:</p> <ol style="list-style-type: none"> 1) adding windows to break up the mass of wall (<i>Sutro</i>), 2) considering an additional privacy element to the balcony (<i>Dewar</i>); and 3) using wood element rather than white stucco to mitigate the visual concerns articulated by 3 Upper Ames (<i>Fritz and Buckingham</i>). 	<p>Response: After careful consideration, we decided to implement all of the Board's recommendations, as follows:</p> <ol style="list-style-type: none"> 1) The second story addition AND the existing non-conforming first floor garage are shifted 2'11" to the east so the structure compliance with the setback standard. 2) Two clerestory windows with 6' tall sill heights were added to both break up the mass of the outside wall to the West and to allow light into the home. The windows are high enough so that an adult cannot see the residence at 3 Upper Ames directly through the windows. 3) A planter was added to the western edge of the balcony to provide privacy green screening towards 3 Upper Ames. This balcony screening supplements the robust existing and proposed vegetation located between the two homes. 4) The western wall (facing 3 Upper Ames) is clad in cedar siding instead of the previously designed stucco.
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8. Height

<p>ADR Member Sutro: Commented that he thought the ceiling and parapet by the children's bedrooms could go up even higher to hide solar panels and AC ducts, and that would also be scale appropriate.</p>	<p>Response: Our design team agrees with this commentary and increased the height of the children's bedroom wing by 1'. Since we are now building a new garage to correct the legal non-conforming setback condition, the height of the garage is increased by 6" to maintain proportionality. The height of the stairwell and central area of the house has not changed. The overall project remains well below the 30' maximum height limit. We continue to have the full support of our neighbors at 2 Ames Avenue, who are directly across from the new garage and second story addition.</p>
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9. Landscaping Plan and Neighbor Outreach with 3 Upper Ames

ADR Comments: General consensus was we should continue to try to work with our neighbors at 3 Upper Ames on our landscaping plan to address their stated privacy concerns.

Response: We put in considerable effort to collaborate with and accommodate the privacy concerns of 3 Upper Ames.

As a reminder:

- 1) The two homes are now 132' away from each other because we shifted our garage and second story addition east (away) and are now out of the setback;
- 2) There is substantial existing dense privacy screening, even in winter;
- 3) We are proposing additional hedges as privacy screening on ALL shared boundaries in addition to existing privacy screening; and
- 4) Our landscape plan has to implement vegetation management plans to address fire risk management.

We revised the landscaping plan as follows [*Please see L1.1 Landscape Concept Plan and L3.1 Tree Replacement Plan*]:

- 1) The plant list was updated to identify specific species to help illustrate how the vegetation privacy screenings will look.
- 2) We originally proposed 5 birch trees on our property between the pool house and the tennis court to help block the view from their panhandle yard. Upon the request of 3 Upper Ames, we revised the plan to use 5 magnolia trees, which are evergreen and provide year-round screening.
- 3) We originally proposed a 6' solid wood fence for maximum privacy along the south-facing border (between their panhandle yard and our back yard). 3 Upper Ames requested to keep the existing chain link fence behind the ADU to keep the existing ivy privacy screening there. We revised our plan to inset our proposed fence along that entire line 6"-12" onto our property so that they can keep the existing chain-link fence with their preferred screening, while keeping the symmetry of a new fence on our side.
- 4)
- 5) We are adding 3 redwood trees by the south-west corner of our property. We revised the plan to make sure those were located to maximize privacy from the view of 3 Upper Ames and also 2 Ames.

	<p>Although we originally conducted a comprehensive and exhaustive neighborhood outreach, below is a chronology of supplemental efforts undertaken in connection with the plan revisions as of April 1, the deadline for submission for the April 19th ADR meeting:</p> <ul style="list-style-type: none"> 5) March 21: We emailed 3 Upper Ames to let them know that we were working on revisions based on the ADR feedback and we would get them our revisions as soon as possible. 6) March 24: We emailed 3 Upper Ames and invited them to a site visit to walk through the revised landscaping plan with Brad Eigsti so that we could collectively resolve any questions or concerns about our project. Brad previously shared during the ADR hearing, but as a reminder, he was also the landscape architect for 3 Upper Ames, so they are intimately familiar with the quality of his work. 7) March 28: Email correspondence to schedule site visit. 8) March 31: Date of group site-visit to discuss improvements and proposals, which went approximately one hour. 3 Upper Ames opted to bring their own landscape architect to the meeting to give additional input, and we welcomed the collaboration. <p>At the site visit on March 31, in addition to collaborating and making the changes reflected in the revised plan, we offered to cover the cost of installing additional privet trees to fill in small gaps in the line of existing privet trees that act as dense privacy screening along the southwest side of our shared fence line to further block the view between the 2 houses. Since the existing privet privacy screen is situated on their side of the fence, and due to a lack of room on our side of the fence, we proposed that the privet trees would be on their property. (This would be in addition to the planned privacy hedge on our property.) Since this is not on our property, this is not reflected on our plan and is included only to reflect our efforts to work together as neighbors.</p>
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Conclusion

We are proud of the updated plans and believe that our design team did an excellent job of thoughtfully responding to the feedback offered at the March ADR meeting, including the concerns raised by our neighbors at 3 Upper Ames Avenue. We look forward to representing this information to the ADR and respectfully request that the ADR recommend approval of the project to the Town Council.

ATTACHMENT 8

MINUTES

Regular Meeting of the Ross Advisory Design Review (ADR) Group 7:00 PM, Tuesday, April 19, 2022

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. Call to Order.

Chair Mark Kruttschnitt called the meeting to order and called roll.

Present: ADR Group Members Josefa Buckingham, Laura Dewar, Mark Fritts, Mark Kruttschnitt, Stephen Sutro; Planner Matthew Weintraub and Director David Woltering representing staff.

2. Approval of Minutes.

The ADR Group voted 4-0-1 to approve the March 15, 2022 meeting minutes. Mark Kruttschnitt abstained.

3. Open Time for Public Comments.

Mayor Elizabeth Robbins and Council Member Julie McMillan spoke about Measure I, which is the renewal of parcel tax for paramedic services. The measure is on the June 7 ballot.

4. Planning Applications.

a. Mozaffarian Residence, 1 Ames Avenue (A.P.N. 073-201-03)

Property Owner: Erin & Darius Mozaffarian

Applicant: Polsky Perlstein Architects

Project Summary: The applicant requests approval of Design Review to construct additions at the first story and second story of the existing single-family residence; renovate exterior building façades; construct new front yard fences and gates; and rehabilitate the landscape. Request for Accessory Dwelling Unit (ADU) Permit to construct a new detached accessory dwelling unit is ministerial in nature and subject to administrative approval. Minor Exceptions are required to construct new mechanical equipment and associated enclosures with nonconforming side and rear yard setbacks. Demolition Permit is required to alter more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.

Planner Weintraub summarized the development standards and project characteristics of the revised project.

Architect Jared Polsky and Landscape Architect Brad Eigsti described the revised project.

Chair Kruttschnitt opened the public comment.

Landscape Architect Ive Haugeland and Attorney Len Rifkind, representing Lionel Conacher and Joan Dea at 3 Upper Ames Avenue, presented information and objections related to privacy, screening, and aesthetics.

Applicant Darius Mozaffarian presented information and responded to comments.

Chair Kruttschnitt closed the public comment.

ADR Group Members discussed the merits of the project and provided the following comments:

Josefa Buckingham:

- Revised design addresses all previous concerns discussed by ADR Group.
- Privacy concerns of the neighbor are being very well addressed in a sensitive manner.
- Separation between properties provides privacy; scale/size of proposed additional landscaping is more than necessary to provide for privacy.
- Applicant is requesting to develop equivalent to the neighbor's property.
- Appreciates relocating development out of setbacks to avoid variances and increase privacy.
- Supports proposed location of pool equipment attached to new ADU and adjacent to a street.
- Findings can be made for a solid fence along Shady Lane frontage due to special circumstances.
- Supports project as designed; very nice design.

Stephen Sutro:

- Supports the project as presented.
- Agrees with Group Member Buckingham's comments.

Mark Fritts:

- Supports the project as presented.
- Concurs with Group Member Buckingham's and Sutro's comments.
- Project does not result in views or sightlines into living space; visibility of a building in and of itself is not a privacy impact.
- Windows are located appropriately to avoid privacy impacts and/or offsite glare.
- The project respects the privacy of 3 Upper Ames Avenue. Compliments to the designers.
- Supports the solid fence along Shady Lane.
- Supports proposed location of pool equipment attached to new ADU.

Laura Dewar:

- Supports the project.

- Appreciates revisions made to address ADR Group's previous comments, including minimize/eliminate setback encroachments.
- Supports proposed location of pool equipment attached to new ADU.

Mark Kruttschnitt:

- Proposed new ADU is ministerial in nature.
- The existing property at 3 Upper Ames Avenue has extensive glazing, which should not restrict the subject property's ability to develop based on views from 3 Upper Ames Avenue.
- The existing landscaping is more extensive/mature than the level of landscaping that would be required to develop an undeveloped lot; the ADR Group would typically not require more landscaping than currently exists.
- Concurs with previous comments of ADR Group Members.

The ADR Group unanimously recommended Design Review approval as proposed.

Chair Kruttschnitt closed the hearing.

b. Swire Residence, 5 Ames Avenue (A.P.N. 073-181-19)

Property Owner: Stephen Swire & Jacqueline Neuwirth-Swire

Applicant: Catton Design

Project Summary: The applicant requests approval of Design Review to construct a new two-story accessory structure containing an accessory dwelling unit at the lower floor and an open-air cabana at the upper floor; remodel and expand an existing pool house above an existing garage; renovate the exterior of the existing main residence; construct new front yard fence and gates; and rehabilitate the landscape. Request for Accessory Dwelling Unit (ADU) Permit to construct a new detached accessory dwelling unit is ministerial in nature and subject to administrative approval. Demolition Permit is required to alter more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.

Planner Weintraub summarized the development standards and project characteristics.

Architect Ken Catton and Landscape Architect Brad Eigsti described the project.

Chair Kruttschnitt opened the public comment.

Sam Livermore at 2 Ames Avenue expressed concerns about potential visual, aesthetic, and privacy impacts from downslope; specifically concerned about extended eaves, building heights, increased massing, and window locations.

Chair Kruttschnitt closed the public comment.

ADR Group Members discussed the merits of the project and provided the following comments:

Mark Kruttschnitt:

- The project adds a lot of mass and bulk from offsite/street views; not compatible with topography.
- Recommends designing to integrate better with natural topography and minimize visual impacts on the land.
- Existing roof is unobtrusive; new wings and supports would draw more attention.
- Recommends redesigning for less new bulk and mass.
- Driveway gate is heavy in design; does not match proposed open fencing.

Stephen Sutro:

- Supports modern aesthetic.
- Project lacks compatibility between existing residence and new buildings; specifically, fenestration is not compatible between buildings.
- Not architecturally comfortable with new flat eaves “mashed on” to sloped eaves; also, results in too much mass from offsite views.
- Cabana roof is bulky.

Mark Fritts:

- Most concerned about main house renovation; lots of new massing added from downslope views.
- Does not see new eaves working on the main house; would exacerbate shadows on the residence.
- Cabana height exacerbates bulk and massing; cabana roof mass is excessive.
- Pool house fenestration should be reduced/minimized.
- Underground storage space should be reduced/minimized to not be visible at hillsides.

Laura Dewar:

- Concerned about bulk and mass impacts from downslope view; cumulative impacts of extended eaves, new accessory buildings, and canopies.
- Project should be more responsive to the site and the neighboring properties.
- Outfacing balconies are not necessary; should be avoided for privacy impacts.

Josefa Buckingham:

- Concurs with previous comments by ADR Group Members.
- Recommends pulling in the entire project design: smaller, shorter, less grand.
- Lower accessory building heights; reduce building profiles from street views.
- Minimize/reduce glazing around front entrance to avoid offsite light/glare impacts.
- Provide a more open driveway gate to match the open fencing.
- Supports modern aesthetic.

The ADR Group unanimously recommended revisions to the currently proposed project design and additional review by the ADR Group prior to consideration by the Town Council.

Chair Kruttschnitt closed the hearing.

c. Fletcher Residence, 3 Willow Hill Road (A.P.N. 073-252-13)

Property Owner: Scott Fletcher

Applicant: Fischer Architecture

Project Summary: The applicant requests approval of Design Review and Hillside Lot Permit to construct a new pool and new decks at the back of the existing single-family residential property. Variances are required to construct new building projections with nonconforming side and rear yard setbacks; and to increase nonconforming building area.

Planner Weintraub summarized the development standards and project characteristics.

Architect Andrew Fischer described the project.

Chair Kruttschnitt opened the public comment.

Adrian Liggett at 10 Madrona Avenue expressed concerns about potential negative impacts on downslope properties, including visual/privacy, noise, and slope stability; does not believe variance request for setback encroachment is justified.

Chair Kruttschnitt closed the public comment.

ADR Group Members discussed the merits of the project and provided the following comments:

Mark Fritts:

- Appreciates removing/renovating existing rear decks, which have a looming effect; supports building architecture.
- Questions ability of property to accommodate a pool with topographic limitations, although proposed location is most suitable location on the lot.
- Does not support pool as proposed on the sloped site; does not believe variance findings for setback encroachment or increased nonconforming building coverage can be made.

Mark Kruttschnitt:

- Agrees with Mark Fritts' comments.
- Supports building deck reorganization.
- Property is highly visible to downslope neighbors.

- Does not support a new pool on the sloped lot; does not support variances for setback encroachment or increased nonconforming building coverage.

Stephen Sutro:

- Lot is a victim of zoning; substandard small lot in a district meant for larger lots and more restrictive standards.
- Supports building deck reconfigurations.
- Could support a new pool proposal if revised to comply with the “appropriate” zoning standards for the small lot, including 15-foot minimum setback and 15% maximum building coverage; and lowered by approximately 4 feet to fit into topography. Recommends “endless pool” design that would not require fencing/screening.

Josefa Buckingham:

- Road easement provides some relief for setback encroachment.
- Findings cannot be made to support the variance request to increase nonconforming building coverage.
- Pool needs to be lowered to fit with topography.
- The site may not accommodate a new pool.
- Does not support project as proposed.

Laura Dewar:

- Project needs to take into topography of the site.
- Difficult to support setback encroachments and increased nonconforming building coverage.
- Project would have significant impacts on downslope neighbors; looming appearance/presence.
- Does not support project as proposed.

The ADR Group unanimously recommended revisions to the currently proposed project design and additional review by the ADR Group prior to consideration by the Town Council.

Chair Kruttschnitt closed the hearing.

5. Conceptual Advisory Design Review.

None.

6. Information and Discussion.

ADR Group discussion on potential for returning to in-person meetings. The ADR Group recommended holding a videoconference meeting in May and further discussion at the May meeting to discuss potential for returning to in-person meetings in June. (Director Woltering)

7. Communications.

The Town's consultant for the Housing Element Update, Dyett & Bhatia, requests a "Key Informant Interview" with the ADR Group at the regular meeting of May 17, 2022. The Key Informant Interview will be structured as informal discussion meant to elicit candid input on planning issues and provide a broad sense of the community, major issues of concern, preferences, and practical constraints that may emerge during the preparation of the Housing Element Update. (Director Woltering)

8. Adjournment.

Chair Kruttschnitt adjourned the meeting at 9:36 p.m.

Next scheduled regular meeting date and time: May 17, 2022 at 7:00 PM.

DRAFT

ATTACHMENT 9

From: [Bill Poland](#)
To: [designreview](#)
Cc: [Bill Poland](#); [Mary Poland](#)
Subject: 1 Ames Avenue Application
Date: Wednesday, March 09, 2022 10:11:12 AM

Dear committee members,

We are the residents at 4 DeWitt Dr. in Ross. We have looked at the story flags and overall plans for the renovation and additions. Please accept this letter as our endorsement of the project. Thanks, Bill and Mary Poland

Bill R. Poland
Bay West Group
2175 Francisco Blvd. E, Suite G
San Rafael, CA 94901
(415) 552-7700
bpoland@baywestgroup.net

Matthew Weintraub

From: Len Rifkind <len@rifkindlawgroup.com>
Sent: Monday, March 14, 2022 10:11 AM
To: Matthew Weintraub
Cc: Lionel F. Conacher; Joan Dea
Subject: Mozaffarian Project, 1 Ames Avenue-Opposition to ADR approval for design review.
Attachments: 2022-03-13 Opposition to Mozaffarian Design Review.pdf

Matthew,

Please find attached our correspondence regarding the referenced matter. We will have photographs of story poles submitted later today.

Thank you,

Leonard ("Len") A. Rifkind

RIFKIND LAW & MEDIATION, PC

1010 B Street, Suite 200

San Rafael, California 94901

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C: 415-308-8269

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Named to **Superlawyers**, Northern California Real Estate Law, 2012-2021

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Telephone: (415) 785-7988 * www.rifkindlawgroup.com

Leonard A. Rifkind
len@rifkindlawgroup.com

March 13, 2022

VIA EMAIL ONLY: mweintraub@townofross.org

Matthew Weintraub, Planner
Town of Ross

Re: Mozaffarian Residence, 1 Ames Avenue

Dear Mr. Weintraub:

Our law firm represents Lionel Conacher and Joan Dea, the owners of 3 Upper Ames Avenue, located adjacent to the subject project. Our clients **oppose** Design Review approval for the project as presently designed.

The primary objections are:

- Privacy impacts;
- Mass and bulk of the second story;
- Light impacts;
- Lack of adequate landscape screening;
- Four (4) variances¹ for which mandatory findings cannot be made; and
- Location of the ADU, which does not appear to be intended to be used for housing purposes and therefore does not qualify for ministerial approval.

The proposed second story addition, second floor deck, new pool storage, outdoor shower, sports court and play structural all create varying degrees of visual, privacy and

¹Variance 1: New second-story addition located 22'-1" from the west side yard property and within the minimum required 25-foot side yard setback;

Variance 2: New pool storage and outdoor shower structure located 9'1" from the rear property line and 11'9" from the east side property line within the minimum required 40-foot rear yard and 24-foot side yard setbacks; and

Variance 3: New sports court and play structure located partially within the minimum required 25-foot east side yard and 25-foot front yard setbacks.

Variance 4. Nonconformity permit to expand an existing nonconforming structure. RMC Sec. 18.52.040.

Variance 5. Town granted a variance in 1985 for the existing pool house to be built in a required setback.

light impacts to 3 Upper Ames, as they are located within required setbacks. This project has an existing variance issued in 1985 and requires four new variances, indicating the project is not ready for approval.

Purpose of Design Review Not Met.

The proposed project does not satisfy the “purpose” of Design Review, which is to:

“[M]inimiz[e] overbuilding of existing lots and retaining densities consistent with existing development . . .” Ross Municipal Code (RMC) Sec. 18.41.010(b)(2).

“Discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression.” RMC Sec. 18.41.010(b)(6). **Comment:** The proposed second story additional presents, privacy, visual, light, mass and bulk impacts.

Design Review Guidelines Not Satisfied.

Ross Municipal Code (RMC) Section 18.41.100 provides the Design Review criteria and standards. The following guidelines are not satisfied for the proposed project:

Preservation of Natural Areas and Existing Site Conditions.

“Lot coverage and building footprints should be minimized where feasible, and development clustered . . .” RMC Sec. 18.41.100(a)(3). **Comment:** The ADU can be located outside a required setback, or added to the main house or existing pool house.

Relationship Between Structure and Site.

“There should be a balanced and harmonious relationship . . . between structures on the site and on the neighboring properties.” RMC Sec. 18.41.100(b). **Comment:** An alternative location for the proposed second story outside the setback is feasible.

Minimizing Bulk and Mass.

“New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.” RMC Sec. 18.41.100(c)(1). **Comment:** The existing house is legal non-conforming located 22’1” from the west property line where a 25-foot setback is required. Adding a second story to a non-conforming structure requiring a variance for which findings cannot be made creates excessive bulk and mass.

Materials and Colors.

“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.” “[S]tucco . . . should be used in moderation . . .” “Soft and muted colors in the earth tone and wood tone range are preferred . . .” RMC Sec. 18.41.100(d)(1), (2) and (3). **Comment:** The second story white colored stucco facing 3 Upper Ames creates unnecessary visual impact.

Natural Environment and Building in the Flood Zone.

“The filling and development of land areas within the one-hundred-year flood plain is discouraged.” RMC Sec. 18.41.100(i)(4). **Comment:** The proposed project adds the following new structures in the 100-year flood plain: Second story additional to legal non-conforming structure, new ADU, pool equipment, outdoor shower, sport court, and play equipment.

Landscaping.

“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.” **Comment:** An enhanced landscape plan with redwood trees should be able to screen and address most of the impacts of concern.

Visual Focus.

“The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.” RMC Sec. 18.41.100(l)(2). **Comment:** The proposed project has an ADU accessory structure that does not need to be located in a required setback and can be added to the main structure or existing pool house to minimize adding accessory structures.

Privacy.

“Building placement . . . should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties. Where nonconformities are proposed to be retained, the proposed structures and landscaping should not impair the primary views or privacy of adjacent properties to a greater extent than the impairment created by the existing nonconforming structures.” RMC Sec. 18.41.100(m). **Comment:** This guideline provides clear direction requiring redesign the

proposed project creates significant privacy impacts with the addition of the new second story located in a required setback.

Elimination of Nonconforming Structures.

The goal of every zoning ordinance is to eliminate legal non-conforming uses.

“ . . . [N]o conforming structure . . . shall be enlarged, extended, reconstructed or structurally altered” RMC Sec. 18.52.030. However, a nonconforming structure in a residential zoning district may be enlarged, extended, reconstructed or structurally altered with a nonconformity permit approved under Section 18.52.040 or 18.52.045, except that a floor area ratio variance shall be required to increase the square feet of nonconforming floor area” *Id.*, subsection (c).

“Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations.” RMC Sec. 18.41.100(n).

Comment: Here, the proposed project increases a non-conforming building by adding a second story that creates significant privacy impacts. It appears the applicant requires a nonconformity permit and a fourth variance appears for a floor area ratio variance. Four variances is four too many for any project. This is coupled with the existing variance issued in 1985 for the pool house would make five variances on the property, indicative of a project needing redesign. One of the mandatory findings to issue a nonconformity permit is compliance with the design review guidelines set forth in Section 18.41.100 and for all the reasons stated above, this finding cannot be made. See RMC Sec. 18.52.040(f)(3). Additionally, the second-floor addition as located will be injurious to properties in the vicinity. RMC Sec. 18.52.040(f)(5).

Relationship of Project to Entire Site.

“(1) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review.” RMC Sec. 18.41.100(o)(1).

“(2) Proposed work should be viewed in relationship to existing on-site conditions. Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.” RMC Sec. 18.41.100(o)(2).

Comment: Again, this project exacerbates a legal non-conforming structure by adding a second story to the structure.

Accessory Dwelling Unit.

The purpose of ADU's is to increase the overall housing supply. RMC Sec. 18.42.010. Given there are already two structures on the property—main and guest house, there is no right to a detached ADU. At best the applicants can add a junior

accessory dwelling unit connected to the main house. See RMC Sec. 18.42.065 [Town Council can permit two ADU's on a parcel at least one acre in size; Sec. 18.42.070 [JADU development standards]; Sec. 18.42.075 [one ADU and JADU per lot].

Further, our clients question whether the true intended use of the ADU will be for housing given its juxtaposition adjacent to the pool area. The plans even identify the structure as a "new pool pavilion." It is not clear from the perspective provided there is a bedroom? Rather, it appears to be a pool house serving recreational not housing needs. The proposed ADU will required a permit. RMC Sec. 18.42.030. Finally, the perspective provided does not provide a southern elevation facing our client's property, and in any event may not have any windows only clerestory. RMC Sec. 18.42.055(i).

Conclusion. Our clients support the applicants desire to remodel their property. Most of the impacts can resolved with landscape screening, and adjustments to the design to reduce the impacts to the second-floor addition and related deck. Further, our clients would prefer if the proposed pool pavilion/ADU was located in another area of the applicant's project outside the rear yard setback and actually provides housing.

Sincerely,

RIFKIND LAW GROUP

By: 
Leonard A. Rifkind

LAR/es

cc: clients













From: [Cindy Livermore](#)
To: [designreview](#)
Subject: Mozaffarian project: 1 Ames Ave, Ross CA 94957
Date: Wednesday, April 13, 2022 1:42:31 PM
Attachments: [MOZAFFARIAN PROJECT.docx](#)

Dear Matthew Weintraub and Design Review Group,

This is Cindy Livermore writing, owner of 2 Ames Avenue in Ross. Attached, please find our comments regarding the construction project for the Mozaffarian project at 1 Ames Avenue. We fully support their application and hope that you will approve their project as designed.

Respectfully submitted,
Cindy Livermore
2 Ames Ave
PO BOX 973
415-706-0697
cslivermore@gmail.com

Dear Ross Design Review, Ross Town Council, and Erin and Darius Mozaffarian,

This is Cindy Livermore writing, owner of 2 Ames Avenue in Ross. My husband Sam and I have reviewed your construction plans and we do not have any objections to your project. We have looked at the drawings carefully, as we are your direct neighbors across Ames Avenue, and feel that your design is tasteful and very lovely. We fully support you proceeding as designed. We feel grateful that you consulted us at the very beginning of your proposed project and that we could discuss the parameters of the design with you before things went too far down the design road. We would like to thank you for coming into our home to see from our front windows just what the impact would be on our view corridor, and thank you for considering all the landscape mitigation ideas that we talked about and agreed upon. We wish you well with your beautiful project and look forward to many years of good neighborhood friendship with you and your delightful children.

I would also like to briefly mention that we have traffic/parking concerns on Ames Avenue which I know you are fully aware of. Please remind your construction team, and especially your project manager/foreman, of the construction “rules” that exist in Ross. We, as your neighbors (who will be living here through your construction while you are living off-site) would totally appreciate it if everyone involved with the project is aware from the outset that the Monday-Friday 8AM-5PM work time exists, and that there is no construction work on weekends or holidays. We really hope your workers will adhere to this. While it is very, VERY tempting to begin assembling workers, trucks, and deliveries beginning at 6:15 AM, etc. we would not appreciate back up beeping, trucks congregating and idling with radios blaring, or multiple outdoor yelling conversations and laughter before starting time. It would be VERY thoughtful if the building team could remember to be respectful of the neighbors and of the acceptable noise/construction hours.

In addition, because Ames Avenue is very narrow, it is important to address truck parking so that there is as little inconvenience to neighbors as possible. It would be ideal if the trucks involved with your project could always be parked “on site” rather than all over our narrow neighborhood street. From past neighborhood projects, we have learned that when trucks are parked all up and down everywhere, it creates significant problems for fire trucks and emergency vehicles which apparently require 12’ on the roadway. Your driveway is quite large, so hopefully your workers will always park right on your property. There are many young children walking to/from school from the cul-de-sac end of Ames Avenue, and truck parking all along the side of the road makes it very difficult to assure their safety. Also, please be aware of a hydrant at the southwest end of our property, as CA hydrant rules require no parking within 15’ of hydrants. Finally it would also be ideal if you could provide us with a contact person from your job team so that if anything goes awry, we can notify them for assistance.

Thank you very much and good luck with this beautiful project. It will be lovely.
Cindy Livermore, PO BOX 973, 2 Ames Ave, 415-706-0697, cslivermore@gmail.com

From: [Scott Clark](#)
To: [designreview](#); [Matthew Weintraub](#)
Cc: [Holly Tate](#); [Erin Mozaffarian](#); [darius.mozaffarian](#)
Subject: 1 Ames Avenue
Date: Thursday, April 14, 2022 3:06:12 PM

Hi Matthew,

We are writing to confirm our support for the Mozaffarian's home project plans at 1 Ames Avenue, which is across the street from our home on Shady Lane. We have reviewed the project plans and think that the project will enhance the neighborhood. We understand that the revised plans do not ask for any variances, and we believe the Mozaffarians have been responsive to the design review recommendations.

We recommend approval to the Town Council.

Regards,

Scott Clark and Holly Tate

32 Shady Lane

From: [Len Rifkind](#)
To: [Matthew Weintraub](#)
Cc: [Lionel F. Conacher](#); jtd@joandea.com; [Ive Haugeland](#)
Subject: Opposition to ADR Approval for Project at 1 Ames Avenue, Ross
Date: Thursday, April 14, 2022 7:00:16 PM
Attachments: [2022-04-14 Opposition to Mozaffarian Design Review final.pdf](#)

Matthew,

Please include our opposition letter in the ADR packet please.

Respectfully,

Leonard A. Rifkind

RIFKIND LAW & MEDIATION, PC

1010 B Street, Suite 200

San Rafael, California 94901

T: 415-785-7988,

C: 415-308-8269

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Named to **Superlawyers**, Northern California Real Estate Law, 2012-2021

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Telephone: (415) 785-7988 * www.rifkindlawgroup.com

Leonard A. Rifkind
len@rifkindlawgroup.com

April 14, 2022

VIA EMAIL ONLY: mweintraub@townofross.org

Matthew Weintraub, Planner
Town of Ross

Re: Mozaffarian Residence, 1 Ames Avenue (the "Project")

Dear Mr. Weintraub:

Our law firm continues to represent Lionel Conacher and Joan Dea, the owners of 3 Upper Ames Avenue, located both the west and south boundaries of the Project. Our clients **oppose** Design Review approval for the project as presently designed.

The primary objections are:

- Privacy impacts;
- Mass and bulk of the second story;
- Light impacts;
- Noise impacts;
- Lack of adequate landscape screening;
- Four (4) variances¹ for which mandatory findings cannot be made; and
- Location of the ADU, which does not appear to be intended to be used for housing purposes and therefore does not qualify for ministerial approval.

The proposed second story addition, second floor deck, new pool storage, outdoor shower, sports court and play structural all create varying degrees of visual, privacy and light impacts to 3 Upper Ames, as they are located within required setbacks. This project has an existing variance issued in 1985 and requires *two* new variances, indicating the project is not ready for approval coupled with an existing variance for the "pool house" which is located almost entirely in the rear yard setback, coupled with an "ADU" that the landscape design refers to as a "pool cabana."

Purpose of Design Review Not Met.

¹Variance 1: New pool equipment room located 14'2" from the rear property line and 12'5" from the east side property line within the minimum required 40-foot rear yard and 25-foot side yard setbacks;

Variance 2. Nonconformity permit to expand an existing nonconforming structure. RMC Sec. 18.52.040.

Variance 3. Town granted a variance in 1985 for the existing pool house to be built in a required setback.

The proposed project does not satisfy the “purpose” of Design Review, which is to:

“[M]inimiz[e] overbuilding of existing lots and retaining densities consistent with existing development” Ross Municipal Code (RMC) Sec. 18.41.010(b)(2).

“Discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression.” RMC Sec. 18.41.010(b)(6). **Comment:** The proposed second story additional presents, privacy, visual, light, mass and bulk impacts. Such impacts can be mitigated through:

- **Landscaping.** Appropriate landscape screening along the westly and southerly commonly boundaries with 3 Upper Ames. The proposed Landscape Concept Plan (LCP), dated April 7, 2022, remains insufficient. The Conacher’s landscape architect consultant, Ive Haugeland, will present at the public hearing proposed screening that can be sufficient to mitigate the impacts of the second story.

Westerly Boundary. The applicant’s LCP proposes (ED) Eleaocarpus, 15 gallon, which is 4 to 6 feet when planted. The species should be “straight” and can grow to 20 feet. The initial size should be larger, at least 24-inch or 36-inch box plants, along the entire common westerly boundary. There is no specification of the number and spacing of plants on this west boundary.

Southwesterly Boundary. The proposed species, Magnolia Little Gem, is acceptable. The number of plants is acceptable. There is no reference to the initial size, which needs to be 48-inch box size.

Southerly Boundary From Tennis Court to Pool Cabana. Unclear if new plants are proposed or existing?

Southerly Boundary Behind Pool Cabana. English Laurel may not be an appropriate species because of the shade, and Podocarpus should be considered. Initial 15-gallon size is too small and should be 36-inch box size.

- **Reorient or Relocate Second Story Addition.** Altering the view angle of the proposed second story addition, or relocating it to the east creates less impact to 3 Upper Ames;
- **Screening of Second Story Deck.** Requiring an opaque screen on the second-floor deck to obscure view angles towards the Conacher’s master bedroom, living room and office. The proposed privacy head and planter is not sufficient.

- **Modify Building Materials/Color Palette.** Modifying all building materials and color palette facing the Conacher's residence from white to earth tones.

Design Review Guidelines Not Satisfied.

Ross Municipal Code (RMC) Section 18.41.100 provides the Design Review criteria and standards. The following guidelines are not satisfied for the proposed project:

Preservation of Natural Areas and Existing Site Conditions.

"Lot coverage and building footprints should be minimized where feasible, and *development clustered . . .*" RMC Sec. 18.41.100(a)(3). [Italics added].

Comment: Site Plan Not Clustered and Fails to Comply with Ministerial ADU Requirements. The location of the ADU dropped into the southeast corner, entirely within required setbacks a few feet from the pool is the antithesis of "clustered" development. Access requires walking across the entire property. This accessory structure should not be accorded ADU ministerial location rights for the following reasons:

- **Use is for Clubhouse or "Cabana" Purposes not Low-Income Housing.** The proposed ADU is not actually intended for housing, but in effect is a "clubhouse" for the adjacent pool. The site plan calls the existing accessory structure a "pool house." This property has in effect two pool houses? The purpose of an ADU is to increase the housing supply. RMC §18.42.010. Special zoning privileges accorded to ADU's do not apply to clubhouses or cabanas. Previous plans identified the proposed ADU as a "new pool pavilion." It is not clear from the perspective provided if there is a bedroom?
- **Existing "Pool House" is an ADU,** Project contains a guest house that acts as the ADU and is already located in a required setback. A second ADU is not permitted. Only one (1) ADU and (1) JADU is permitted. RMC §18.42.075.
- **Proposed New ADU does not Qualify as a JADU.** The ADU as a separate standalone building does not qualify as a JADU, which must be *within* the existing walls of an existing single-family residence. RMC §18.42.070(b). Further a JADU cannot exceed 500 square feet of gross floor area. RMC §18.42.070(e).

Relationship Between Structure and Site.

"There should be a balanced and harmonious relationship . . . between structures on the site and on the neighboring properties." RMC Sec. 18.41.100(b). **Comment:** A

better design would locate the second story farther to western side of the new residence where it would create less impact. Adding a purported ADU into the required rear setback coupled with a variance for the “Pool House” which is almost entirely in the rear setback as well makes a mockery of the concept of setback and stacks structures along the common boundary line where a setback of 40 feet is required.

Minimizing Bulk and Mass.

“New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.” RMC Sec. 18.41.100(c)(1). **Comment:** The second story addition to this new residence will have less bulk and mass impact on the Conacher residence if moved westerly. The new ADU, identified as a “Pool Cabana” should be reduced to height from 14’7” by flattening the roof at 10 feet in height.

Materials and Colors.

“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.” “[S]tucco . . . should be used in moderation . . .” “Soft and muted colors in the earth tone and wood tone range are preferred . . .” RMC Sec. 18.41.100(d)(1), (2) and (3). **Comment:** All building materials facing west towards the Conacher property should be soft and muted colors in the earth tone and wood tone range..

Natural Environment and Building in the Flood Zone.

“The filling and development of land areas within the one-hundred-year flood plain is discouraged.” RMC Sec. 18.41.100(i)(4). **Comment:** The proposed project adds the following new structures in the 100-year flood plain: Second story addition to legal non-conforming structure, new ADU, and pool equipment.

Landscaping.

“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.” **Comment:** An enhanced landscape plan as proposed above should be able to screen and address most of the impacts of concern.

Visual Focus.

“The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.” RMC Sec. 18.41.100(l)(2). **Comment:** The proposed project has an ADU accessory structure that does not need to be located in a required setback and can be added to the main structure or existing pool house to minimize adding additional accessory structures.

Privacy.

“Building placement . . . should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties. Where nonconformities are proposed to be retained, the proposed structures and landscaping should not impair the primary views or privacy of adjacent properties to a greater extent than the impairment created by the existing nonconforming structures.” RMC Sec. 18.41.100(m). **Comment:** This guideline provides clear direction requiring redesign the proposed project, in particular the new deck creates significant privacy impacts with direct view lines into the Conacher’s primary bedroom.

Elimination of Nonconforming Structures.

The goal of every zoning ordinance is to eliminate legal non-conforming uses.

“ . . . [N]o conforming structure . . . shall be enlarged, extended, reconstructed or structurally altered” RMC Sec. 18.52.030. However, a nonconforming structure in a residential zoning district may be enlarged, extended, reconstructed or structurally altered with a nonconformity permit approved under Section 18.52.040 or 18.52.045, except that a floor area ratio variance shall be required to increase the square feet of nonconforming floor area” *Id.*, subsection (c).

“Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations.” RMC Sec. 18.41.100(n).

Comment: The applicant requires a nonconformity permit and a third variance for a floor area ratio variance. Two variances is too many for any project. This is coupled with the existing variance issued in 1985 for the Pool House makes three variances on the property, indicative of a project needing redesign. One of the mandatory findings to issue a nonconformity permit is compliance with the design review guidelines set forth in Section 18.41.100 and for all the reasons stated above, this finding cannot be made. See RMC Sec. 18.52.040(f)(3). Additionally, the second-

floor addition as located will be injurious to properties in the vicinity. RMC Sec. 18.52.040(f)(5).

Relationship of Project to Entire Site.

“(1) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review.” RMC Sec. 18.41.100(o)(1).

“(2) Proposed work should be viewed in relationship to existing on-site conditions. Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.” RMC Sec. 18.41.100(o)(2).

Comment: Overall, the proposed landscaping to mitigate impacts is insufficient. The second story should be moved west and the ADU should be moved out of the setback, but at a minimum lowered in height.

Accessory Dwelling Unit.

The purpose of ADU's is to increase the overall housing supply. RMC Sec. 18.42.010. Given there are already two structures on the property—main and guest house; therefore, there is no right to a detached ADU. At best the applicant can add a junior accessory dwelling unit connected to the main house. See RMC Sec. 18.42.065 [Town Council can permit two ADU's on a parcel at least one acre in size; Sec. 18.42.070 [JADU development standards]; Sec. 18.42.075 [one ADU and one JADU per lot].

Further, our clients question whether the true intended use of the ADU will be for housing given its juxtaposition adjacent to the pool area. Prior plans even identify the structure as a “new pool pavilion,” and current plans as the “pool cabana.” It is not clear from the perspective provided there is a bedroom? Its location in the south east corner far from street access do not support use by a tenant. Rather, it appears to be a pool house serving *recreational* not housing needs. The proposed ADU will required a permit. RMC Sec. 18.42.030. The building materials again need to be soft muted earth and wood tones.

Conclusion. Our clients support the applicants' desire to remodel their property. Most of the impacts can be resolved with appropriate landscape screening, and adjustments to the design to reduce the impacts to the second-floor addition and related deck. Further, our clients would prefer if the proposed pool pavilion/pool cabana/purported ADU was located in another area of the applicant's Project outside the rear yard setback and actually provides housing.

Sincerely,

RIFKIND LAW GROUP

By: 
Leonard A. Rifkind

LAR/es

cc: clients

From: [Roseanna Lourdeaux](#)
To: [Matthew Weintraub](#); [designreview](#)
Subject: 1 Ames Avenue
Date: Saturday, April 16, 2022 2:59:37 PM

Dear Mr. Weintraub

We have called 34 Shady Lane home for the past 38 years. We are emailing to show our very strong support for the Mozaffarians' house remodel plans at 1 Ames Ave, which is very near to our home. We enjoyed a very nice walk through of the proposed improvements to their home. We believe their project will definitely enhance the neighborhood. In their revised plans, they are not asking for any variances and have been very responsive to the design review recommendations

We strongly support their plans and recommend approval to the Town Council.

Regards.

Wally & Roseanna Lourdeaux

34 Shady Lane

From: [Michael Millman](#)
To: [Matthew Weintraub](#); [designreview](#)
Cc: [Emily Millman](#)
Subject: 1 Ames
Date: Saturday, April 16, 2022 1:12:16 PM

Dear Matthew,

Hello. We are the owners of 7 Upper Ames and wanted to express our support of the Mozaffarians design review application, which is two doors down from our own home. We reviewed the latest plan, support them and encourage the ADR to recommend approval to the Town Council.

Best Regards,

Emily and Mike Millman

From: [Elssy Solano](#)
To: [Matthew Weintraub](#)
Cc: [Len Rifkind](#)
Subject: Lionel Conacher/Joan Dea: Note to Committee
Date: Tuesday, April 19, 2022 2:13:13 PM
Attachments: [2022-04-19 Note from Clients to Town of Ross re absence.pdf](#)

Mr. Weintraub,
Please find attached a pdf copy of a note from our clients regarding the Advisory Design Review Group Meeting scheduled for tonight at 7:00PM.
Thank you,
Elssy

[Elssy Solano](#)
Office Administrator / RIFKIND LAW & MEDIATION, PC
elssy@rifkindlawgroup.com | www.rifkindlawgroup.com
1010 B Street, Suite 200, San Rafael, CA 94901
t.: 415.785.7988



May we suggest that you consider the environment before printing this email?

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Date: April 18, 2022

From: Joan Dea and Lionel Conacher

To: ADR Committee Members, Town of Ross

Dear Committee Members:

We want to thank you for taking the time to review our materials and concerns. We regret not being able to attend as we are out of the country, and the time difference makes it difficult.

We value and respect our neighbors, Darius and Erin and their family, and would very much like to support their remodel. We have concerns that have not been addressed, and as we are not experts, we retained a landscape designer, Ive Haugeland, who will both illustrate our concerns and propose solutions.

Our attorney, Len Rifkind will be present as well.

Thank you for your consideration

Joan Dea and Lionel Conacher

Matthew Weintraub

From: Michele Iseli <michele@shadesofgreenla.com>
Sent: Tuesday, April 19, 2022 9:17 AM
To: Matthew Weintraub
Cc: Ive Haugeland; Joan Dea; Lionel F. Conacher; Len Rifkind
Subject: Hearing- Conacher and Mozaffarian Residence
Attachments: Conacher and Mozaffarian Residence Presentation.pdf; Conacher and Mozaffarian Residence.pptx

Hi Matthew,

Please see the attached pdf and ppt presentation for tonight's hearing in regards to the Conacher and Mozaffarian residence.

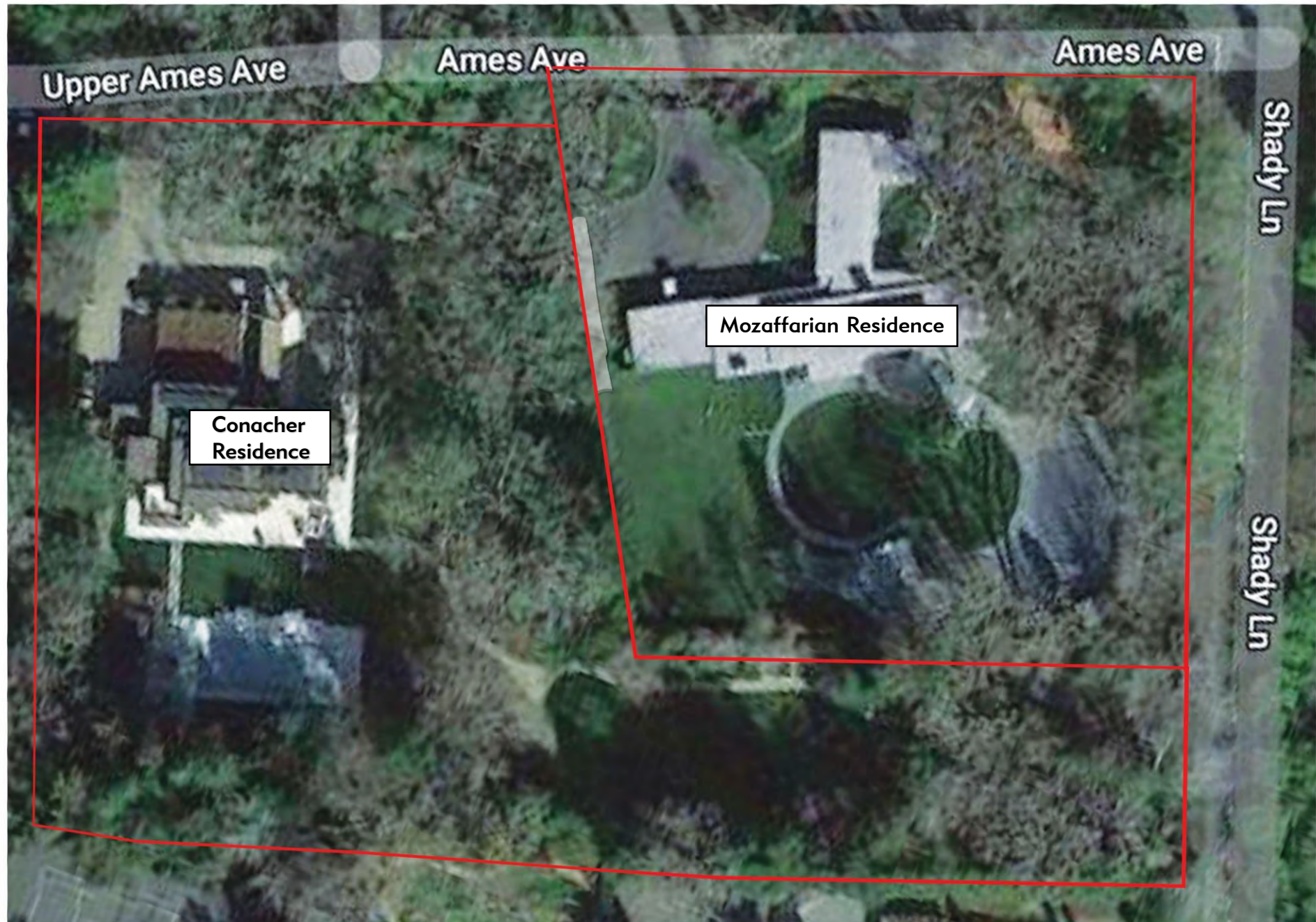
Thanks,
Michele

--

Michele Iseli | Landscape Designer



SHADES OF GREEN
LANDSCAPE ARCHITECTURE
1306 Bridgeway Blvd, Suite A
Sausalito CA 94965
415.332.1485
www.shadesofgreenla.com



Outreach

Since 3/15/22 ADR, Conacher's retained their own landscape architect and met on site with the applicant and their landscape architect. Unfortunately, main concerns of privacy are not addressed by applicant's current landscape plan. Conacher's offered to have the landscape architects meet and confer and that offer has not been accepted.

Mandatory Findings under RMC Sec. 18.41.100 cannot be made to approve design review.

- **(b) Relationship Between Structure and the Site.** Either relocate the second story to the west or screen site lines into Conacher property effectively
- **(c) Minimizing Bulk and Mass.** Second story at the far westerly end creates story monolith looking directly into Conacher property.
- **(d) Materials and Colors.** Require all materials facing Conacher property on the west and south to be earth tones.
- **(j) Landscaping.** Appropriate landscaping can reduce most of the impacts.
- **(m) Privacy.** Second story deck must be sited to protect privacy between properties.

Accessory Dwelling Unit

Ministerial approval and exemption from zoning constraints only applies if the use is for *housing*. RMC Sec. 18.42.010. The proposed structure has been entitled on applicants plans variously as "New Pool Pavilion" and "Pool Cabana."

Existing Views



View from Driveway



Bedroom Windows

Existing Views



South Lawn for Entertaining

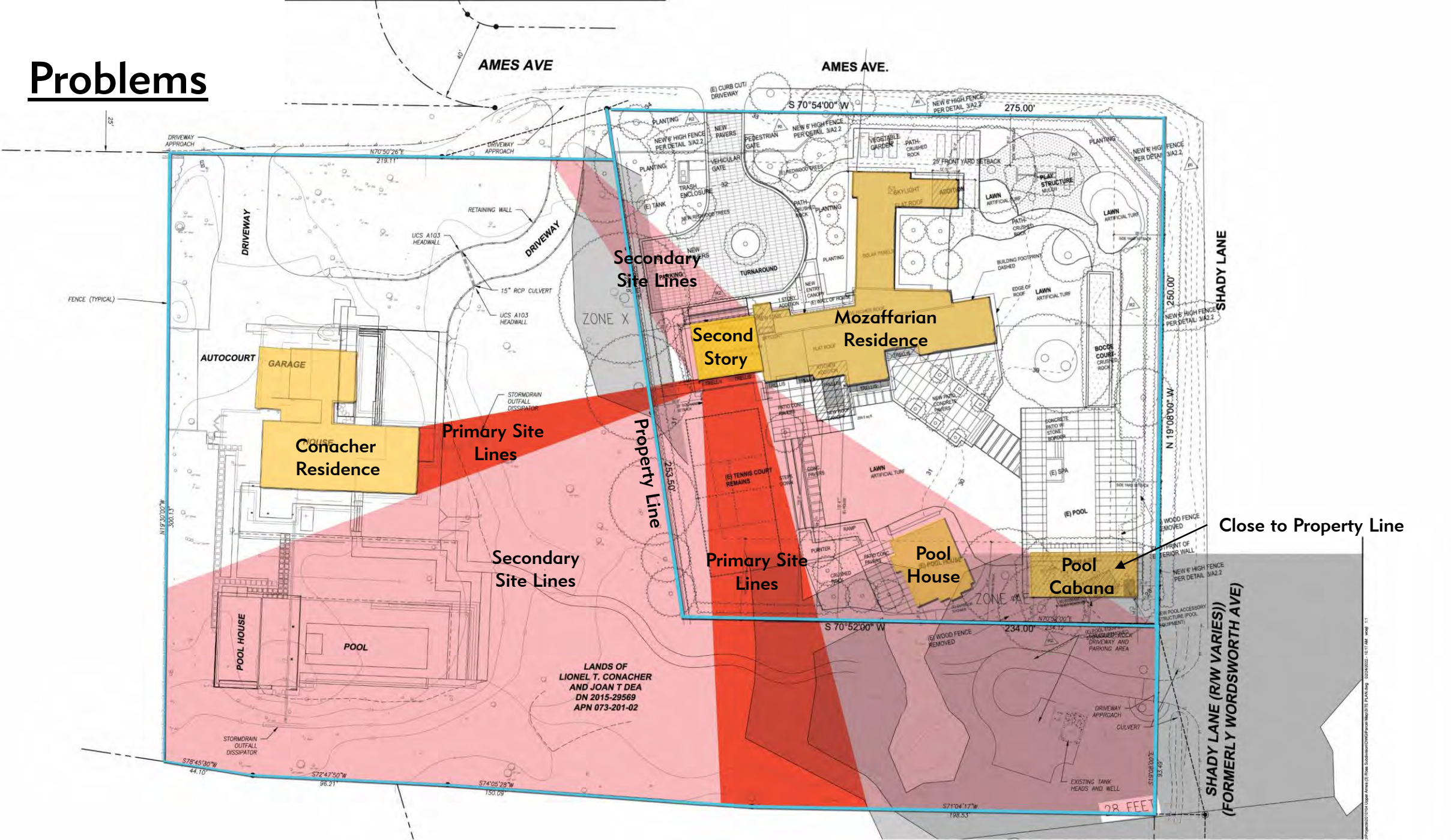


Bedroom Windows

Bedroom Views



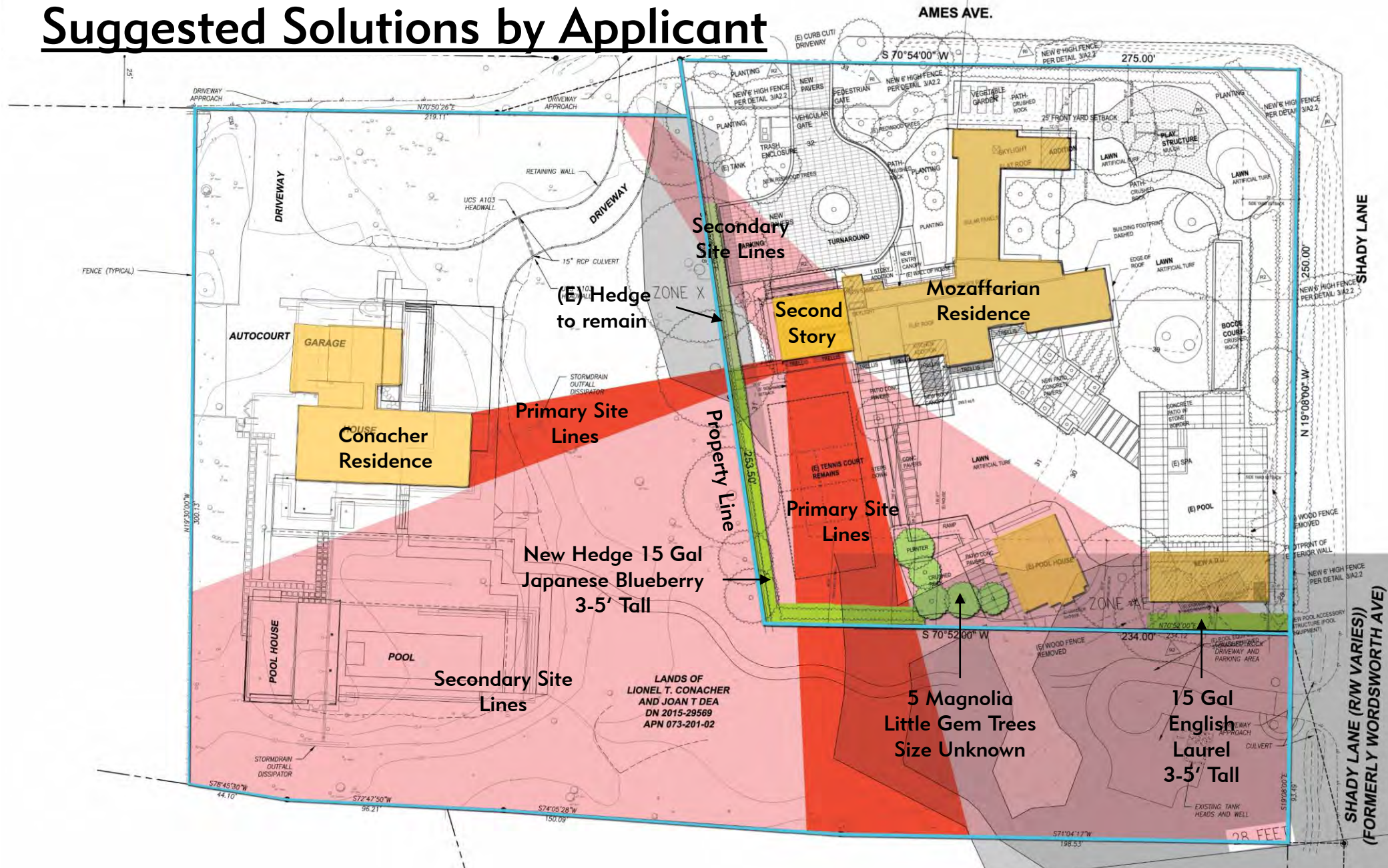
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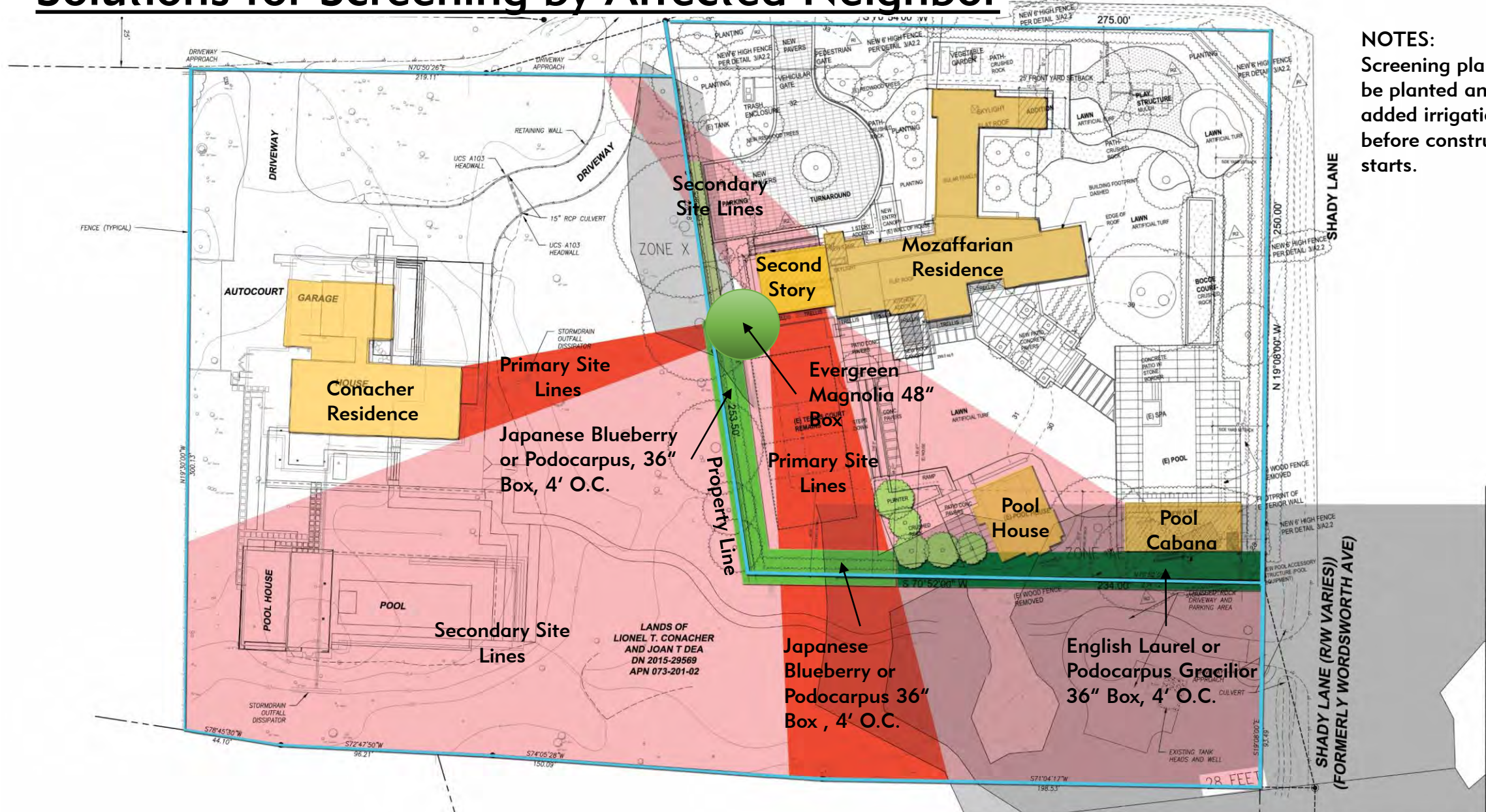
Incoming View of Second Story Towards South Lawn



Suggested Solutions by Applicant



Solutions for Screening by Affected Neighbor



NOTES:
Screening plants to be planted and added irrigation before construction starts.

North Section/ Elevation of Neighboring Properties



Screening Solutions by Affected Neighbor



Podocarpus Gracilior

15' Tall, 36" Box



From: [Mhy](#)
To: [Matthew Weintraub](#)
Subject: 1 Ames remodel
Date: Friday, April 29, 2022 4:59:41 PM

Dear Matthew,

My wife and I own 29 Shady Lane. We support the Mozaffarians' home improvement project at 1 Ames Avenue, which is across the street from our own home. We have had an opportunity to review the project plans and we would love to see it go forward. We encourage the Town Council to approve the project.

Sincerely,

Liora and Marcel Houtzager

From: [Courtney Kronenthal](#)
To: [Matthew Weintraub](#)
Subject: 1 Ames Ave project support
Date: Sunday, May 01, 2022 6:39:38 AM

Dear Matthew,

I live at 16 Upper Ames. I am writing to express my support for the Mozaffarians' home improvement project at 1 Ames Ave. I have had the opportunity to review the project plans and I fully support the project.

Best,
Courtney Kronenthal

Matthew Weintraub

From: Christa Johnson - Town Manager
Sent: Tuesday, May 03, 2022 3:19 PM
To: Matthew Weintraub
Cc: Linda Lopez; Rebecca Markwick
Subject: FW: 1 Ames Construction proposal
Attachments: Conacher and Mozaffarian Residence Presentation.pdf

FYI for the May 12 Council meeting item

*Christa Johnson
Town Manager, Town of Ross
PO Box 320
Ross, CA 94957-0320
415-453-1453 x107
cjohnson@townofross.org*

From: Lionel F. Conacher <lionelf@conacher.com>
Sent: Tuesday, May 3, 2022 1:22 PM
To: CouncilAll <towncouncil@townofross.org>
Cc: Len Rifkind <len@rifkindlawgroup.com>; Joan Dea <jtd@joandea.com>; ive@shadesofgreenla.com; Lionel F. Conacher <lionelf@conacher.com>
Subject: 1 Ames Construction proposal

Dear Madams and Sirs:

We are the owners at 3 Upper Ames in Ross and are writing to you regarding the proposed construction project at 1 Ames Avenue which is on the upcoming Ross Town Council meeting agenda. We would like to share information with you regarding the recent ADR Group Meeting on April 19th, 2020 where this matter was discussed and respectfully request integration of this information into your decision regarding the project. As you will note in the attached materials, we are effectively the only direct neighboring property of 1 Ames. While we were not at the meeting due to previously booked travel in overseas, our Landscape Design Advisor, Ive Haugeland and our lawyer, Len Rifkind were in attendance and acted on our behalf.

We would like to express three areas of concern:

First, unfortunately, Mr. Rifkind was prevented from attending the meeting fully and was not able to fully represent our concerns due to **technological issues initiated by the Town Planner**. Because of this we cannot be certain that our concerns were fully understood and reviewed. In light of this we ask that you review these materials carefully and with fresh eyes as we cannot be confident that all matters were fully and fairly communicated at the meeting. I've attached our presentation which largely outlines our privacy concerns.

Second, there was a discrepancy between the plans that were submitted and the representations made by the landscape architect for the 1 Ames project, Brad Eisgsti, during the meeting creating confusion as to the basis upon which the approval was given by the ADR committee. I've attached 2 landscape drawings submitted by the applicant for reference and would point you to the actual recording of the ADR session.

During the applicant's portion of the meeting at minute 13:15sec until minute 17:29 the landscape architect for 1 Ames, Brad Eisgsti, indicated that the applicant would be willing to do the following:

- Add an additional redwood tree on the Ames (NW) side of the property. ***Please note this does not address the issues we raise and does not impact us either way.***
- Increase fence size from 6-7 feet along the tennis court on the SW lot line. ***We do not wish to have a higher fence along this lot line and prefer the current fence.***
- Upsize and add a row of 24" box Elaeocarpus along the garage on the SW lot line. He notes that the plants along the tennis court can only be 15" boxes due to space constraints resulting from their desire to build a new fence inside the existing mutually owned chain link fence. It should be noted that the tennis court is fully within the legal setback on both the SW and SE lot lines.
- Upsize the 5 magnolias to 36" box trees along the SE side of the lot near the existing pool house. These replace the birch trees outlined on the current plan. The magnolias were verbally agreed with the owners of 1 Ames when we met with them on xxx as well but were not included in the updated submission.
- Add additional English Laurels behind the proposed ADU, however no mention of size, only that the existing laurels are 10-15 feet high, ***(The existing laurels are actually only 8-10 feet tall)***. It should be noted that the proposed ADU is 14'7" feet tall and only 13 feet from our property line and entirely inside the legal 40 foot rear lot line set back!

In requesting an updated plan following the ADR meeting we were told by the applicant that they intend to submit the existing plan with **no changes** for the Council Meeting. In asking for clarity from Matthew Weintraub on the ADR decision, we were informed that his view is that the ADR approved the plan as it was submitted, without any requirement for the additional landscape promises made by the applicant during the presentation. Clearly this is not what was intended when the ADR approved the project and we object to the ADR process here and the outcome where there is no means for the town to hold the applicant accountable for verbal representations they made in obtaining their approval.

Finally, there were several privacy concerns that were not addressed in the submission, one which is of the outmost concern to us. The new second story addition is a full wall of windows and has a porch off of it that looks directly into our master bedroom. This is of particular concern in the winter months when there is no foliage on the trees. As you also will see on our proposal, we had requested a large magnolia planted at the south corner of the two story addition, as well as a side screen on the porch of the addition, both to provide privacy from the view of our master bedroom suite. Given this is such a serious concern that was not addressed, we wonder whether there was not a full understanding of the concern due to an incomplete presentation due to the technical difficulties.

Given this we respectfully request that the Council approve the application with the additional landscaping that was promised by the landscape architect during the ADR meeting. Specifically,

1. Upsize and add a row of 24" box Elaeocarpus along the garage on the SW lot line.
2. Given the further constraints the owners are creating by building a fence in an already constrained space (as the tennis court is already well within the setback), leaving only 15 inches of planting space, we request that a new fence is not approved and that larger in 24" box Elaeocarpus be planted
3. Replace the birch trees outlined on the current plan with 36" box magnolia trees along the SE side of the lot near the existing pool house
4. Upsize the English Laurels from 8 to 10 feet behind the proposed ADU to 10 to 15 feet and add 6 additional English Laurels behind the proposed ADU

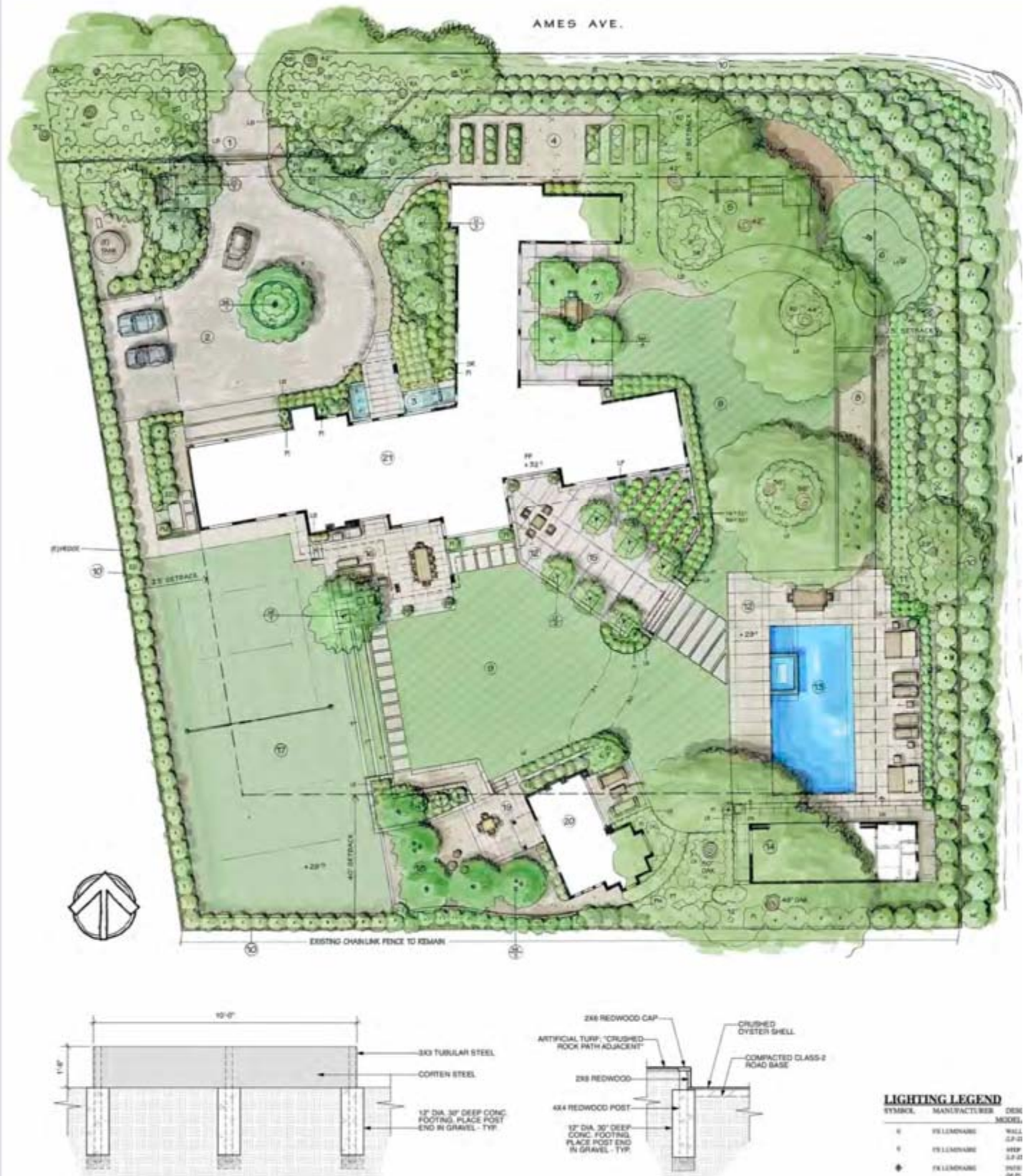
In addition, we would also request that the applicant be required to add a privacy screen to the porch addition and plant a large evergreen at the southeast corner of the addition to screen our property, in particular our master bedroom, for privacy.

We will be submitting an additional letter regarding the questionable legality of the proposed ADU.

Yours sincerely,

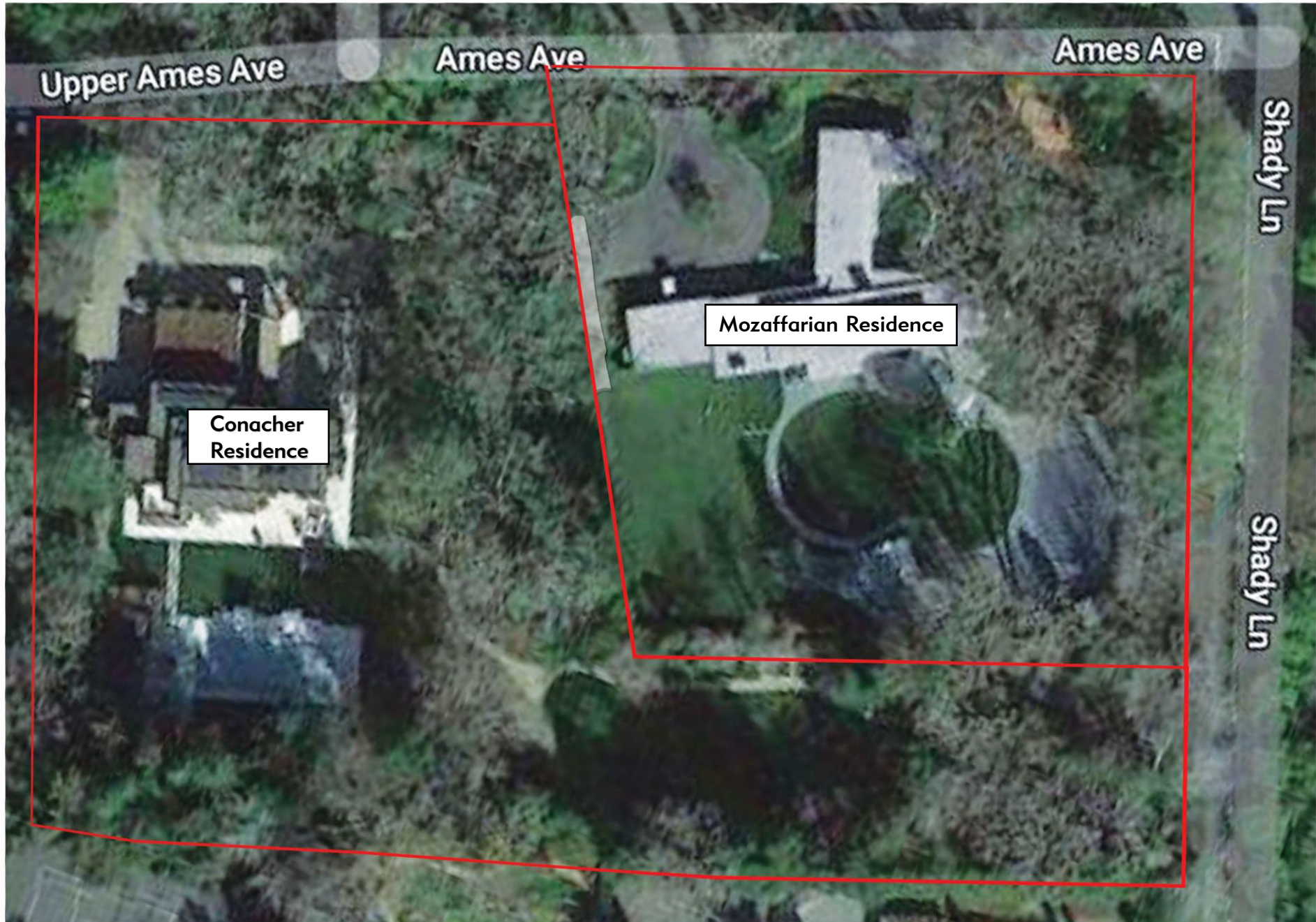
Joan Dea and Lionel Conacher

Lionel F. Conacher
415-860-1915





Lionel F. Conacher
415-860-1915



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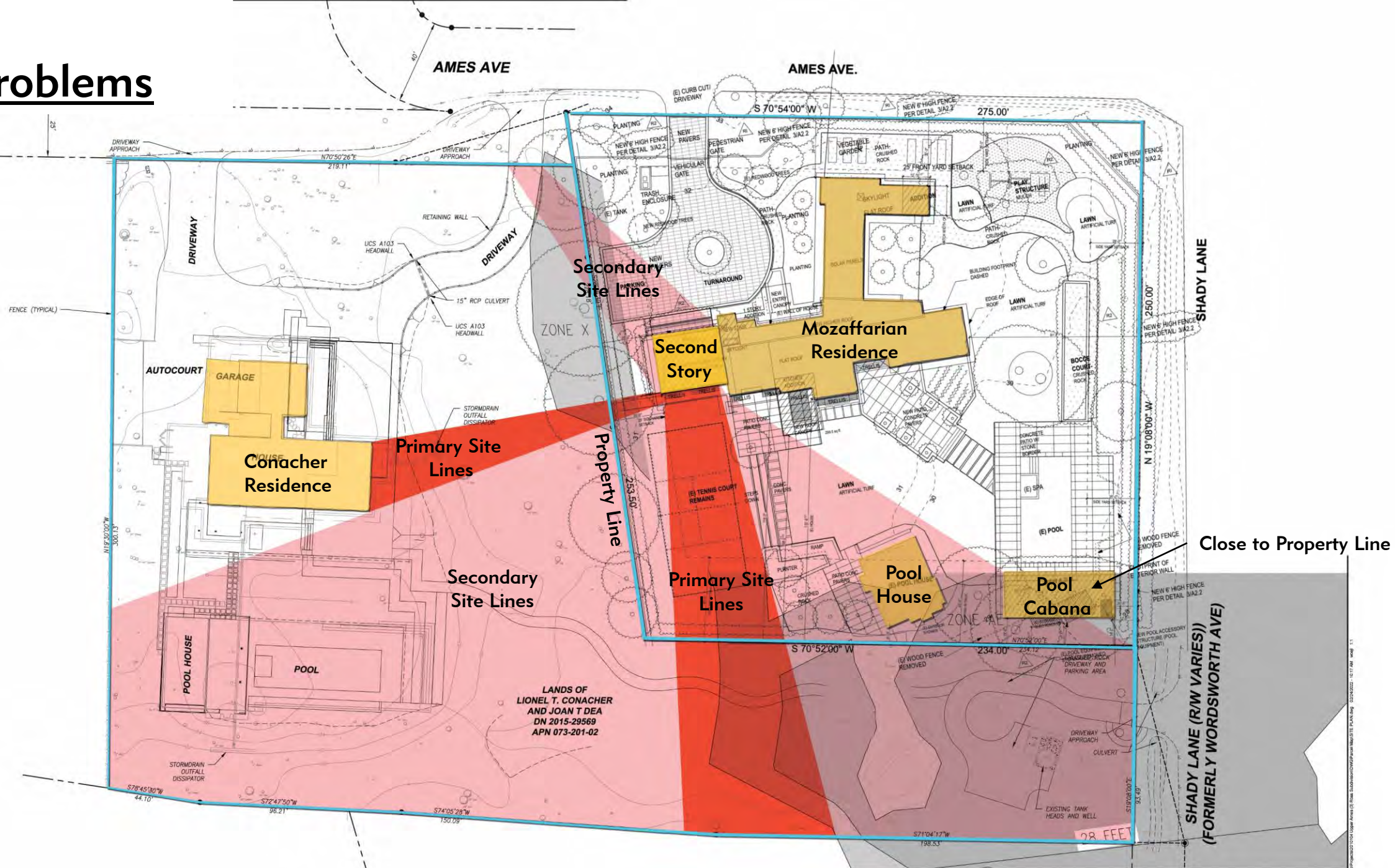


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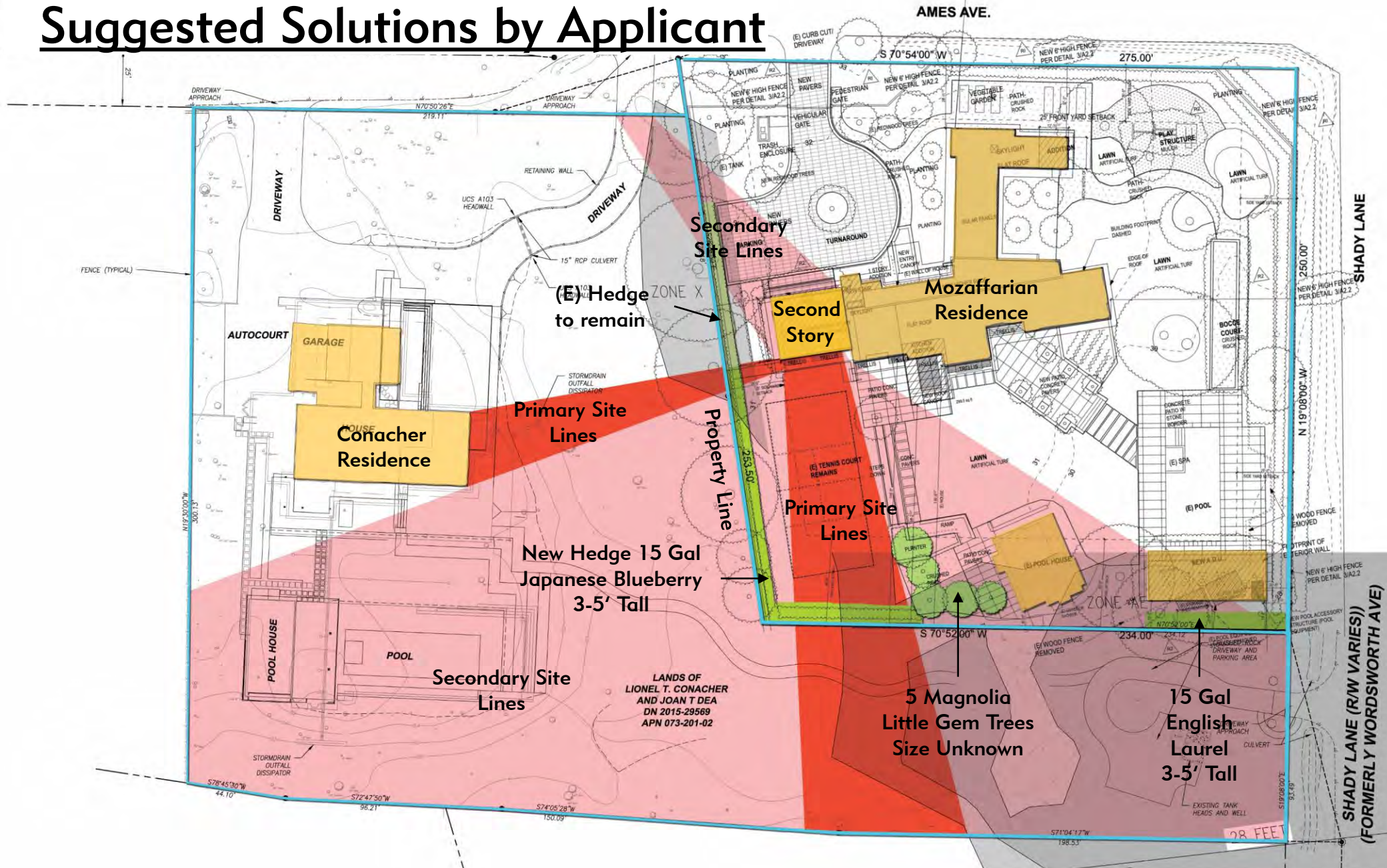
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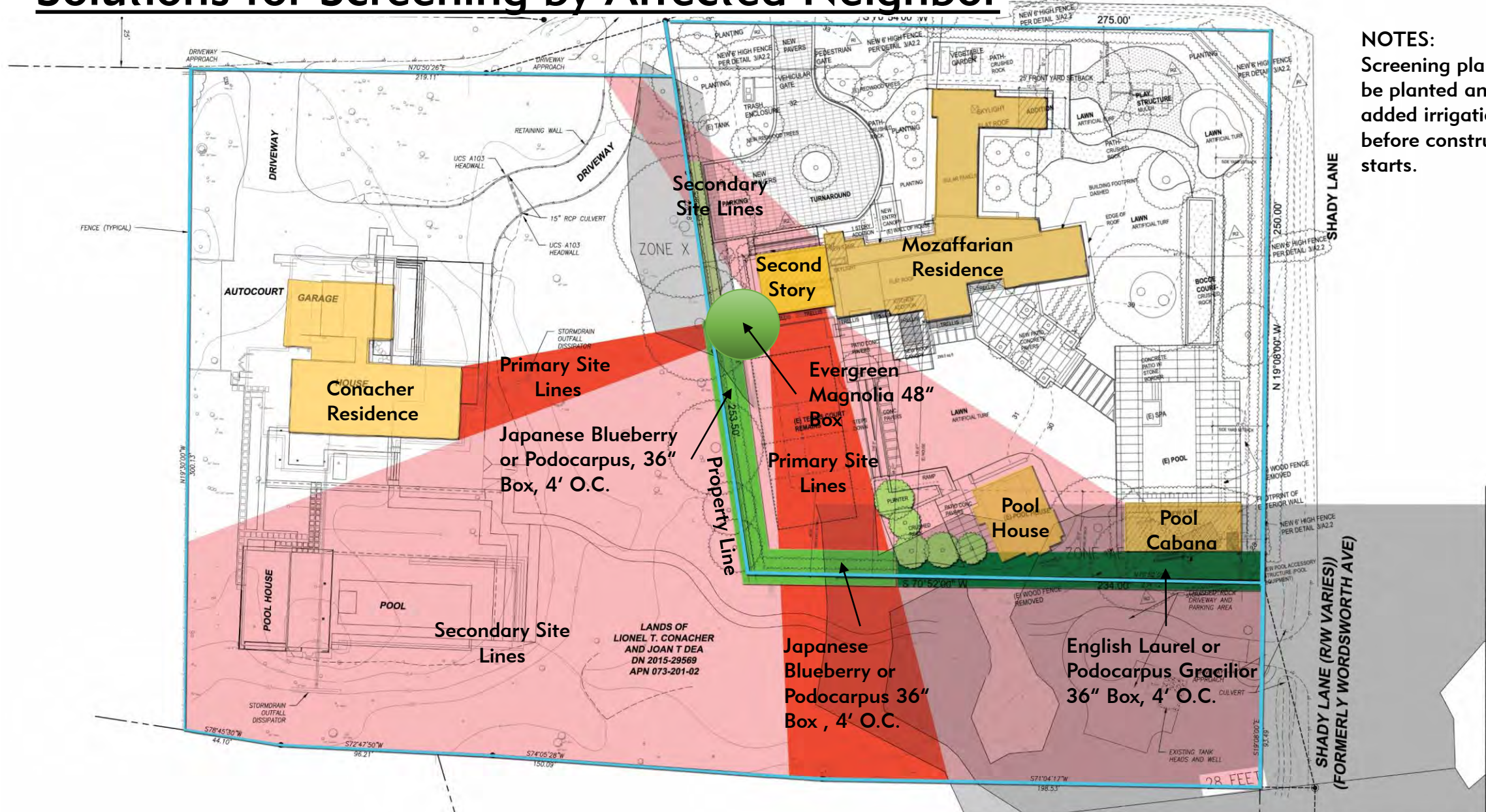
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Screening Solutions by Affected Neighbor



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15' Tall, 36" Box



From: [Christa Johnson - Town Manager](#)
To: [Matthew Weintraub](#); [Rebecca Markwick](#); [Linda Lopez](#)
Subject: FW: 1 Ames Avenue Application
Date: Wednesday, May 04, 2022 9:12:13 AM

fyi

*Christa Johnson
Town Manager, Town of Ross
PO Box 320
Ross, CA 94957-0320
415-453-1453 x107
cjohnson@townofross.org*

From: Bill Poland <BPoland@baywestgroup.net>
Sent: Wednesday, May 4, 2022 8:32 AM
To: CouncilAll <towncouncil@townofross.org>
Subject: 1 Ames Avenue Application

Dear Council members,

Mary and I have a conflict and not able to attend the May 12 meeting. We are supportive of the plans presented by the applicant. Thank you, Bill

**Bill R. Poland
Bay West Group
2175 Francisco Blvd. E, Suite G
San Rafael, CA 94901
(415) 552-7700
bpoland@baywestgroup.net**