



**Agenda Item No. 19.**

**Staff Report**

**Date:** November 10, 2022

**To:** Mayor Kuhl and Council Members

**From:** Rebecca Markwick, Planning & Building Director

**Subject:** 0 Bellagio Road

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**Recommendation**

It is recommended that the Town Council consider adoption of Resolution No. 2279 (**Attachment 1**) approving Design Review for the subject project as described below.

<b>Owner:</b>	Bellagio Ross LP
<b>Applicant:</b>	Geoff Gibson, Winder Gibson Architects
<b>Street Address:</b>	0 Bellagio Road
<b>Assessor Parcel Number:</b>	072-031-04
<b>Zoning:</b>	R-1: B-5A; Hillside Area
<b>General Plan:</b>	VL (Very Low Density)
<b>Flood Zone:</b>	X (Moderate/Minimal Risk)

**Project Description**

The project proposes to construct a new single-family residence, attached garage, and new landscaping and hardscape throughout the property. The site is an undeveloped lot with no vehicular access from Bellagio Road. The project proposes to construct a driveway in compliance with Fire standards which will provide enough space for a fire vehicular turn around. The driveway construction on the hillside, includes a series of retaining walls which will not exceed 6 feet in height. The retaining walls are proposed to be terraced, in the setback with landscaping in between each wall to help soften the appearance. Retaining walls up to six feet in height are permitted in the setback per the Hillside lot design regulations and guidelines.

### Project Data

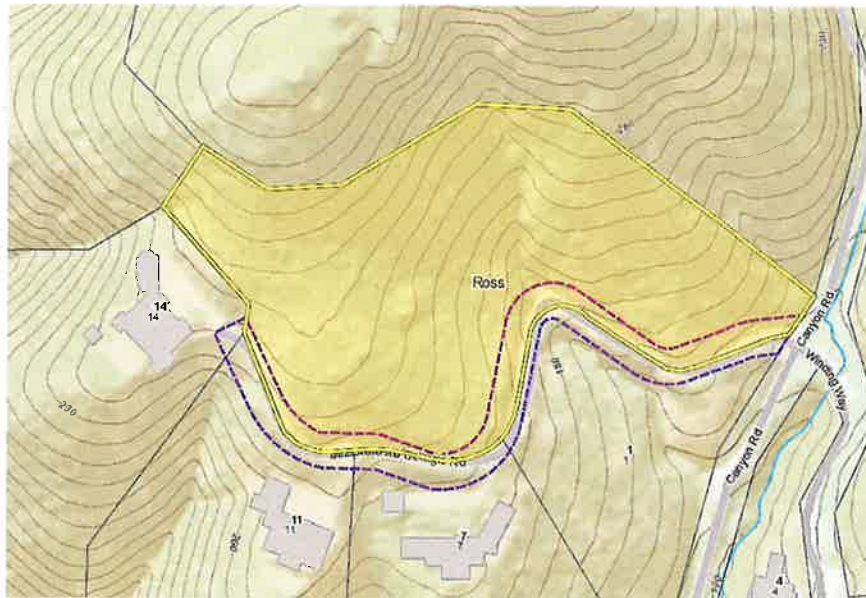
Project Item	Code Standard	Proposed
Lot Area	5 Acres	No change Existing Lot Area (Excluding Bellagio Road Easement 2.98 Acres)
Floor Area	8,000 SF	7,897 SF
Building Coverage	10% max. *	4,193 SF (3.23%)
Front Yard Setback (Street)	25'	38'7"
Side Yard Setback (Left)	45'	61'6"
Side Yard Setback (Right)	45'	375'7"
Rear Yard Setback	70'	119'4"
Building Height	30'	30'
Off-street Parking Spaces	4 (2 covered)	4 (3 Covered and 1 Uncovered)
Impervious Surfaces	Minimize and/or reduce **	Increase of 8,952 SF Impervious Surfaces (mitigated with bioretention facilities on site)

\*Parcels legally created prior to December 14, 1989 are subject to R-1: B-A regulations per RMC Section 18.32.020.

\*\*Impervious coverage guideline per Low Impact Development (LID) for Stormwater Management, Design Review criteria and standards, RMC Section 18.41.100 (t).

### Background

The project site is located on a vacant lot along Bellagio Road, with most of the lot along the north side of Bellagio Road and a small portion of the lot bordering Canyon Road. The lot is relatively large, 3.76 acres including all road easements. The lot is a hillside lot and subject to the Hillside Ordinance, with a slope of 35.46.



The proposed home is a two-story home over a partial basement consisting of 7,897 square feet including a 667 square foot attached garage. The project also includes construction of a new swimming pool, terracing, landscaping and bocce court. A portion of the first story of the home includes an indoor/outdoor living area that is referred to as the pavilion, which opens to a trellis covered outdoor kitchen located on a terrace and the swimming pool. The applicants intend to make an application for an ADU, shown on the site plan, sheet A1.00, however the ADU is not part of the proposed project as it will meet the requirements for ministerial review/approval. The primary exterior materials include vertical wood siding, creamy sand stucco, aluminum windows and doors in dark bronze, and stone veneer cladding. A standing seam metal roof in warm grey is proposed.

The project proposes to remove 101 trees and plant 2 trees. The majority of the tree removal is required by the Fire Department as well as creating a space to develop the home. Landscaping is proposed throughout the property where the home is proposed. The remainder of the trees will stay on the lot. New front yard gate and fence is proposed, and deer fencing is proposed surrounding the new development.

The architect has provided a thorough project description that is included in attachment 3.

The proposed project is subject to the following permit approvals:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** for new buildings exceeding 200 square feet of new floor area; fences and gates greater than 48" in height adjacent to the street right-of-way; retaining walls greater than 48" in height; an activity or project resulting in more than 50 cubic yards of grading or filling; a project resulting in

over 1,000 square feet of new impervious landscape surface; and redevelopment, rehabilitation, and/or renovation of existing landscaping over 2,500 square feet.

- **Hillside Permit is required for lots with a slope of 30 percent or more, pursuant to RMC Section 18.39.020.**

### **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.

On October 18, 2022, the ADR Group unanimously recommended that 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. The ADR discussed the project, and all recommended approval. A few of the ADR members had some architectural advice for the applicant and the applicant has amended the plans according to their advice. The project architect has also included a narrative of the changes (**Attachment 3**) based on the ADR comments.

Draft Minutes of the October 18, 2022, ADR meeting are included as Attachment 4.

### **Discussion**

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

#### ***Design Review***

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

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 exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding two hundred square feet of new floor area; and for an increase to the existing roof height.

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

- **The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. (Section 18.41.070 (b) (1))**
- **The project is in substantial compliance with the design criteria of Section 18.41.100. (Section 18.41.070 (b) (2))**
- **The project is consistent with the Ross General Plan and zoning ordinance. (Section 18.41.070 (b) (3))**

Staff recommends approval of Design Review, as summarized below and as supported by the findings in Exhibit "A" of the attached Resolution.

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. The proposed project is not monumental or excessively large size and is compatible with others in the neighborhood and do not attract attention to themselves. The project proposes 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. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. Landscaping protects privacy between properties, all proposed lighting is down lit with covered bulbs. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

#### **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 the minor alteration of existing private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, the project is Exempt under CEQA Guidelines Section 15303 New Construction, which exempts the construction of new single-family homes.

**Public Comment**

Public Notices were mailed to property owners within 300 feet of the project site prior to the meeting date pursuant to the Ross Municipal Code. No comments were received prior to the finalization of this report. Prior to the October 18, 2022 ADR meeting comments were received regarding the project. One email was received from the property owners, Brian, and Marie Collins, at 14 Bellagio Road. They are in support of the project, however, have a few concerns and comments. They are concerned with the sewer lateral, road maintenance after the project, and road repairs necessary after the project is complete, and future access to a landlocked parcel at the end of Bellagio Road.

**Attachments**

1. Resolution No. 2279
2. Project Plans
3. Application Materials
4. ADR Group Meeting Minutes, October 18, 2022 (draft)
5. Correspondence

# ATTACHMENT 1

# **TOWN OF ROSS**

## **RESOLUTION NO. 2279**

### **RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, FOR CONSTRUCTION OF A NEW TWO-STORY-WITH-BASEMENT, SINGLE-FAMILY RESIDENCE INCLUDING ATTACHED GARAGE AND LANDSCAPING IMPROVEMENTS LOCATED AT 0 BELLAGIO ROAD, A.P.N. 072-031-04**

**WHEREAS**, applicant Geoff Gibson, Winder Gibson Architect, on behalf of property owners Bellagio Ross LP has submitted an application requesting approval of Design Review for construction of a new 7,897-square-foot, two-story-with-basement, single-family residence including garage; and landscape and hardscape including a new pool and driveway at 0 Bellagio Road APN 072-031-04 (herein referred to as “the Project”).

**WHEREAS**, the Project is 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) and 15303 (New Construction), because it consists of the construction and location of limited numbers of new, small facilities or structures, including one single-family residence and a second dwelling unit in a residential zone; and

**WHEREAS**, on November 10, 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, 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 10<sup>th</sup> day of November 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**



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P. Beach Kuhl, Mayor

**ATTEST:**

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Linda Lopez, Town Clerk

**EXHIBIT "A"**  
**FINDINGS**  
**0 BELLAGIO ROAD**  
**A.P.N. 072-031-04**

**A. Findings**

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

**a) The project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010.**

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

**b) The project is in substantial compliance with the design criteria of RMC Section 18.41.100.**

As recommended by the Advisory Design Review (ADR) Group, the Project is in substantial compliance with the design criteria of RMC Section 18.41.100. The site would be kept in harmony with the general appearance of neighboring landscape. Lot coverage and building footprints would be minimized, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. New buildings constructed on sloping land are designed to relate to the natural landforms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site. Buildings would use materials and colors that minimize visual impacts and blend with the existing landforms and vegetative cover, including wood and stone. Good access, circulation would be provided consistent with the natural features of the site. Open fencing would be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse. Landscaping would be integrated into the architectural scheme to accent and enhance the appearance of the development, including attractive, fire-resistant, native species and replacement trees for trees removed by development. Landscaping would create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire. The Project would maximize permeability and reduce the overall impervious surface coverage on the property, by providing bioretention facilities to offset the new development, so that the post-development stormwater runoff rates from the site would be no greater than pre-project rates.

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

The Project is consistent with the allowed uses and general development standards associated with the Very Low Density land use designation of the General Plan, the Single Family Residence and Special Building Site zoning regulations, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**0 BELLAGIO ROAD**  
**A.P.N. 072-031-04**

1. This approval authorizes Design Review, Demolition Permit, and Accessory Dwelling Unit (ADU) Permit to demolish the existing two-story residence and accessory structures; construct a new 14,694-square-foot, two-story-with-basement, single-family residence including garage; construct a new 1,200-square-foot detached ADU; and new landscaping throughout the property including a new pool and driveway at 2 De Witt Avenue, APN 073-201-09(herein referred to as "the Project").
2. The building permit shall substantially conform to the plans entitled, "0 Bellagio Road" and dated 10/26/2022, and reviewed and approved by the Town Council on November 10, 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, Juneteenth, 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. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- u. 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.
- v. BEFORE FINAL INSPECTION, the Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
- i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc., are implemented.

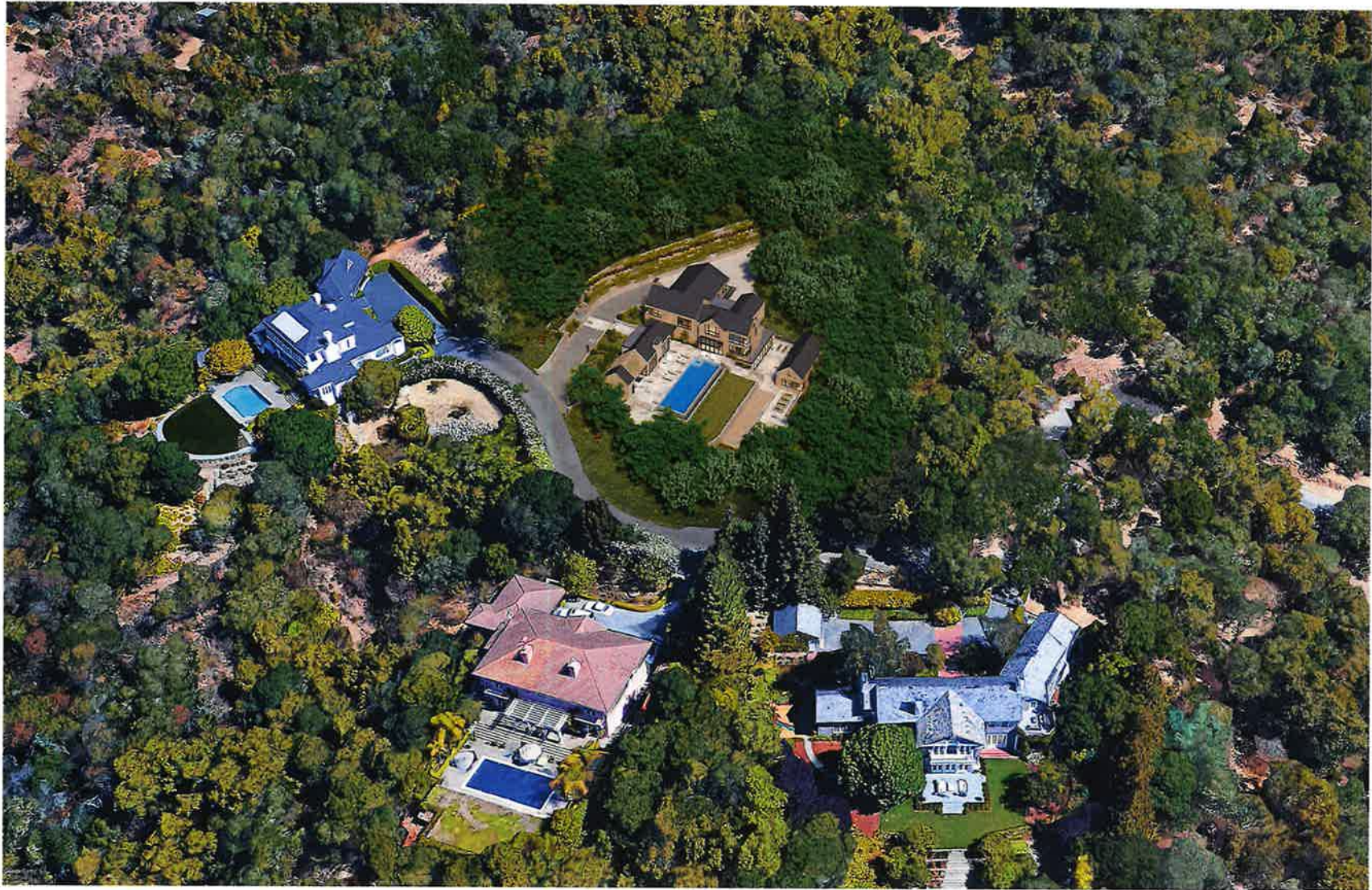
- ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.
  - iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.
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









EXTERIOR RENDERING - AERIAL VIEW

**WINDER  
GIBSON**  
architects

WINDER  
GIBSON  
ARCHITECTS

WWW.WGARCHT.COM

415.218.8534

188 mission street  
san francisco ca 94103



**O BELLAGIO ROAD**  
TOWN OF ROSS, CA 94957

APN: 072-031-04

PLANNING - DESIGN  
REVIEW

EXTERIOR RENDERING  
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**A0.01**

DATE	16/06/2022
SCALE	3" = 1'-0"
DRAWN BY: M. B. M. W. K.	

2/20





EXTERIOR RENDERING - FRONT FACADE

**WINDER  
GIBSON**  
architects

interior  
planning  
architecture

www.wgarch.com

T 415.378.8334

1838 nixon street  
san francisco, ca 94103



0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94367

APN: 072-031-04

PLANNING - DESIGN  
REVIEW

EXTERIOR RENDERING

A0.02

DATE	15/06/2023
SCALE	3" = 1'-0"
DRAWN BY	MM, BG, WJL/KC

2/26



EXTERIOR RENDERING - COURTYARD

**WINDER  
GIBSON**  
architects

interior  
planning  
architecture

WWW.WGPA7.COM

P.O. BOX 318, 654

1885 Mission Street  
San Francisco, CA 94103



0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94957

APN: 072-031-04

PLANNING - DESIGN  
REVIEW

EXTERIOR RENDERING  
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A0.03

DRAWN BY: MICHAEL WALKER  
SCALE: 1/8" = 1'-0"

2008



LED wall sconces in bronze

Standing seam roof in warm grey

Santa Barbara finish in creamy sand

Standing seam roof in warm grey

Adobo thermally modified Vulcan cladding

Aluminum Fleetwood windows and doors in dark bronze anodized finish

Italian Bluestone - Honed finish

LED wall sconces in bronze

Natural limestone in Ashlar random

1 STONE  
 2 WOOD SIDING  
 3 STUCCO  
 4 METAL ROOF/ACCENT METAL  
 5 METAL WINDOW/DOOR TRIM

FOR EXTERIOR MATERIAL DETAILS  
 SEE SHEET AC 04 EXTERIOR  
 MATERIAL PALETTE

[www.bfca.org.uk](http://www.bfca.org.uk)

1896 mission street  
san francisco ca 94103

A circular professional seal for Gregory Gibson, a Licensed Architect in the State of California. The seal contains the text: "LICENSED ARCHITECT", "GREGORY GIBSON", "21384", "NOT FOR CONSTRUCTION", "1981-2008", and "STATE OF CALIFORNIA".

0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94957

APN: 072-031-04

### PLANNING - DESIGN REVIEW

### EXTERIOR MATERIAL PALETTE

A0.04

DATE	10/06/2023
SCALE	1:100
DRAWN BY	BO. M. F. K.



## FORM AND MASSING PRECEDENT IMAGES

TRADITIONAL AND CLASSIC GABLE FORMS, RENDERED IN A CRISP, MINIMAL, CONTEMPORARY WAY  
BROKEN INTO VOLUMES AND WINGS DEFINED BY ROOF FORMS TO REDUCE THE VISUAL SCALE OF THE HOME  
ENTRY VOLUME WITH TRANSPARENCY THROUGH TO REAR YARD, REALIZED AS A 'BRIDGE' BETWEEN THE MAIN  
VOLUME OF THE HOME AND THE INDOOR/OUTDOOR PAVILION.

WINDER  
GIBSON  
architects

Intervent  
planning  
architecture

[www.ashaf.com](http://www.ashaf.com)

[illegible]

5234 mission street  
sunnyvale, ca 94089



0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94957

APN: 072-031-04

## PLANNING – DESIGN REVIEW

PRECEDENT IMAGES

A0.05

DATE	12/01/2002
SCALE	
DRAWN BY	SHUNJI MOTOYAMA





## EXTERIOR MATERIALS PRECEDENT IMAGES

NATURAL MATERIALS, LIGHT AIRY FEEL, CASUAL, YET BEAUTIFULLY COMPOSED.  
MUTED TONES WITH DARK ACCENTS AND WINDOWS  
VERTICAL WOOD SIDING IN A LIGHT NATURAL TONE  
LIMESTONE CLADDING ACCENTS, INCLUDING THE OUTDOOR PAVILION  
SELECT STUCCO ACCENTS  
MID-GREY STANDING SEAM METAL ROOF

WINDER  
GIBSON  
architects

regions  
planning  
architecture

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0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94957

APN: 072-031-04

## PLANNING - DESIGN REVIEW

### PRECEDENT IMAGES

A0.06

DATE	10/01/02
SCALE	
DRAWN BY	BC.MWF



## INTERIORS PRECEDENT IMAGES

NATURAL MATERIALS. LIGHT AIRY FEEL. CASUAL, YET BEAUTIFULLY COMPOSED.  
TEXTURED AND INVITING TOUCH.  
CLASSIC ELEMENTS AND DETAILS REALIZED IN A PARED DOWN CONTEMPORARY WAY.



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0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94057

APN: 072-031-04

PLANNING - DESIGN  
REVIEW

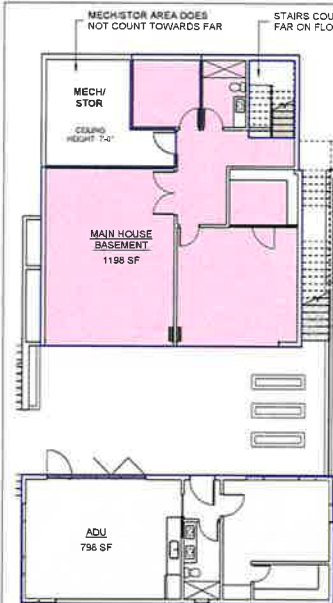
PRECEDENT IMAGES


A0.07

DATE: 16/06/2022  
SCALE:  
DRAWN BY: MARCO MARTIN

2022



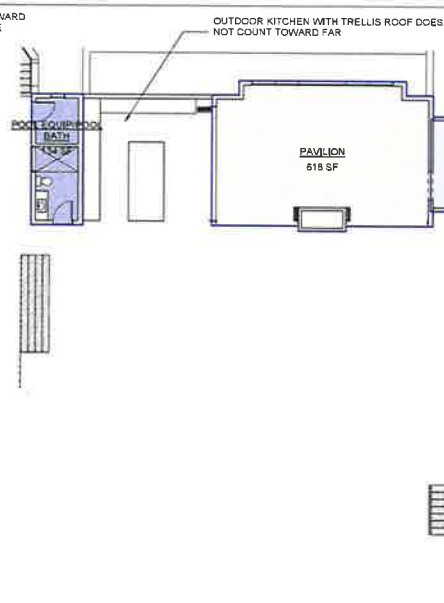


③ LOWER LEVEL / ADU  
1/8" = 1'-0"

#### Gross Area Legend

- ADU
- MAIN HOUSE BASEMENT

AREA SCHEDULE - ADU LEVEL	
Name	Area
ADU	798 SF
MAIN HOUSE BASEMENT	1198 SF

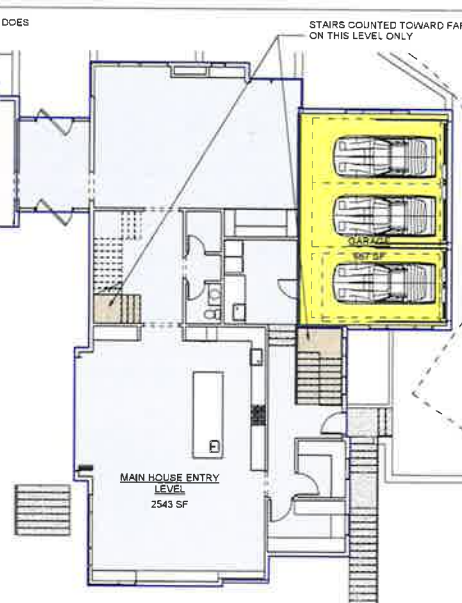


② ENTRY LEVEL  
1/8" = 1'-0"

#### Gross Area Legend

- GARAGE
- MAIN HOUSE ENTRY LEVEL
- PAVILION
- POOL EQUIP/POOL BATH

AREA SCHEDULE - ENTRY LEVEL	
Name	Area
MAIN HOUSE ENTRY LEVEL	2543 SF
PAVILION	618 SF
POOL EQUIP/POOL BATH	134 SF
GARAGE	667 SF
Grand total: 4	3962 SF



① UPPER LEVEL  
1/8" = 1'-0"

#### Gross Area Legend

- MAIN HOUSE UPPER LEVEL

AREA SCHEDULE - UPPER LEVEL	
Name	Area
MAIN HOUSE UPPER LEVEL	2817 SF

#### PROJECT TOTALS:

MAIN HOUSE (HABITABLE SPACE)	
MAIN HOUSE BASEMENT	1198 SF
MAIN HOUSE ENTRY LEVEL	2543 SF
PAVILION	618 SF
MAIN HOUSE UPPER LEVEL	2817 SF
Grand total: 7177 SF	
MAIN HOUSE (FAR)	
MAIN HOUSE BASEMENT	1198 SF
GARAGE	667 SF
MAIN HOUSE ENTRY LEVEL	2543 SF
PAVILION	618 SF
POOL EQUIP/POOL BATH	134 SF
MAIN HOUSE UPPER LEVEL	2817 SF
Grand total: 7978 SF	
ADU	798 SF
ADU	798 SF

#### FAR CALCULATION PER ROSS PLANNING DEPT

PARCEL SIZE: 146,751 SF  
 LOT SIZE (EXCLUDING BELLAGIO ROAD EASEMENT AND POSSIBLE FUTURE EASEMENT TO ADJACENT LOT): 128,602 SF  
 SLOPE: 35.4663%  
 H.O. FAR: 8,170 SF  
 LOT SIZE (EXCLUDING BELLAGIO ROAD EASEMENT ONLY): 129,622 SF  
 SLOPE: 35.4553%  
 H.O. FAR: 8,320 SF

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0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94957

APN: 072-031-04

PLANNING - DESIGN  
REVIEW

AREA PLANS  
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A0.40

DATE: 10/04/2022  
SCALE: As indicated  
DRAWING NO: 00-WIND-18



0 BELLAGIO ROAD  
TOWN OF ROSS, CA 94057

APN: 072-031-04

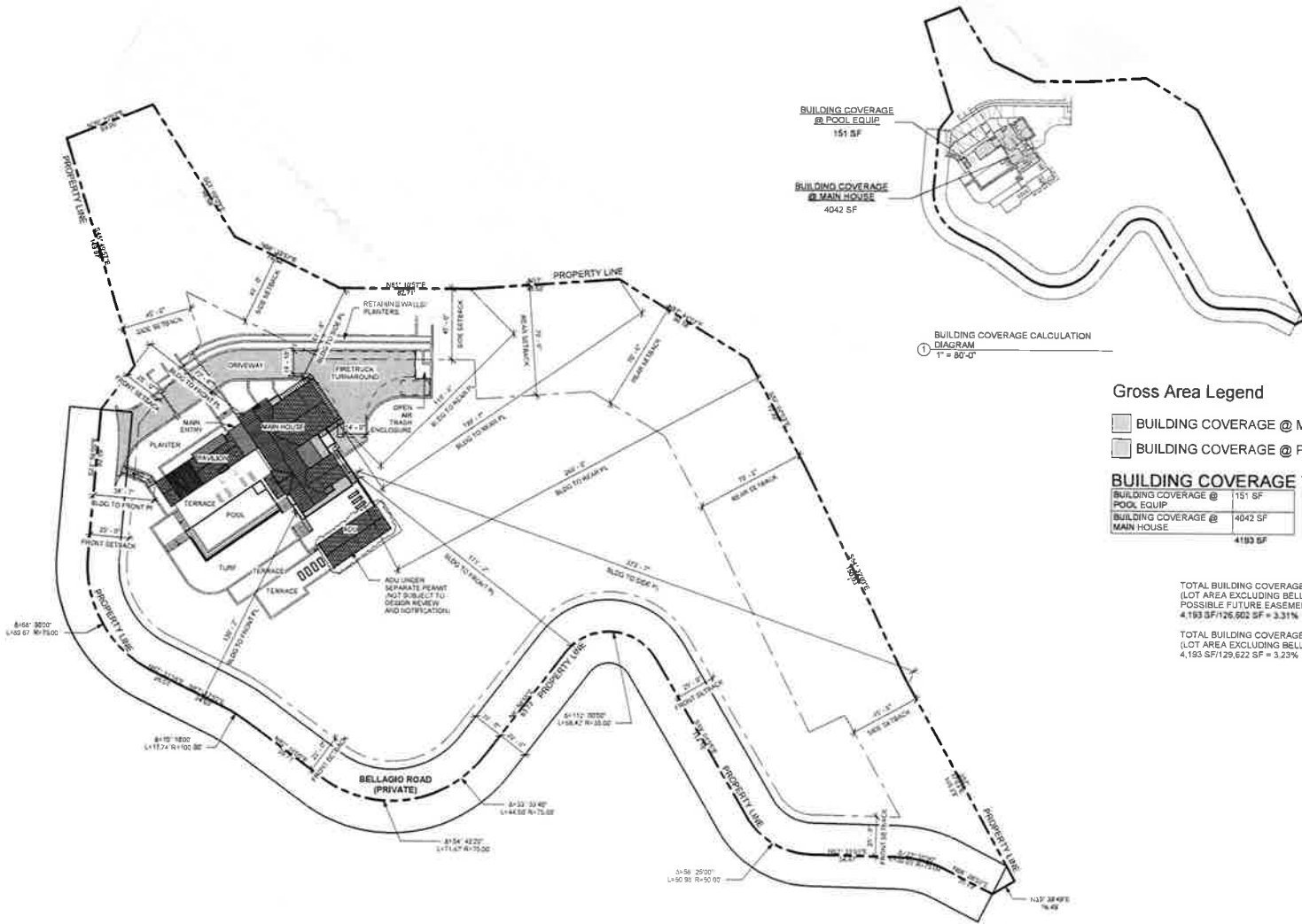
PLANNING - DESIGN  
REVIEW

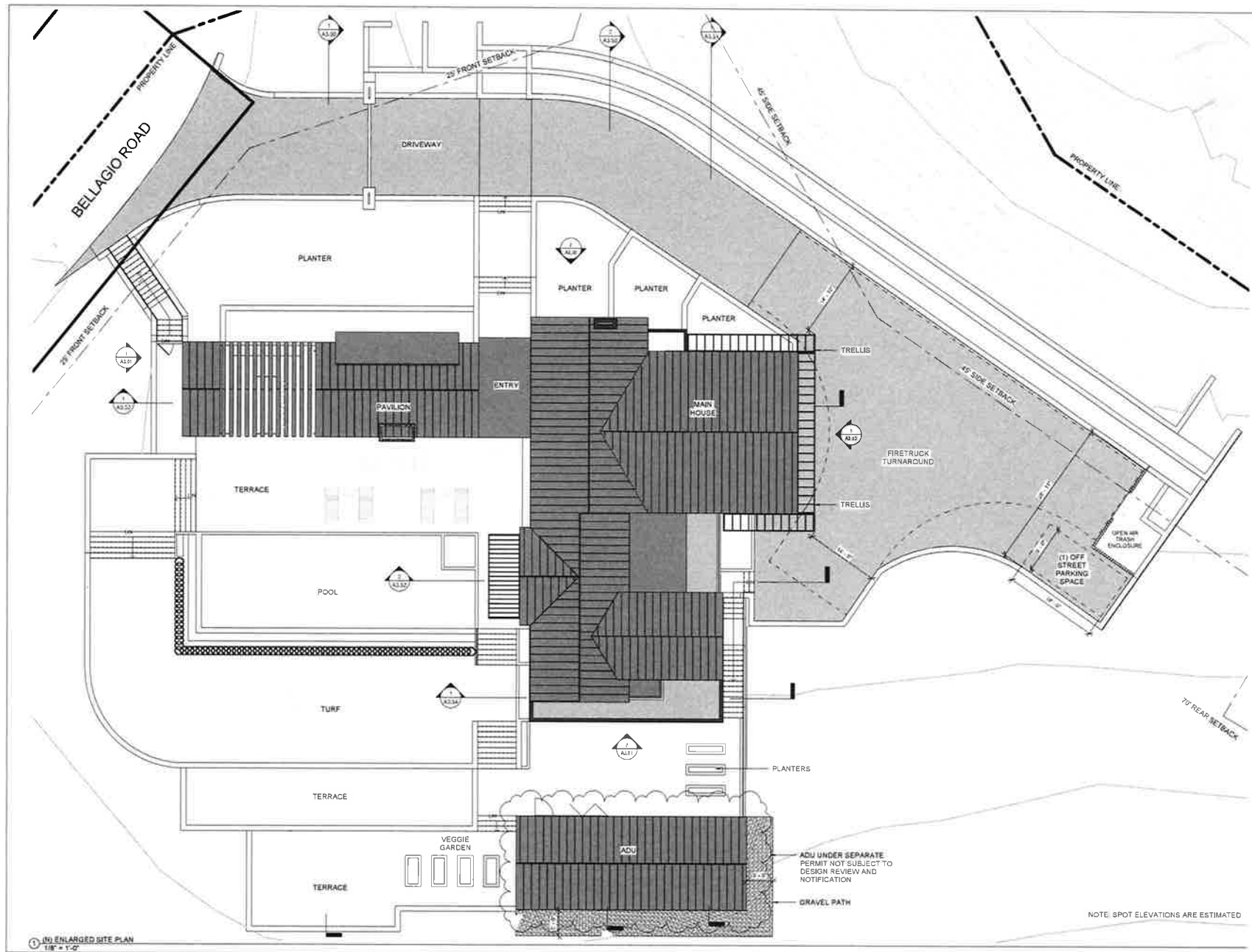
SITE PLAN

DATE 12/02/2022  
SCALE As Shown  
DRAWN BY M. BROWN

A1.00

3/20





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1 #15, 318,834  
1.000 1.000 1.000  
1.000 1.000 1.000



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APN: 072-031-04

PLANNING - DESIGN  
REVIEW

ENLARGED SITE PLAN

DATE	10/20/2022
SCALE	1/8" = 1'-0"
DRAWN BY	W.G. WINDY
CHECKED BY	W.G. WINDY
DATE	10/20/2022

A1.01

2/20

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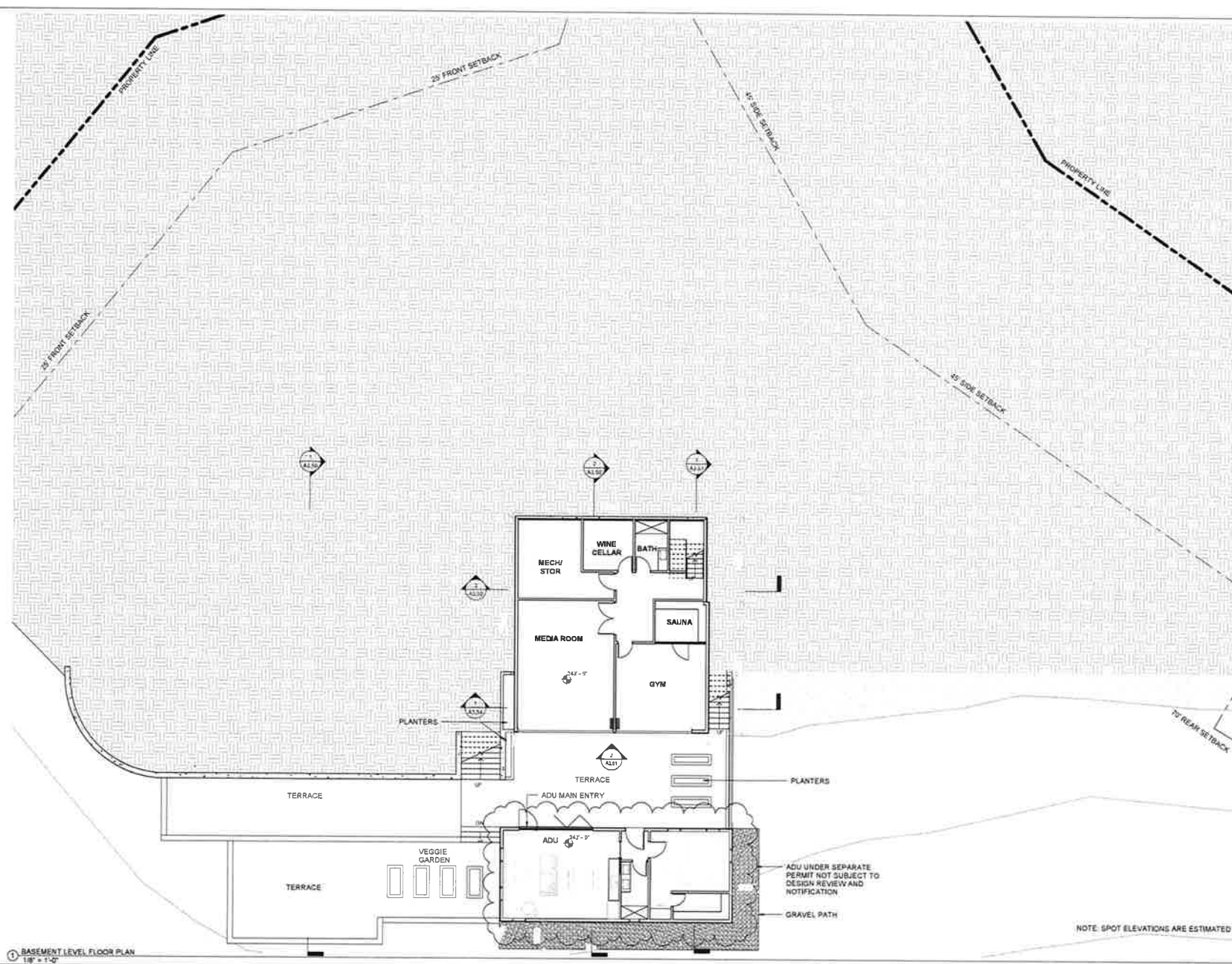
PLANNING - DESIGN  
REVIEW

BASEMENT LEVEL FLOOR  
PLAN

DATE 10/06/2012  
SCALE 1/8" = 1'-0"  
DRAWN BY: WYB, MIA, J.H.

**A2.00**

2000



NOTE: SPOT ELEVATIONS ARE ESTIMATED

1. BASEMENT LEVEL FLOOR PLAN  
1/8" = 1'-0"

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PLANNING - DESIGN  
REVIEW

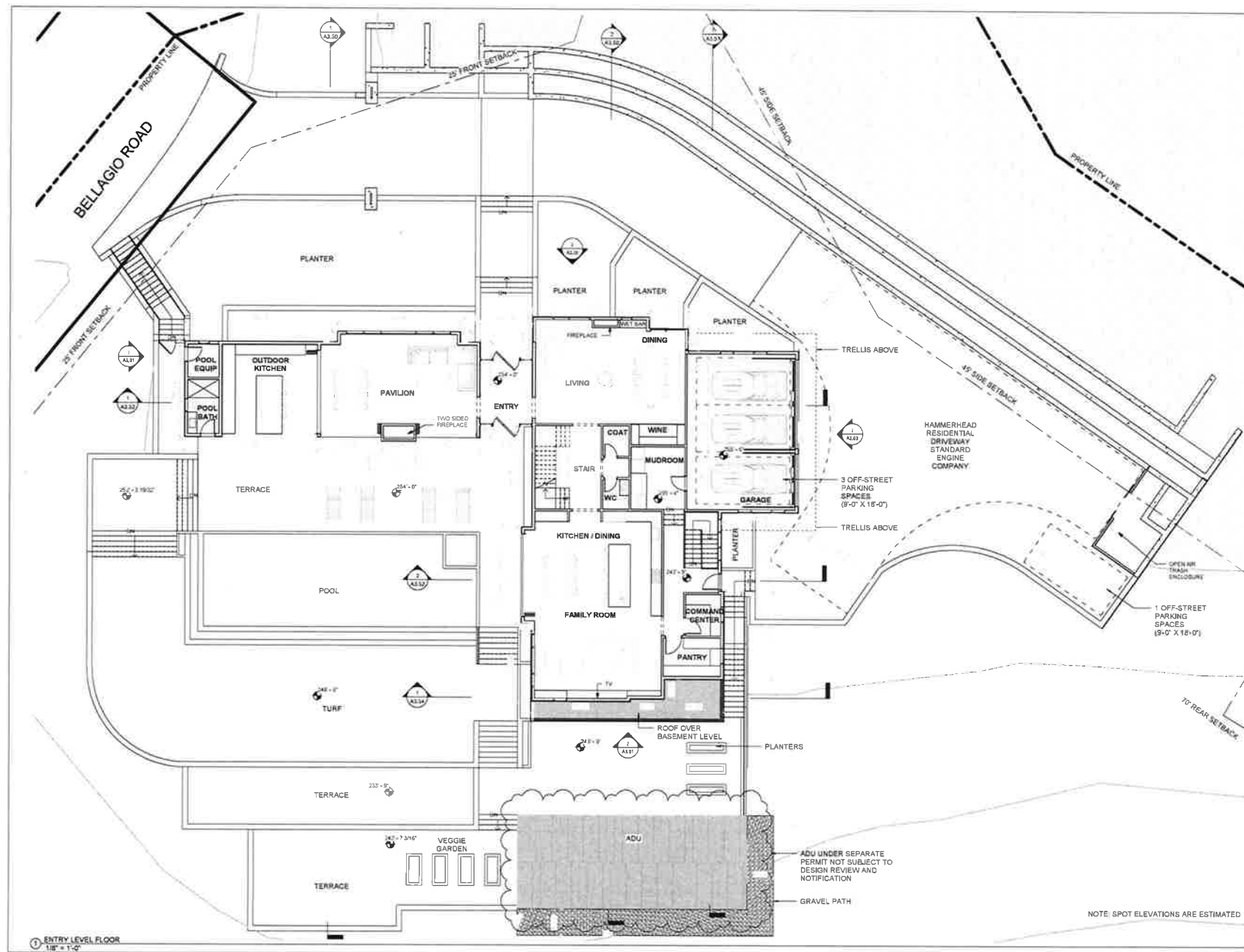
ENTRY LEVEL FLOOR PLAN



**A2.01**

DATE: 10/04/2022  
SCALE: 1/8" = 1'-0"  
DRAWN TO: 1/8" = 1'-0"

2355



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PLANNING - DESIGN  
REVIEW

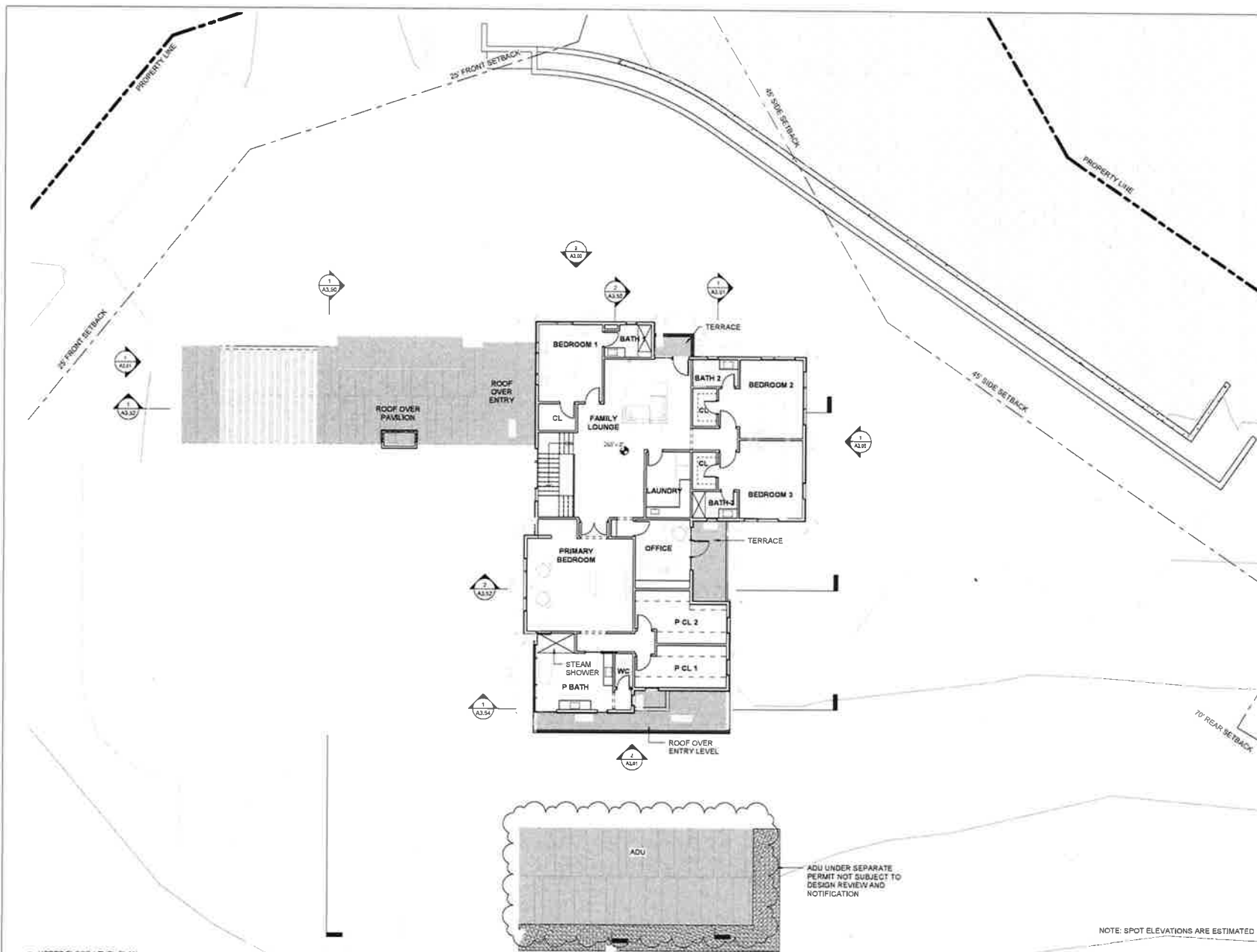
UPPER LEVEL FLOOR PLAN




**A2.02**

DATE: 10/26/12  
SCALE: 1/8" = 1'-0"  
DRAWN BY: M. MCWILLIAMS

1/200



NOTE: SPOT ELEVATIONS ARE ESTIMATED

1 UPPER FLOOR LEVEL PLAN  
1/8" = 1'-0"

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APN: 072-031-04

PLANNING - DESIGN  
REVIEW

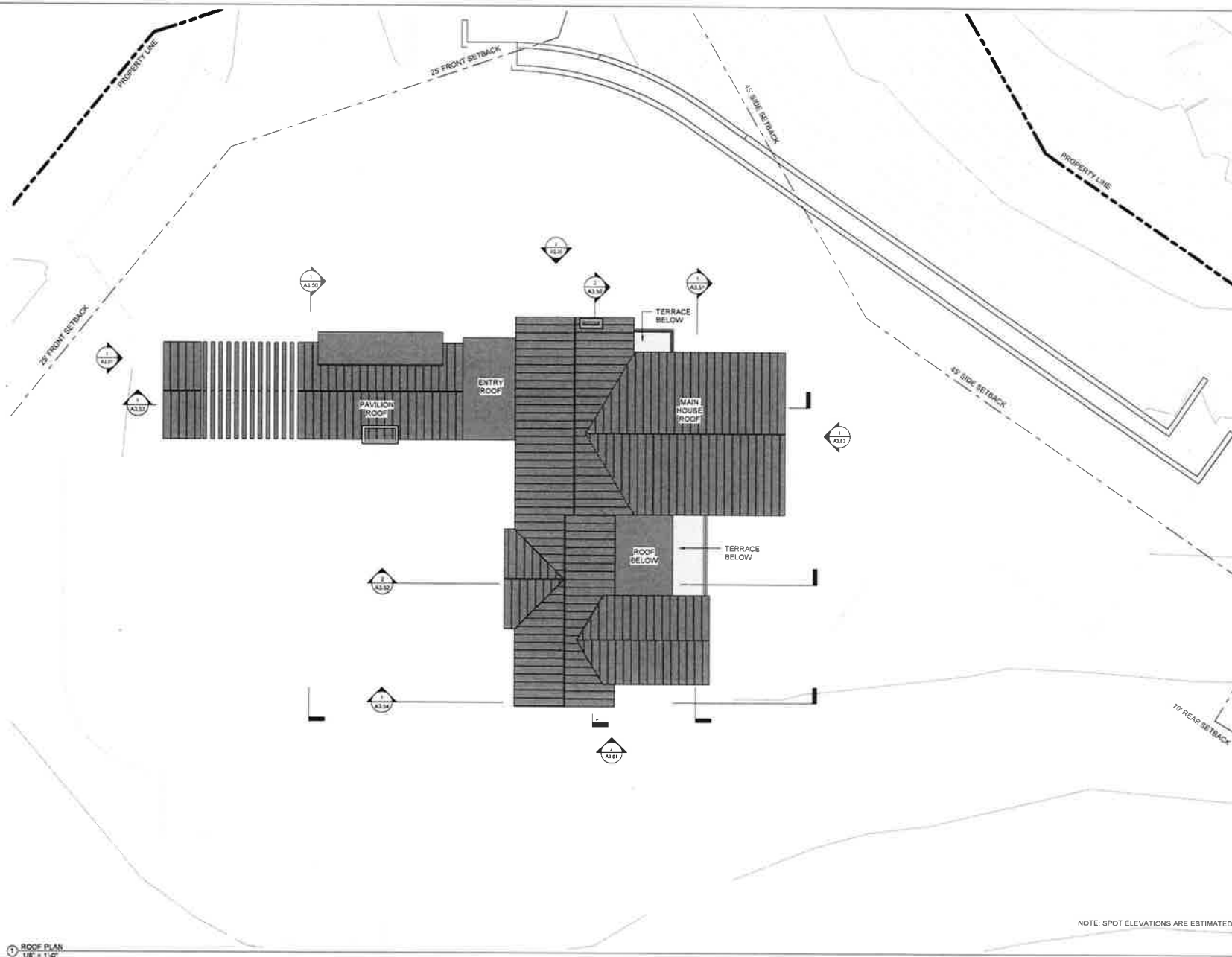
ROOF PLAN:  
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**A2.03**

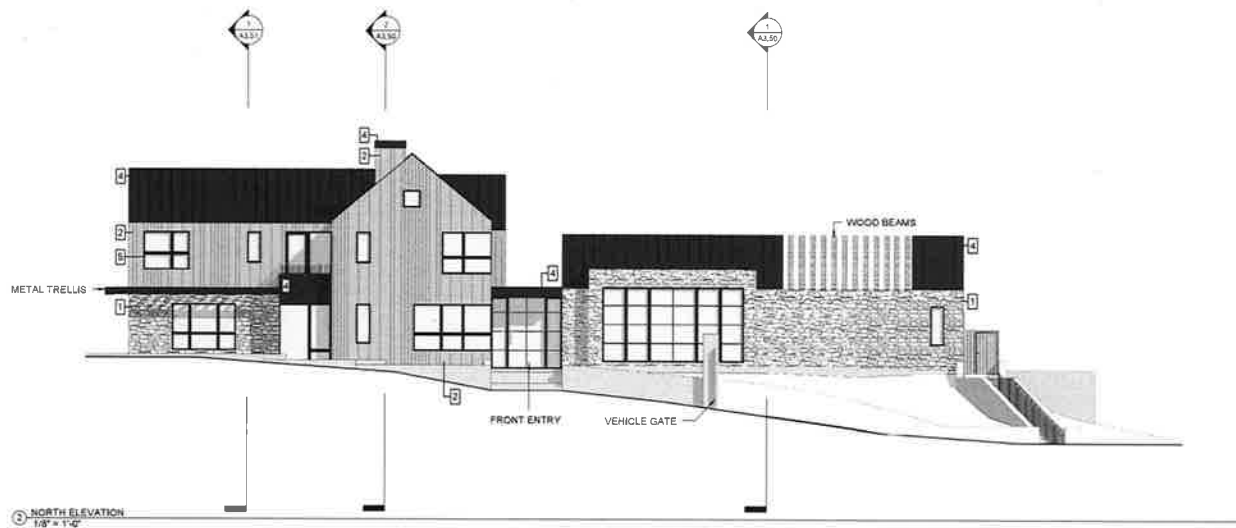
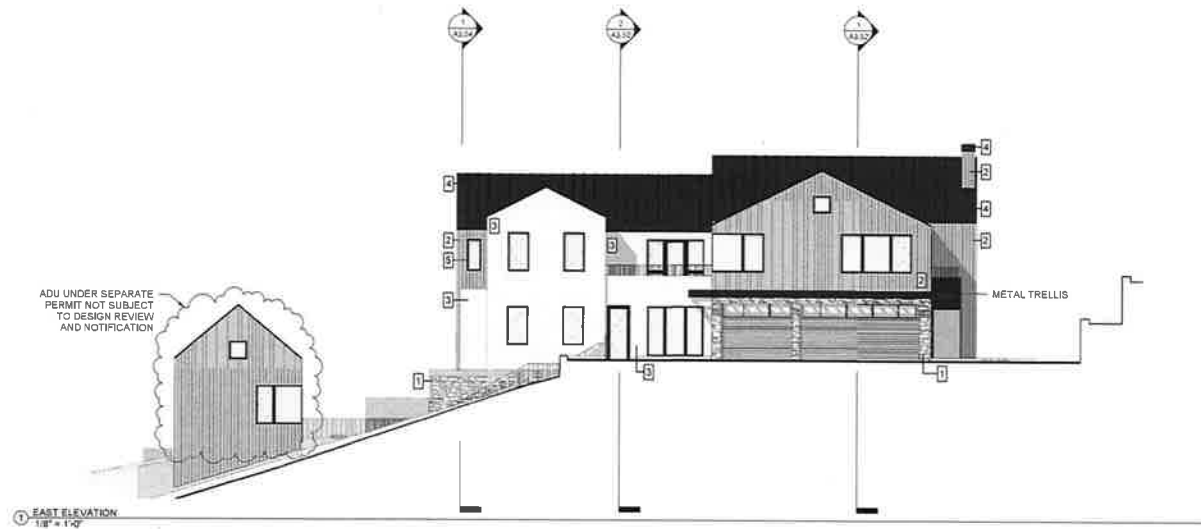
DATE	10/26/2022
SCALE	1/8" = 1'-0"
DRAWN BY	WJG/MD/PA/TX
CHECKED BY	

NOTE: SPOT ELEVATIONS ARE ESTIMATED



1 ROOF PLAN  
1/8" = 1'-0"





# MATERIAL LEGEND

- 1 STONE
- 2 WOOD SIDING
- 3 STUCCO
- 4 METAL ROOF/ACCENT METAL
- 5 METAL WINDOW/DOOR TRIM

FOR EXTERIOR MATERIAL DETAILS, SEE SHEET A3.04 EXTERIOR MATERIAL PALETTE

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APN: 072-031-04

PLANNING - DESIGN  
REVIEW

ELEVATIONS - FRONT  
(NORTH SIDE (EAST))

A3.00

DATE: 10/01/2011  
SCALE: As Shown  
DRAWN BY: MM/SQ/MAY/11





# MATERIAL LEGEND

- 1 STONE
- 2 WOOD SIDING
- 3 STUCCO
- 4 METAL ROOF/ACCENT METAL
- 5 METAL WINDOW/DOOR TRIM

FOR EXTERIOR MATERIAL DETAILS,  
SEE SHEET A3.04 EXTERIOR  
MATERIAL PALETTE

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APN: 072-031-04

PLANNING - DESIGN  
REVIEW

ELEVATIONS: RAB (SOUTH)  
SIDE (WEST)

A3.01

DATE	10/20/2017
SCALE	As indicated
DRAWN BY	W. GIBSON

# GRAPHIC LEGEND

- NEW ROOF
- NEW WALL
- LINE OF 30' HEIGHT LIMIT AT SECTION CUT
- LINE OF EXISTING GRADE AT SECTION CUT

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APN: 072-031-04

PLANNING - DESIGN  
REVIEW

LONGITUDINAL SECTIONS

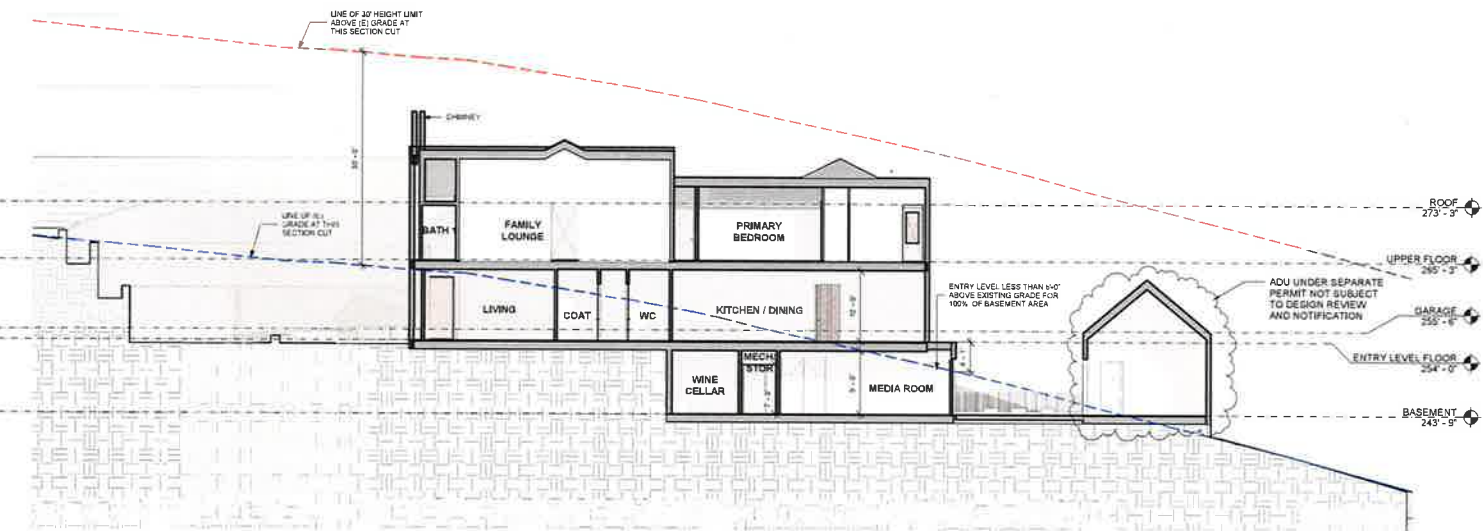
A3.50

DATE: 10/26/2012  
SCALE: As Shown  
DRAWN BY: M. B. W. P. R.

2009



1 PROPOSED LONGITUDINAL SECTION 1  
1/8" = 1'-0"



2 PROPOSED LONGITUDINAL SECTION 2  
1/8" = 1'-0"

GRAPHIC LEGEND	
	NEW ROOF
	NEW WALL
	LINE OF 30' HEIGHT LIMIT AT SECTION CUT
	LINE OF EXISTING GRADE AT SECTION CUT

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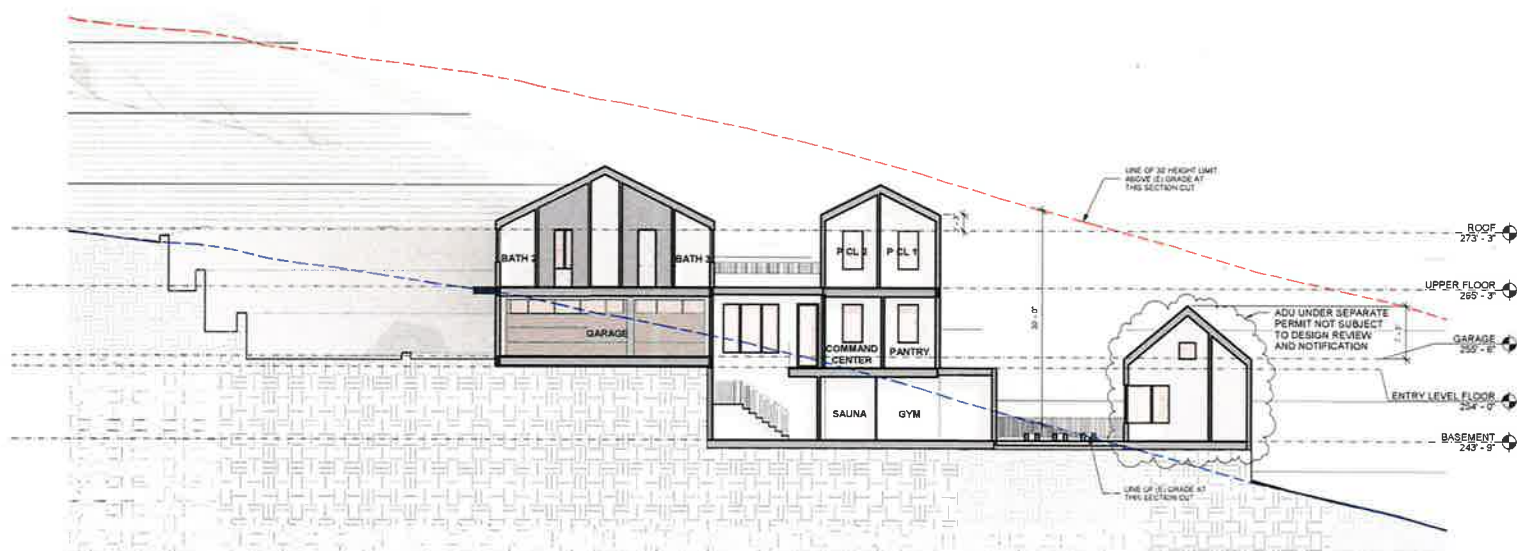
APN: 072-031-04

PLANNING - DESIGN  
REVIEW

LONGITUDINAL SECTIONS


A3.51

DATE:	1/20/2011
SCALE:	As Indicated
DRAWN BY:	W.G. WILSON



③ LONGITUDINAL SECTION 3  
1/8" = 1'-0"

# GRAPHIC LEGEND

- NEW ROOF
- NEW WALL
- LINE OF 30' HEIGHT LIMIT AT SECTION CUT
- LINE OF EXISTING GRADE AT SECTION CUT

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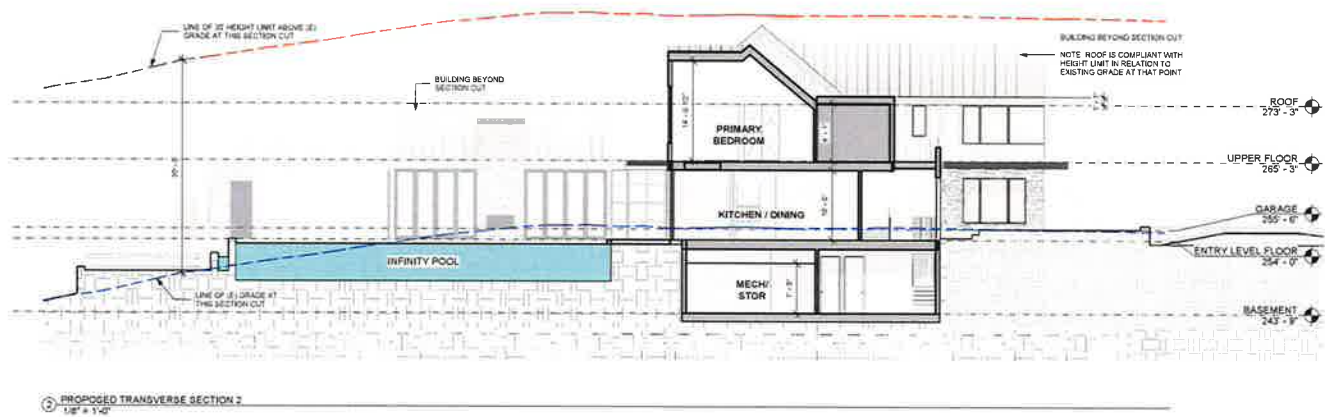
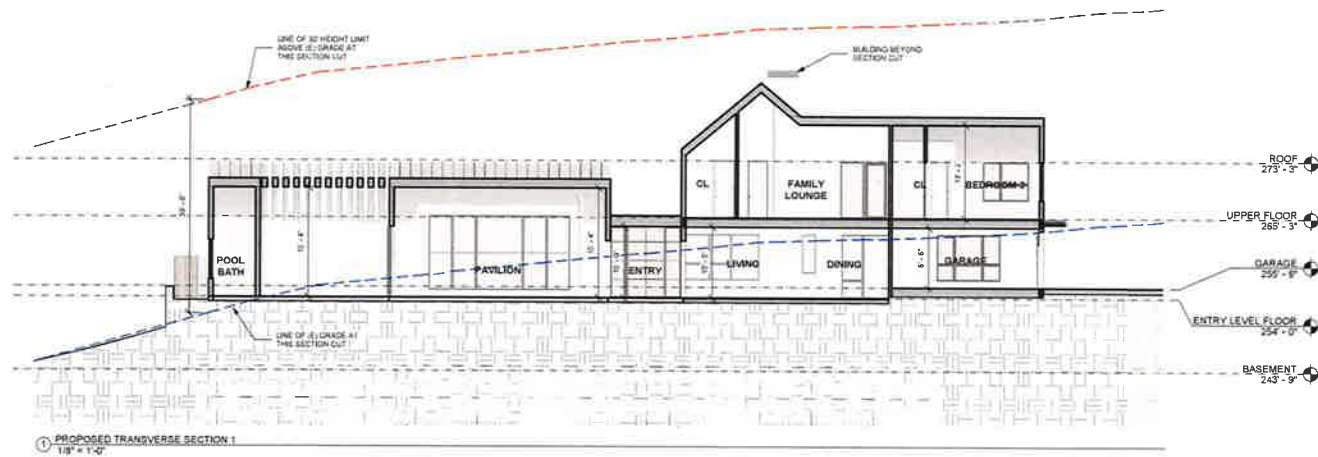
APN: 072-031-04

PLANNING - DESIGN  
REVIEW

TRANSVERSE SECTIONS


A3.52

DATE	15/NOV/20
SCALE	As Indicated
DRAWN BY	MM/BO/WW/JH
CHECKED BY	



# GRAPHIC LEGEND

- NEW ROOF
- NEW WALL
- LINE OF 30' HEIGHT LIMIT AT SECTION CUT
- LINE OF EXISTING GRADE AT SECTION CUT

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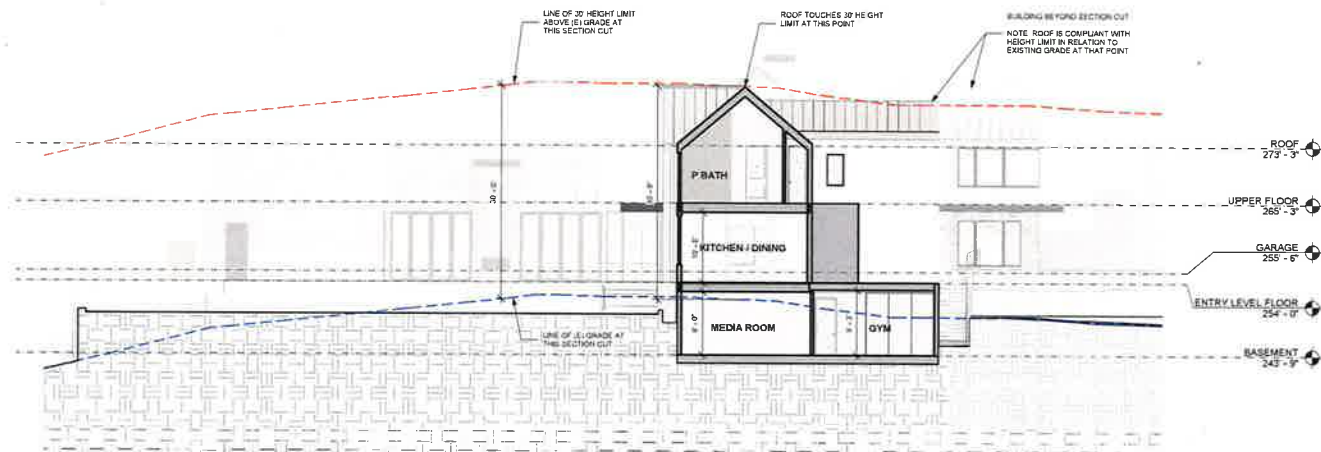
APN: 072-031-04

PLANNING - DESIGN  
REVIEW

TRANSVERSE SECTIONS

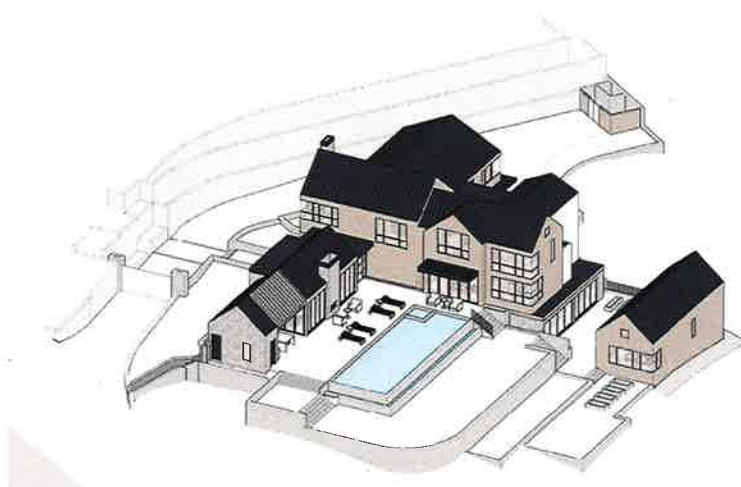
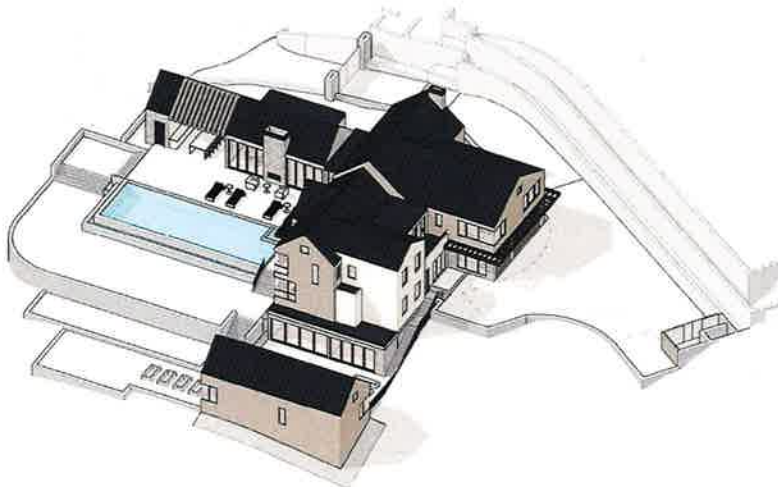
A3.54

DATE: 12/06/2012  
SCALE: As Indicated  
DRAWN BY: M. J. M. W. F. K.



1 PROPOSED TRANSVERSE SECTION 3  
1/8" = 1'-0"





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REVIEW

AXONOMETRIC VIEWS  
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A9.00

DATE	12/01/03
SCALE	
DRAWN BY	W. GIBSON
CHECKED BY	W. GIBSON

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APN: 072-031-04

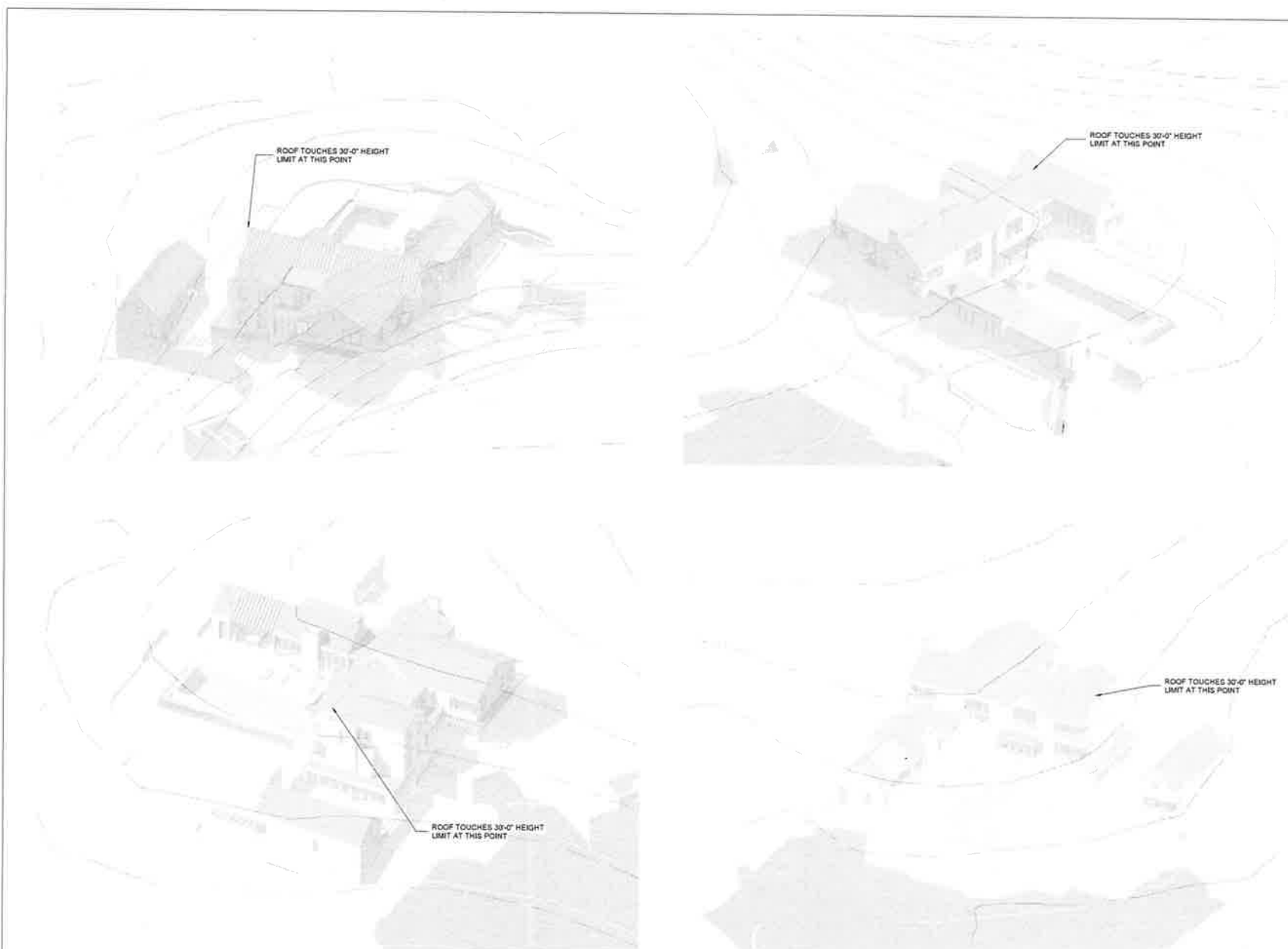
PLANNING - DESIGN  
REVIEW

APPROVING AGENCY WITH OFFICIAL SEAL

**A9.01**

DATE	12/26/2012
SCALE	GRAPHIC SCALE 1"=30'-0"

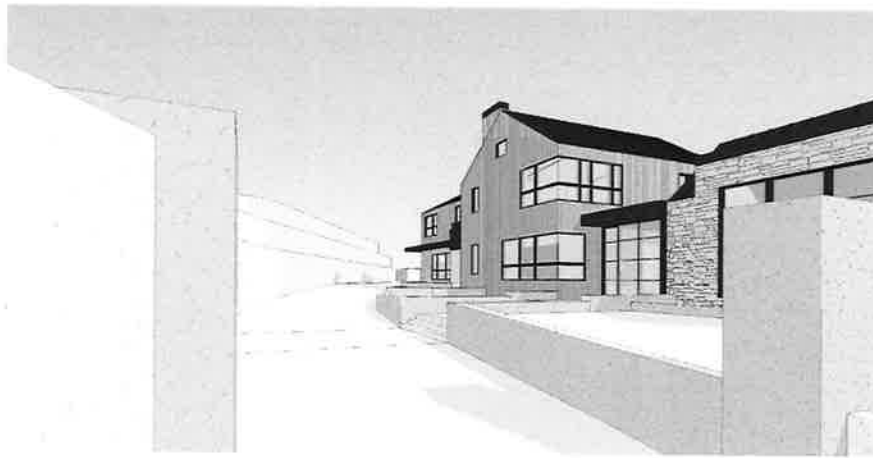
2205



NOTE: THESE AXONOMETRIC VIEWS SHOW A PLANE MATCHING THE EXISTING TOPOGRAPHY, LOFTED 30'-0", TO EXHIBIT HOW THE HOUSE FITS WITHIN THE STANDARD 30' HEIGHT LIMIT.



① PERSPECTIVE 1 - FRONT ENTRY



① PERSPECTIVE 6 - DRIVEWAY APPROACH

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APN: 072-031-04

PLANNING - DESIGN  
REVIEW

EXTERIOR PERSPECTIVE  
VIEW:  
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**A9.10**

DATE	10/20/2011
SCALE	
DRAWN BY: JMM BJS SHW/TK	
2011	





① PERSPECTIVE 2 - BACK PATIO



② PERSPECTIVE 3 - POOLSIDE

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REVIEW

EXTERIOR PERSPECTIVE  
VIEW 1  
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A9.11

DATE	10/06/2022
SCALE	
DRAWN BY	W.G. GIBSON
CHECKED BY	



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PLANNING - DESIGN  
REVIEW

BUSBY EYE VIEW

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A9.12

DATE: 10/06/2022

SCALE: 3/8" = 1'-0"

DRAWN BY: M. BO. M. BO. M. BO.

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PLANNING - DESIGN  
REVIEW

STORY POLE SCALE




G2.01

DATE 10/06/22  
SCALE 1" = 1'-0"

DRAWING BY: JG, WW, FK

2/20

STORY POLE LEGEND

--- STRING LINE

● POLE WITH SINGLE FLAG

NOTE: SPOT ELEVATIONS ARE ESTIMATED



## GENERAL NOTES

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF REQUIRED).

BOUNDARY LINES SHOWN HEREON WERE DETERMINED BY DVC GROUP AND WILL BE SHOWN ON A RECORD OF SURVEY TO BE FILED WITH THE MARIN COUNTY SURVEYOR.

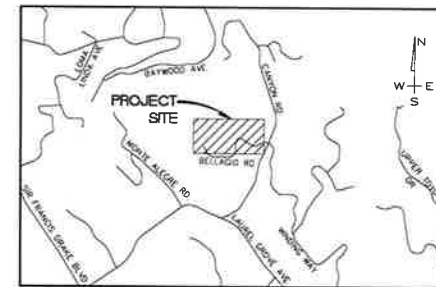
BASES OF BEARINGS AND NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE).

ELEVATIONS SHOWN HEREON ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK CONTROL POINT #100 SET PM AND SHIRER CONTROL POINT.

ELEVATION = 161.25' NAVD 88

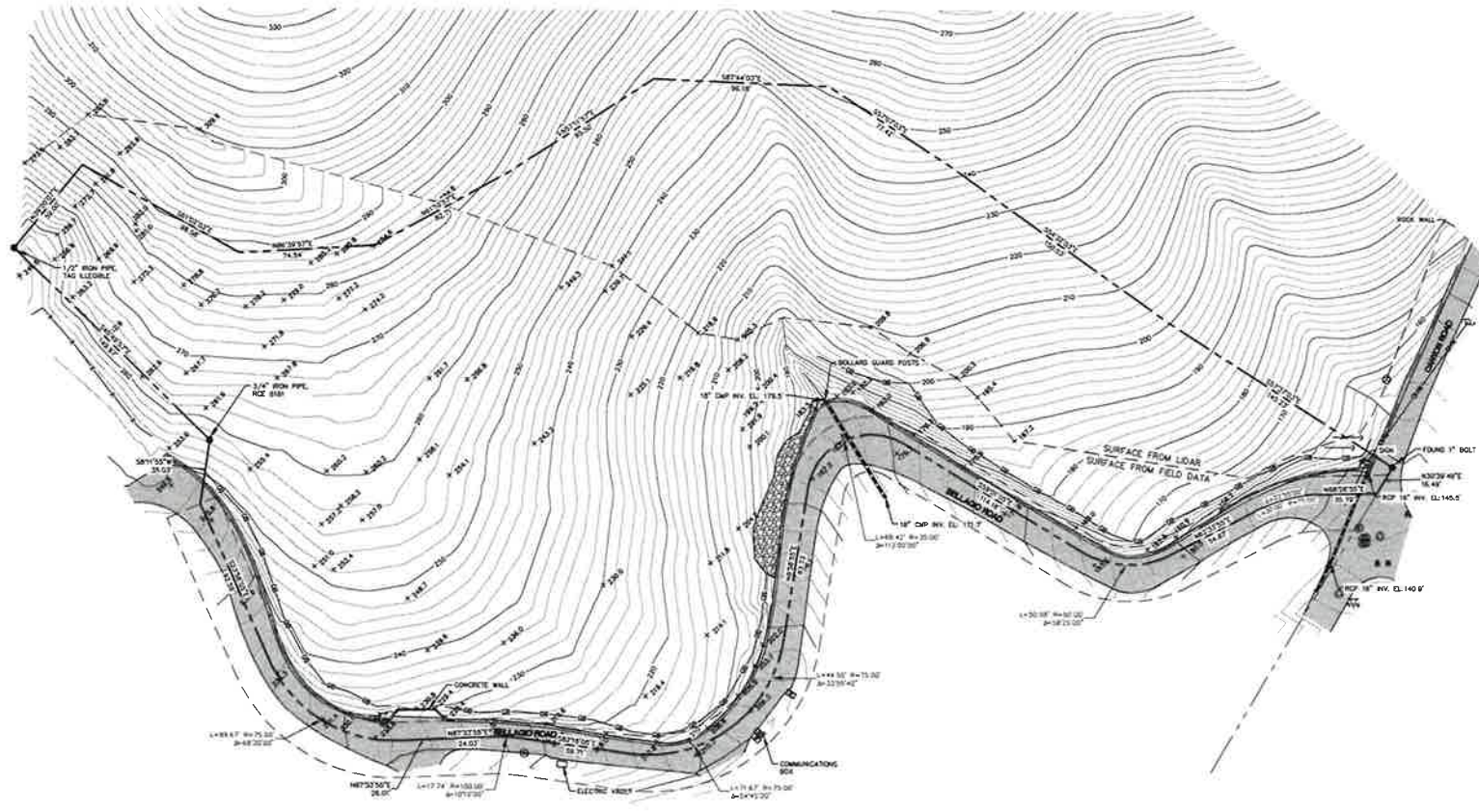
## LEGEND

	FLOWLINE		STORM DRAIN MANHOLE
	EDGE OF CONCRETE		SEWER CLEAN OUT
	EDGE OF ROAD		FOUND SURVEY MONUMENT AS NOTED
	TOP OF BANK		BUCKEYE TREE
	GRADE BREAK		LIVE OAK TREE
	WOOD FENCE		BAY TREE
	ASPHALT CONCRETE SURFACE		UNKNOWN TREE VARIETAL
	ROCK SURFACE		ORNAMENTAL TREE
	FIRE HYDRANT		CLEAN OUT
	WATER VALVE		TOP OF BANK
	GAS VALVE		CORRUGATED METAL PIPE
	WATER METER		INVERT ELEVATION
	SURVEY CONTROL POINT		DEAD STANDING TREE
	SPOT ELEVATION		
	TREE-TYPE & DIAMETER		



LOCATION MAP

NO SCALE



SCALE: 1" = 30'

GRAPHIC SCALE IN FEET

DVC GROUP INC.  
PLANNING, ENGINEERING & SURVEYING  
250 RICHMOND AVE. SUITE 200  
MILL VALLEY, CA 94541  
(925) 938-0000



STEVEN J. KLINE  
REGISTERED PROFESSIONAL ENGINEER  
7/18/08  
DATE

LANDS OF  
BELLAGIO ROSS, LP  
TOPOGRAPHIC MAP  
APN: 072-001-04  
BELLAGIO ROAD  
MILL VALLEY, CA 94541

APRIL, 2008

JOB NO. 17-22


SHEET NO. 1

OF 1 SHEETS



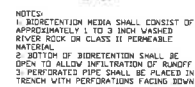


SCALE: 1" = 5'

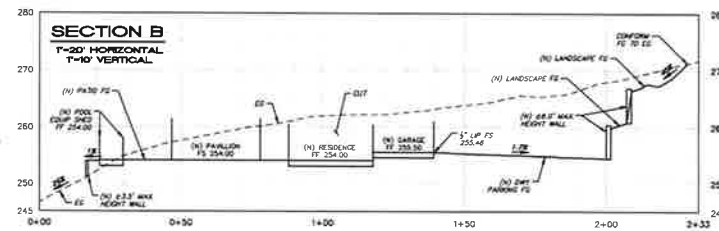


(GRAPHIC SCALE IN FEET)

**VEGETATED SWALE**  
NOT TO SCALE



### SLOPE ROUNDING DETAIL





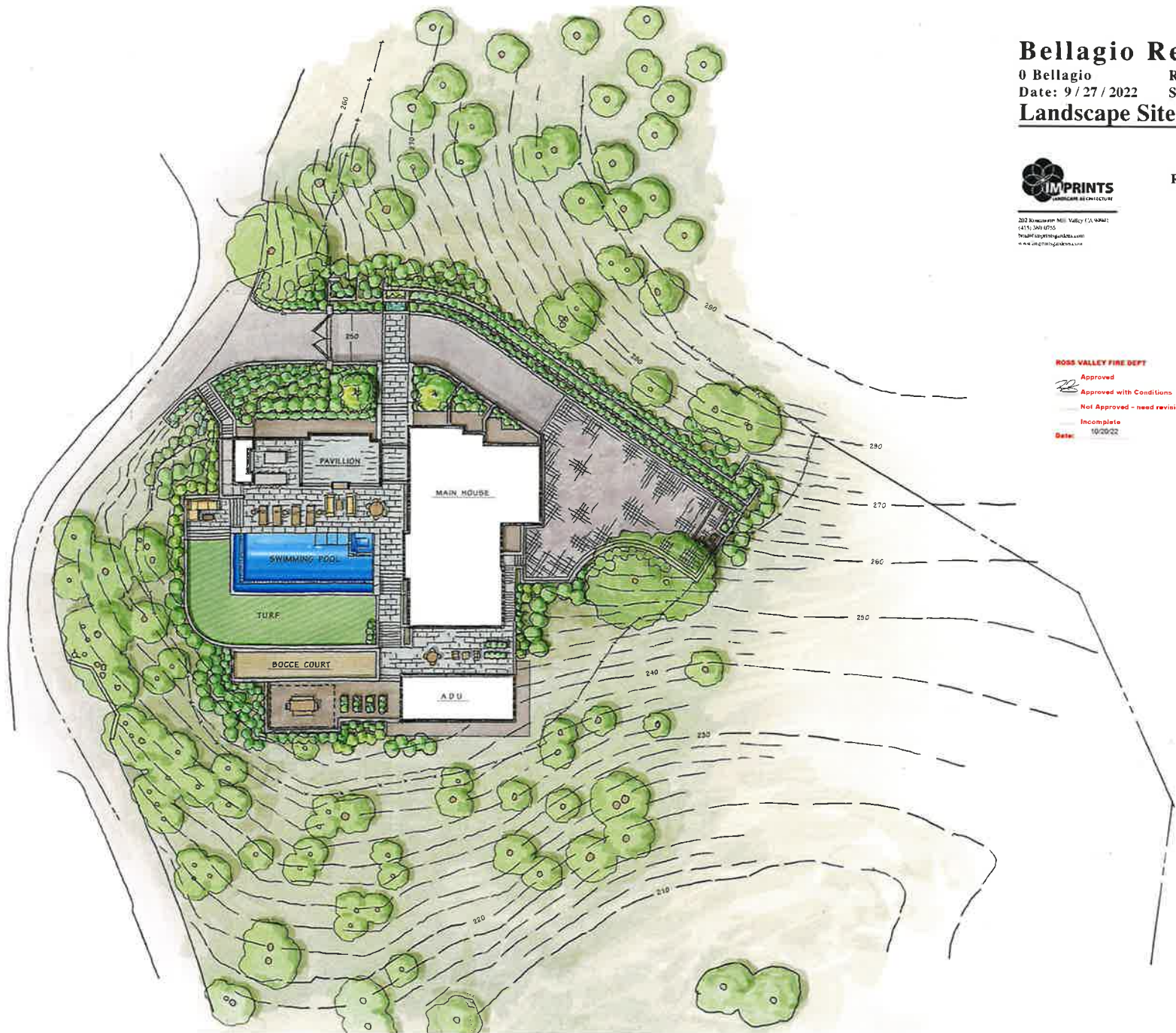
**Bellagio Residence**  
0 Bellagio Ross, CA. 94957  
Date: 9 / 27 / 2022 Scale: 1/16" = 1' - 0"  
**Landscape Site Plan**

**Sheet L1.1**

Revised: 10 / 6 / 2022



202 Kinsman Mill Valley, CA 94941  
415.300.4755  
hval@imprintsgarden.com  
www.imprintsgarden.com



ROSS VALLEY FIRE DEPT

Approved

Approved with Conditions

Not Approved - need revision

Incomplete

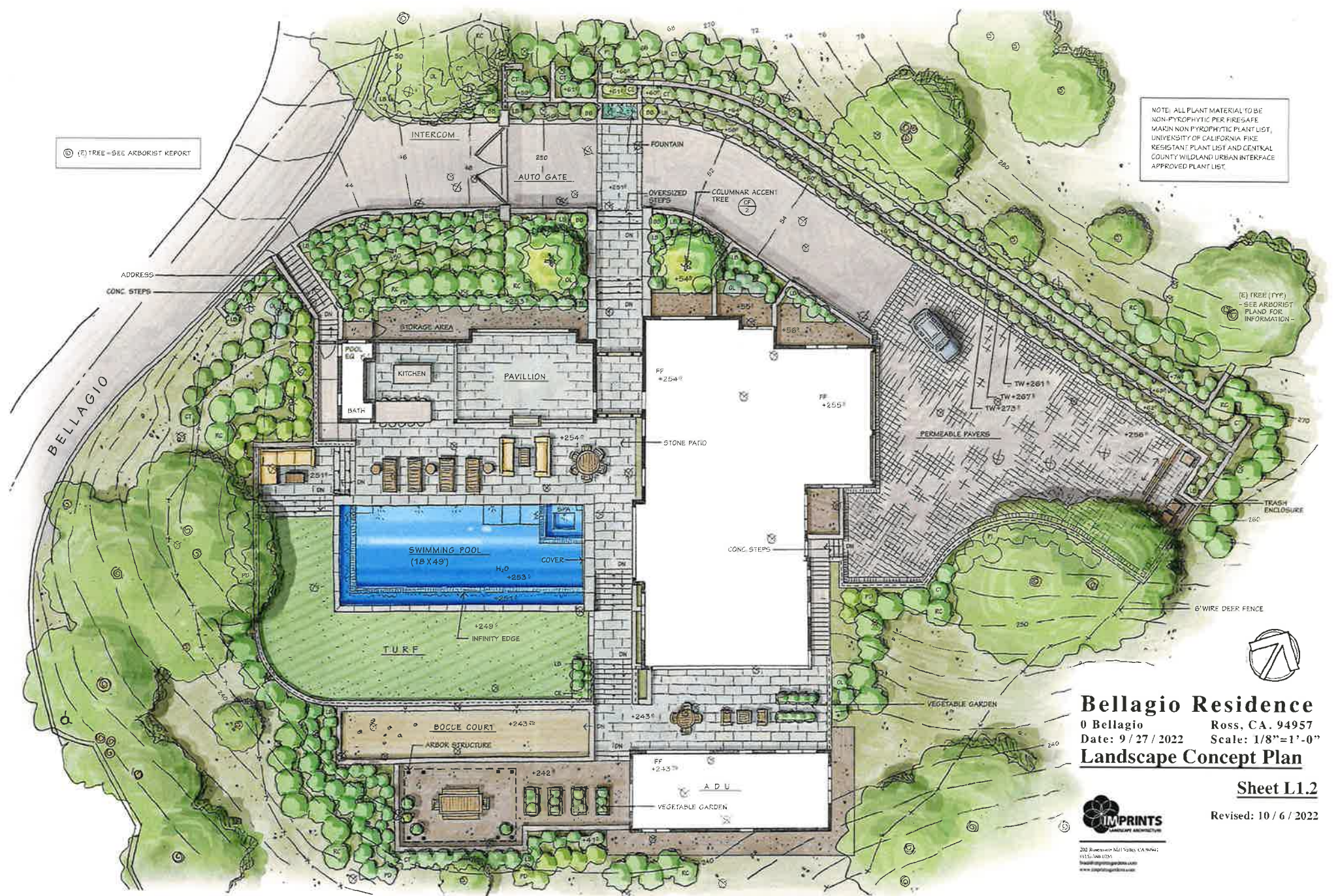
Date: 10/26/22



(T) TREE - SEE ARBORIST REPORT

NOTE: ALL PLANT MATERIAL TO BE  
NON-PYROPHYTIC PER FIRE SAFE  
MAJIN NON-PYROPHYTIC PLANT LIST,  
UNIVERSITY OF CALIFORNIA FIRE  
RESISTANT PLANT LIST AND CENTRAL  
COUNTY WILDLAND URBAN INTERFACE  
APPROVED PLANT LIST.

(T) TREE (TYPE)  
- SEE ARBORIST  
PLAN FOR  
INFORMATION -



**Bellagio Residence**  
0 Bellagio Ross, CA. 94957  
Date: 9 / 27 / 2022 Scale: 1/8"=1'-0"  
**Landscape Concept Plan**

**Sheet L1.2**

Revised: 10 / 6 / 2022





## DESIGN REVIEW NOTES

### GENERAL NOTES

1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER. SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIN AND THE TOWN OF ROSS.
3. THESE DRAWING ARE FOR PLANNING SUBMITTAL APPLICATION PURPOSES ONLY. THESE DRAWING ARE NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.
4. SWIMMING POOL IS TO MEET ALL POOL SAFETY CODES AND REQUIREMENTS.
5. DRIVEWAY HAS BEEN DESIGNED TO MEET ALL FIRETRUCK AND EMERGENCY VEHICLE ACCESS REQUIREMENTS.
6. SEE ARCHITECT'S PLANS FOR ALL DESIGN REQUIREMENTS REF. TO THE PROPOSED ARCHITECTURE.
7. SEE ARBORIST REPORTS AND DOCUMENTATION FOR ALL TREE REMOVAL, REPLACEMENT AND PROTECTION REQUIREMENTS.
8. SEE CIVIL ENGINEERING PLANS FOR ALL REQUIREMENTS RELATED TO GRADING, DRAINAGE, BIO-RETENTION, SURFACE TREATMENTS AND EROSION CONTROL.

### CONSTRUCTION NOTES

1. ALL PATIOS, STEPS AND POOL COPING ARE TO BE ITALIAN BLUESTONE OR APPROVED EQUAL.
2. WALLS ARE TO RECEIVE A SMOOTH TROWEL STUCCO FINISH TO MATCH THE STUCCO FINISH AT THE HOUSE.
3. ACCENT WALLS ARE TO RECEIVE STONE FINISH TO MATCH THE STUCCO FINISH AT THE HOUSE AS SHOWN.
4. PROPOSED WALLS DO NOT EXCEED 6' IN HEIGHT.
5. ALL LIGHTING IS TO BE LOW VOLTAGE AND DOWN-SHIELDED. SEE LIGHT FIXTURE CUT SHEETS FOR FURTHER INFORMATION.
6. FENCING IS TO MEET ALL POOL SAFETY CODE AND TOWN OF ROSS REQUIREMENTS.

### IRRIGATION NOTES

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

### PLANTING NOTES

1. EXISTING TREES ARE TO BE REMOVED AND REPLACED AS SHOWN ON THE ARBORIST DOCUMENTATION.
2. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
3. ALL PLANTING IS TO CONFORM TO MMWD AND RVPD VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS. SEE VEGETATION MANAGEMENT PLAN FOR FURTHER INFORMATION.

## PLANT LIST

### TREES

ABB.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WTH	QTY	NOTE
CF	CARPINUS "FASTIGIATA"	COLUMNAR HORNBEEAM	24" B	20 X 8'	2	DF

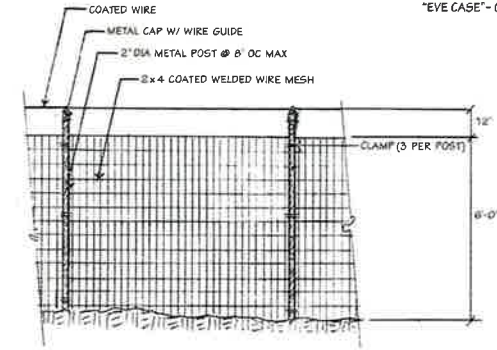
### SHRUB / PERENNIALS / GRASSES / GROUND COVER LIST

ABB.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WTH	QTY	NOTE
RB	BUXUS "GREEN BEAUTY"	BOXWOOD	5 G	3 X 3'	6	EWF
CE	CAREX "EVERGOLD"	CAREX	1 G	12" X 12"	9	EWF
CT	CHONDRPETALUM TECTORUM	CAPE RUSH	5 G	4 X 4'	42	EWF
LB	LOMANDRA "BREEZE"	LOMANDRA	1 G	1 X 2'	176	EWF
OL	OLEA "LITTLE OLLIE"	DWARF OLIVE	5 G	3 X 3'	23	EWF
PI	PODOCARPUS "ICEE BLUE"	PODOCARPUS	5 G	10 X 4'	78	EWF
PD	POLYGALA DALMASIANA	SWEET PEA	5 G	5 X 5'	51	EWF
RC	RHAMNUS CALIFORNICA "EVE CASE"	COFFEE BERRY	15 G	5 X 5'	64	EWF

### 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



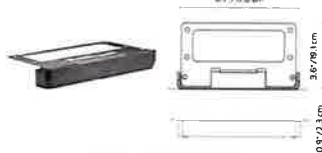
DEER FENCE

SCALE: 1/2" = 1'-0"

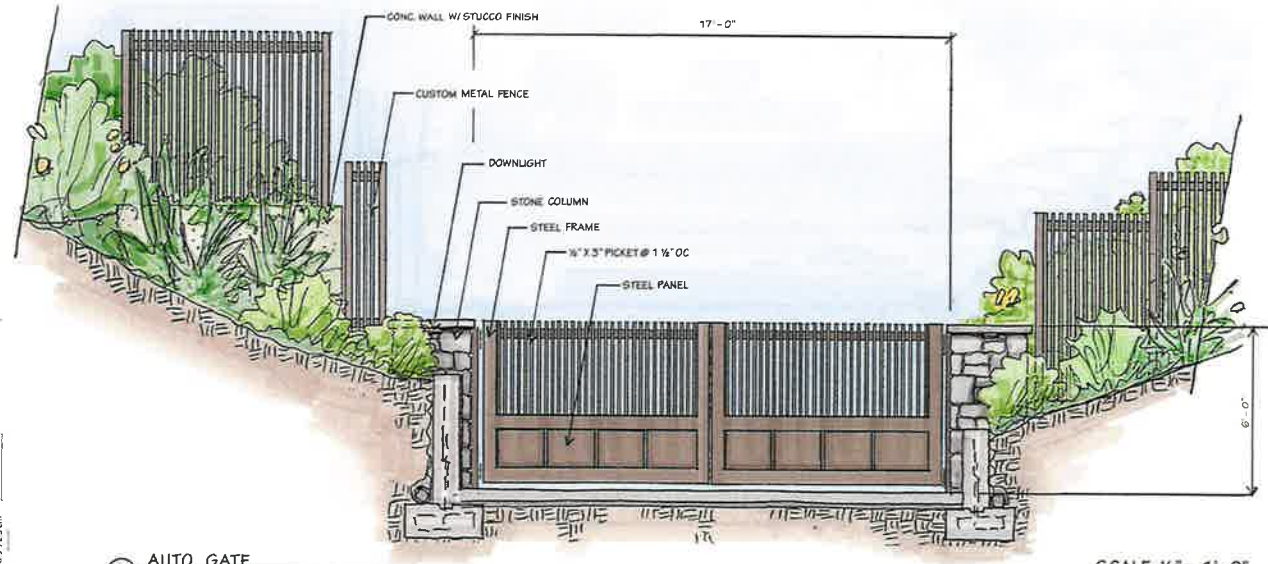
### LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	QTY
1	FXL	STEP LIGHT	13
2	FXL	WALL LIGHT	8
3	FXL	TRANSFORMER	TRD

WWW.FXL.COM



STEP / WALL LIGHT



AUTO GATE

SCALE: 1/2" = 1'-0"



RHAMNUS CALIFORNICA  
"EVE CASE" - COFFEE BERRY



BUXUS "GREEN BEAUTY"  
- BOXWOOD



OLEA "LITTLE OLLIE"  
- DWARF OLIVE



CAREX "EVERGOLD" - CAREX



CHONDRPETALUM TECTORUM  
- CAPE RUSH



LOMANDRA "BREEZE" - LOMANDRA



PODOCARPUS "ICEE BLUE"  
- PODOCARPUS



CARPINUS "FASTIGIATA"  
- COLUMNAR HORNBEEAM



POLYGALA DALMASIANA  
- SWEET PEA

## Bellagio Residence

0 Bellagio Ross, CA. 94957

Date: 9 / 27 / 2022 Scale:

## Landscape Notes, Legends and Sketches

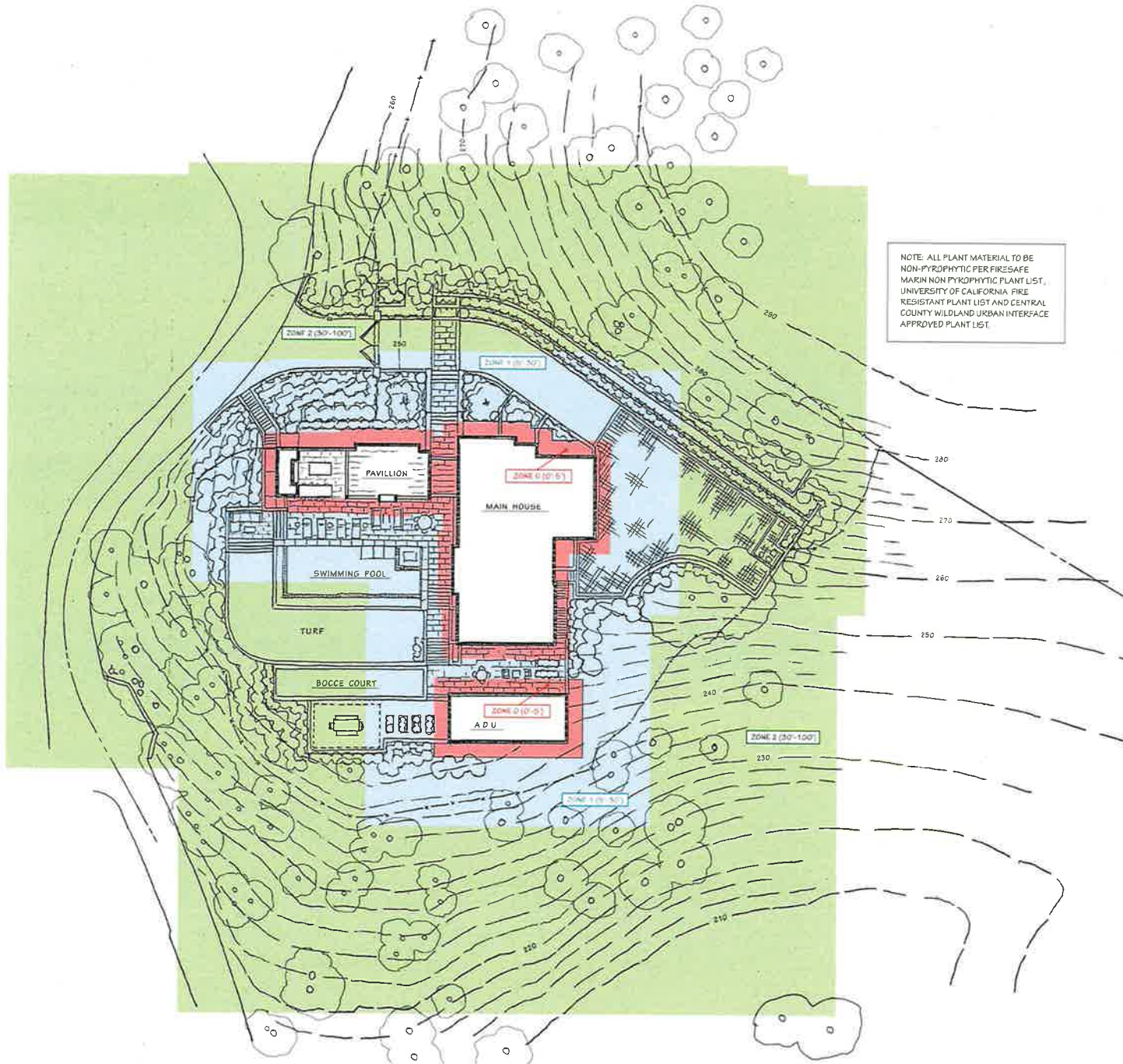
### Sheet L2.1

Revised: 10 / 26 / 2022



222 Blackhawk Mill Valley, CA 94641  
(415) 380-0750  
brad@imprintslandscape.com  
www.imprintslandscape.com





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

## Bellagio Residence

0 Bellagio Ross, CA. 94957

Date: 9/27/2022 Scale: 1/16" = 1'-0"

### Vegetation MGMT Plan

Sheet L3.1



Revised: 10/6/2022

2022 Bellagio - Mill Valley CA 94041  
(415) 365-4755  
info@imprintslandscape.com  
www.imprintslandscape.com



# SUMMARY

The site supports a mixed evergreen forest of coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), blackwood acacia (*Acacia melanoxylon*), and lemonwood (*Pittosporum eugenioides*). Construction of the driveway and home would require removal of 106 trees with trunks greater than 6" in trunk diameter at breast height; an additional 53 trees will be avoided and protected with fencing during construction work. On-site replacement of 312 trees is not feasible due to space limitations and fire-safety considerations.

## TREE-PROTECTION MEASURES

- The project arborist will be Kent Julin through the entire length of the project. Any change of arborist will require a new arborist report from the new project arborist.
- Before the start of any clearing, excavation, construction, or other work on the site, or the issuance of a Building or Demolition Permit, every Protected tree shall be securely fenced-off at the non-intrusion zone, or other limit as may be delineated in approved plans.
- If the proposed development, including any site work, will encroach upon the non-intrusion zone of a Protected tree, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- Underground trenching shall avoid the major support and absorbing tree roots of Protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be unadorned as much as possible.
- Concrete or asphalt paving shall not be placed over the root zones of Protected trees, unless otherwise permitted by the project arborist.
- 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.
- Compaction of the soil within the non-intrusion zone of 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.
- 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 Protected trees.
- 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 Protected tree.
- 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 Protected tree.
- Construction materials shall not be stored within the non-intrusion zone of a Protected tree. On-site parking shall be kept outside non-intrusion zones.

## 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 architect to review tree protection measures, designated tree removal, identify and mark tree-protection zones, 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' orange, plastic construction 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 excavation near protected trees and conduct 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 Town of Ross that summarizes the project arborist's findings and conclusions.

LIST OF SUBJECT TREES (now: numbers of 24-inch-box replacement trees for trees removed are listed)

Tag	Common Name	Scientific Name	DBH (in.)	Condition	Recommendation	Replacement
1	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
2	Coast live oak	<i>Quercus agrifolia</i>	18	Good	Protect	-
3	Coast live oak	<i>Quercus agrifolia</i>	15	Good	Protect	-
4	Coast live oak	<i>Quercus agrifolia</i>	16	Good	Protect	-
5	California bay	<i>Umbellularia californica</i>	9	Good	Protect	-
6	Coast live oak	<i>Quercus agrifolia</i>	7	Good	Protect	-
7	Coast live oak	<i>Quercus agrifolia</i>	9.10	Good	Protect	-
8	Coast live oak	<i>Quercus agrifolia</i>	18	Good	Protect	-
9	Blackwood acacia	<i>Acacia melanoxylon</i>	6.8-10	Good	Protect	-
10	Coast live oak	<i>Quercus agrifolia</i>	15	Good	Protect	-
11	Coast live oak	<i>Quercus agrifolia</i>	17	Good	Protect	-
12	Blackwood acacia	<i>Acacia melanoxylon</i>	6.8-10	Good	Protect	-
13	Coast live oak	<i>Quercus agrifolia</i>	15	Good	Protect	-
14	California bay	<i>Umbellularia californica</i>	8.7	Fair	REMOVE	1.2
15	California bay	<i>Umbellularia californica</i>	7	Fair	REMOVE	1.2
16	California bay	<i>Umbellularia californica</i>	9	Good	Protect	-
17	Coast live oak	<i>Quercus agrifolia</i>	17	Good	Protect	-
18	California bay	<i>Umbellularia californica</i>	10	Good	Protect	-
19	California bay	<i>Umbellularia californica</i>	13	Good	Protect	-
21	California bay	<i>Umbellularia californica</i>	8	Good	Protect	-
22	Coast live oak	<i>Quercus agrifolia</i>	10	Good	Protect	-
23	Coast live oak	<i>Quercus agrifolia</i>	8.10	Good	Protect	-
24	California bay	<i>Umbellularia californica</i>	7	Fair	REMOVE	1.2
25	Coast live oak	<i>Quercus agrifolia</i>	8	Good	Protect	-
26	Coast live oak	<i>Quercus agrifolia</i>	8	Good	Protect	-
27	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
28	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
29	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
30	Coast live oak	<i>Quercus agrifolia</i>	8	Fair	REMOVE	1
31	Coast live oak	<i>Quercus agrifolia</i>	8	Fair	REMOVE	1
32	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
33	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
34	Coast live oak	<i>Quercus agrifolia</i>	12	Good	Protect	-
35	Coast live oak	<i>Quercus agrifolia</i>	11	Good	REMOVE	5.1
36	Coast live oak	<i>Quercus agrifolia</i>	11	Good	REMOVE	1.6
37	Coast live oak	<i>Quercus agrifolia</i>	8	Good	REMOVE	1
38	Lawson cypress	<i>Platanus racemosa</i>	6.6	Fair	REMOVE	1
39	California bay	<i>Umbellularia californica</i>	9	Good	REMOVE	4.1
40	Coast live oak	<i>Quercus agrifolia</i>	12	Good	REMOVE	-

# ATTACHMENT 3



## Town of Ross

### Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121 Fax (415) 453-1950

www.townofross.org

#### PLANNING APPLICATION FORM

##### Type of Application (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Advisory Design Review        | <input type="checkbox"/> Minor Exception         |
| <input type="checkbox"/> Appeals                       | <input type="checkbox"/> Non-conformity Permit   |
| <input type="checkbox"/> Basement and Attics Exception | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Certificate of Compliance     | <input type="checkbox"/> Tentative Map           |
| <input type="checkbox"/> Demolition Permit             | <input type="checkbox"/> Tentative Map Amendment |
| <input checked="" type="checkbox"/> Design Review      | <input type="checkbox"/> Time Extension          |
| <input type="checkbox"/> Design Review- Amendment      | <input type="checkbox"/> Use Permit              |
| <input type="checkbox"/> Final or Parcel Map           | <input type="checkbox"/> Variance                |
| <input type="checkbox"/> General Plan Amendment        | <input type="checkbox"/> Zoning Ordinance        |
| <input type="checkbox"/> Hillside Lot Permit           | <input type="checkbox"/> Amendment Other:        |
| <input type="checkbox"/> Lot Line Adjustment           | <input type="checkbox"/> Other:                  |

##### To Be Completed by Applicant:

Assessor's Parcel No(s): 072-031-04

Project Address: 0 Bellagio Road

Property Owner: Bellagio Ross, LP

Owner Mailing Address (PO Box in Ross): PO Box 1705

City/State/Zip: Ross, CA Owner's Phone: 415.823.1110

Owner's Email: Shadi@SAKDesignBuild.com

Applicant: Geoff Gibson, Winder Gibson Architects

Applicant Mailing Address: 1898 Mission St

City/State/Zip: San Francisco, CA 94103 Applicant's Phone: 415-318-8634 x105

Applicant's Email: gibson@archsf.com

Primary point of Contact Email: ☒ Owner ☐ Buyer ☐ Agent ☒ Architect

##### To Be Completed by Town Staff:

Date Received: \_\_\_\_\_

Application No.: \_\_\_\_\_

Zoning: \_\_\_\_\_

Planning 5300 \_\_\_\_\_

Tree Permit 5305 \_\_\_\_\_

Fee Program Administration 5315-05 \_\_\_\_\_

Record Management 5316-05 \_\_\_\_\_

Record Retention 5112-05 \_\_\_\_\_

Technology Surcharge 5313-05 \_\_\_\_\_

Date paid: \_\_\_\_\_ TOTAL FEES: \_\_\_\_\_

Make checks payable to Town of Ross. Fees may not be refunded if the application is withdrawn.

**SUBDIVISION INFORMATION ONLY**

Number of Lots: \_\_\_\_\_

**LOT LINE ADJUSTMENT ONLY**Describe the Proposed Lot Line Adjustment: \_\_\_\_\_  
\_\_\_\_\_

Existing Parcel Size(s)

Parcel 1:

Parcel 2:

Adjusted Parcel Size(s)

Parcel 1:

Parcel 2:

**PARCEL ONE****PARCEL 2**

Owners Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Owner's Name (Please Print): \_\_\_\_\_

Owner's Name (Please Print): \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

\* If there are more than two affected property owners, please attach separate letters of authorization.

**REZONING OR TEXT AMENDMENT ONLY**

The applicant wishes to amend Section \_\_\_\_\_ of the Ross Municipal Code Title 18.

The applicant wishes to Rezone parcel \_\_\_\_\_ from the \_\_\_\_\_ Zoning District to \_\_\_\_\_.

**GENERAL OR SPECIFIC PLAN AMENDMENT ONLY**Please describe the proposed amendment: \_\_\_\_\_  
\_\_\_\_\_**CERTIFICATION AND SIGNATURES**

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

Owner's Signature: \_\_\_\_\_

Date: 09/27/22

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials, are true and accurate to the best of my knowledge

Applicant's Signature: \_\_\_\_\_

Date: 09/27/22

**SIGNATURE:**

I hereby authorize employees, agents, and/or consultants of the Town of Ross to enter upon the subject property upon reasonable notice, as necessary, to inspect the premises and process this application.

I hereby authorize Town staff to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I further certify that I understand the processing procedures, fees, and application submittal requirements.

*I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the Town of Ross. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at*

**Ross**

**9/27/2022**

, California on

Signature of Property Owner(s) and Applicant(s) Signature of Plan Preparer

**Notice of Ordinance/Plan Modifications**

- ☒ Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town determines that the proposal is reasonably related to your request for a development permit.

**Alternate Format Information**

*The Town of Ross provides written materials in an alternate format as an accommodation to individuals with disabilities that adversely affect their ability to utilize standard print materials. To request written materials in an alternate format please contact us at (415) 453-1453, extension 105.*

**Consultant Information**

The following information is required for all project consultants.

**Landscape Architect**

**Firm** imprints Landscape Architecture

**Project Landscape Architect** BRAD EIGSTI

**Mailing Address** 202 ROSEMONT AVE

**City** Mill Valley **State** CA **ZIP** 94941

**Phone** (415) 380-0755

**Fax** \_\_\_\_\_

**Email** Brad@imprintsgardens.com

**Town of Ross Business License No.** \_\_\_\_\_ **Expiration Date** \_\_\_\_\_

**Civil/Geotechnical Engineer**

**Firm** Civil: DVC Group, Inc.

**Project Engineer** Dan Hughes

**Mailing Address** 513 CENTER ST, HEALDSBURG, CA 95448

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**Phone** DVG: (707) 775-8886

**Fax** \_\_\_\_\_

**Email** Dan@DVCGroup.net

**Town of Ross Business License No.** \_\_\_\_\_ **Expiration Date** \_\_\_\_\_

**Arborist**

**Firm** ARBORSCIENCE, LLC

**Project Arborist** Kent R. Julian, Ph.D.

**Mailing Address** P.O. Box 111, Woodacre, CA 94973-0111

**City** Woodacre **State** CA **ZIP** 94973-0111

**Phone** (415) 419-5197

**Fax** \_\_\_\_\_

**Email** kent.julian@gmail.com

**Town of Ross Business License No.** \_\_\_\_\_ **Expiration Date** \_\_\_\_\_

**Other**

**Consultant** Geotechnical Engineer - Rockridge Geotechnical Project Engineer: Linda Liang

**Mailing Address** 270 GRAND AVE

**City** Oakland **State** CA **ZIP** 945610

**Phone** (510) 227-7576

**Fax** \_\_\_\_\_

**Email** LHLiang@RockridgeGeo.com

**Town of Ross Business License No.** \_\_\_\_\_ **Expiration Date** \_\_\_\_\_

**Other**

**Consultant** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**Phone** \_\_\_\_\_

**Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**Town of Ross Business License No.** \_\_\_\_\_ **Expiration Date** \_\_\_\_\_



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**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).

The project is the new construction of a 2-level, over partial basement, single-family  
home (4 bedrooms, 6.5 bathrooms) with a total of 7,177 square feet of habitable space.  
The project includes a 3-car garage with one additional off-street parking space, a pool,  
landscaping, terraces and auto-gate.

No variances are being requested. The detached additional dwelling unit (ADU) building  
will be applied for under a separate permit.

(The project will be applying for a new address number.)

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**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.**

N/A

**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.**

N/A

**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.**

N/A

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10.26.2022

**0 Bellagio Road, Ross, CA**  
Planning Review Application

**WINDER  
GIBSON**  
architects

## **RESPONSE TO COMMENTS FROM THE ADR HEARING 10.18.2022**

While the project received unanimous approval and recommendation for the Town Council to approve, the members of the ADR made several productive suggestions of ways to improve the project that have now been integrated into the revised project presented for Town Council approval. We will list them here.

### **Driveway retaining walls**

It was recommended that we try to have at least 3' clear between tiered retaining walls for planting. We have confirmed that we do have that clear dimension (see Civil grading plan C1).

### **Divided Lites and Window Styles**

It was recommended to review the windows styles to try to reduce the number of types and to better align the use of divided lites where they occur. We only use divided lites at the entry door and sidelites and the adjacent front-facing windows at the pavilion and these have been redesigned for a more consistent lite size and feeling. The windows at the Primary Bedroom gable have been simplified to be in keeping with the general fenestration language and the overall window design is now more consistent.

### **Primary Bedroom Dormer Style**

It was suggested to consider a shed roof dormer or other dormer forms here. The shed roof dormer wasn't successful, but we were able to redesign the gable dormer to match the roof pitch of the other roofs and to simplify the window for full coherence within the design language.

### **Roof Stepping**

It was suggested to consider a slightly greater roof stepping where the main gable ridge needs to step to respect the height limit. We were able to raise the front gable ~~slightly~~ for a more pronounced difference while still maintaining height limit compliance.

### **Rear Façade bump-out**

It was suggested to consider eliminating the stucco-clad bump out on the rear façade, to the right of the wood-clad gable end. Unfortunately, due to interior space considerations, this isn't possible. But we did adjust the proportions and studies sightlines to ensure this bump-out is only nominally visible for any key vantage points on or off the property.

### **Stucco**

It was recommended to ensure the stucco tone isn't too bright. We believe the selected stucco sample to be a suitable tone to blend in with the site and natural vegetation, as shown in the material palette. Please refer to the physical samples that were submitted to the Planning Department.

**Deer Fence**

It was suggested that we could use a simpler, less costly deer fence, with a simple metal design that blends with the landscape. This has been updated on the landscape drawing.

**Auto Gate**

It was noted that the auto gate should be at least 50% transparent. The design has been updated to achieve this and is shown on the landscape drawing.

**Additional Trees/Planting**

It was recommended that we consider adding tree(s) at the left of the driveway (as you enter) to screen the neighbor's house and perhaps in other areas along Bellagio Rd if they are allowed in this area by RVFD. We are continuing to work with RVFD to define additional allowable planting locations and species.

**Planting at Pool Catch Basin**

It was recommended that we add some planting where the turf meets the pool catch basin wall. This has been updated in the courtyard rendering and will be integrated with the project.

Sincerely,

*Geoff Gibson*

Winder Gibson Architects

[gibson@archsf.com](mailto:gibson@archsf.com)

# ATTACHMENT 4

## MINUTES

Regular Meeting of the  
Ross Advisory Design Review Group  
7:00 PM, Monday, October 18, 2022

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

### 1. 7:00 p.m. Commencement

ADR Group Chai Kruttschnitt called the meeting to order.

Present: Laura Dewar, Stephen Sutro, Josefa Buckingham, and Mark Fritts.

Director Rebecca Markwick and Associate Planner Alex Lopez-Vega were present representing staff.

### 2. Approval of Minutes.

The ADR Group minutes were not available.

### 3. Open Time for Public Comments

No comments were provided.

### 4. Planning Applications.

#### a. 78 Shady Lane (A.P.N.) 073-101-41 (*\*Continued to the November 15 Meeting*)

**Applicant:** Tatyana Mironova

**Property Owner:** Kim Victoria/Mironova Tatyana

**Project Summary:** The applicant is requesting approval of Design Review, Demolition and a Variance for a major renovation and remodel to the existing single-family dwelling. The project includes demolishing the existing 580 square foot carport. The project proposes construction of a new 391 square foot garage in the side and rear yard setbacks. Two separate additions are proposed on the second story, a 117 square foot addition is proposed above an existing first floor roof on the right side of the home, and a 19 square foot addition is proposed on the left side, also above a roof eave and a small addition on the second story. (Markwick)

#### b. 21 Loma Linda (A.P.N. 072-121-04)

**Applicant and Owner:** Scott Golden and Ben Kozub

**Zoning:** R-1:B--10

**General Plan:** ML

**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests approval of Design Review and Accessory Dwelling Unit (ADU) Permit to construct a 535 square foot ADU over an existing garage

and carport. The project is subject to ADR review because it is in the front yard setback. The proposed ADU will match the existing residence, dark brown shingles with white trim and doors. (Markwick)

Joey Buckingham

- Supports the project
- Good spot on the lot
- Makes the garages look better

Mark Fritts

- Supports the project

Steven Sutro

- Supports the project as drawn
- Fits in contextually, well designed
- Suggested that the plate height of the structure be taller, which would push the roof height about 6-8 inches and look more in proportion. The roof planes should be parallel. All ADR members agreed with Stephen's suggestion.

Mark Kruttschnitt

- Designed well, can support it because it is an ADU in the setback

c. **40 Madrona Avenue (073-223-29)**

**Applicant:** Ken Linsteadt  
**Property Owner:** Amy and Chad Lewis  
**Zoning:** R-1:B-10  
**General Plan:** ML (Medium Low Density)  
**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests approval of Design Review and Variance for renovation and expansion of height and footprint of the existing single-family home on the property, including addition of a new ADU, and a Non-Conformity Permit to legalize existing rear yard setback deviations and the proposed height increase on the non-conforming portion of the structure. (Markwick)

The public hearing was open to the public. The property owners at 18 Madrona, the Bergs, spoke about the implications of the outdoor roof deck, and how if someone was standing on the roof deck they could peer into all of the common areas at 40 Madrona. They asked that the roof deck be removed, and that more landscaping be proposed to help screen the structure.

Mark Kruttschnitt

- Discussed seeing properties from other properties.
- Does not support the second story roof deck
- Concrete decisions should be made regarding the landscaping in between 18 and 40 Madrona to provide screening.



- Overall, the ADR supports the project with a recommendation to soften the southeast corner. Majority opinion is to keep the roof deck, one member suggesting it be smaller.

The public hearing was reopened.

The applicant, Chad Lewis spoke. He indicated that the Bergs have lived at 18 Madrona for 2 years, and they recently had a project approved with an elevated deck, comparable to what the Lewis's were asking for. The Lewis's did not oppose the Berg's balcony, that was designed and will be built to look at the Lewis's. He discussed all the improvements that they have done for the neighbors.

Stephen Sutro

- Project is well designed
- Wants more screening at the base of the building on the downhill, east side of the structure
- Roof deck is on the first story, in the middle of the lot therefore he can support the roof deck.
- Can make the findings for the non-conformity permit.
- Can approve project as designed, with a suggestion that plantings are planted on the downhill corner of the structure.

Mark Fritts

- Supports the non-conforming plate height, and improves the architectural style
- Southeast corner could benefit from plantings for softening.
- Agrees with Stephen on the roof deck, however it is large as designed. Suggests pulling it back from the eastern edge. The deck is in the center of the property and does not loom over the street or property lines. Incorporate a rail to provide buffer.

**d. 71 Shady Lane (073-091-32)**

**Applicant:** Imprints Gardens  
**Property Owner:** Eric Spaly  
**Street Address:** 71 Shady Lane  
**Zoning:** R-1: B-10  
**General Plan:** ML (Medium Low Density)  
**Flood Zone:** AE

**Project Summary:** The applicant requests approval of Design Review to construct new landscape improvements. The project proposes a new swimming pool, pool equipment, new deck, fire pit, BBQ and plantings. (Markwick)

The public hearing was opened. Wendy Nicholas spoke on behalf of himself and wife. They believe the project is detrimental to their property, the deck, pool and ADU. The

placement of the ADU is too close to their property. They would like the pool and deck to be relocated away from their property line.

Stephen Sutro

- Can support the project as designed.

Laura Dewar

- Supports the project as designed, it conforms to the setbacks and the ADU is not under the ADR review.

Mark Fritts

- Agrees with Laura, can support the project as drawn.
- project is out of the setbacks and conforms to the code.

Joey

- Can support the project as designed.

e. **0 Bellagio (072-031-04)**

**Applicant:** Winder Gibson Architects  
**Property Owner:** Bellagio Ross, LP  
**Zoning:** R-1:B-5A  
**General Plan:** VL  
**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests approval of Design Review to construct a new 7,176 square foot, two level over a partial basement single family home on a vacant lot. The project also includes a 667 square foot garage, a new pool, driveway, retaining walls and landscaping. The lot is considered a hillside lot with a slope of 36.7 percent.

Stephen Sutro

- The house as designed is contextually appropriate, can support the project as, and suggests approval overwhelming.
- Has some suggestions that could be taken or leave them. Suggests spacing the retaining walls out on the driveway, so that more plantings can go in between them.
- The several different types of windows, which are one too many cast of characters. Should be more consistent with window sizes.
- The gable ended dormer "should" be a shed dormer- just a suggestion.
- Appreciates that the house meets the height limit.
- Pool walls could be landscaped, creeping fig.
- Recommends approval for the project.

Mark Fritts

- Verified that the tree removal will follow the tree removal ordinance.
- Agrees with all of Stephen's comments, especially the gable roof.

- Appreciates the stucco comment and recommends that it does not become too bright.
- Refrigerator pop out should be removed.

Josefa Buckingham

- Appreciates the design of the home.
- Agrees with the others on the fenestration, the style could change so that only a few styles happen.
- Agrees with all of the comments by others.

Laura Dewar

- Great project, design and materials are great.
- The siting on the site is good.
- Suggests more trees between the new home and 14 Bellagio
- Agrees with all the comments about fenestration. There are too many styles as proposed.

Mark Kruttschnitt

- Great project, recommend that it is approved.
- The driveway gate need to be 50 percent solid, it appears about 70 percent at this point.
- Unanimous support for this excellent project.

5. **Conceptual ADR**
6. **Information and Discussion.**
7. **New Agenda Items.**
8. **Adjournment, 9:11 PM.**

**Next scheduled regular meeting date and time: November 15, 2022, at 7:00 PM.**

# ATTACHMENT 5

October 10, 2022

Rebecca Markwick  
Ross Planning and Building Director

Richard Simonitch  
Ross Public Works Director/Town Engineer

RE: Bellagio Road proposed residence – AP # 072-031-04 (Parcel 4)

Rebecca and Richard,

My wife and I reside at 14 Bellagio Road and, of the three current Bellagio Road residents, we are arguably the most affected by the proposed residence's construction. Its entry driveway abuts our entry and the proposed home will be closest to us. I'm writing to voice our thoughts and concerns regarding the project. We are speaking only for ourselves but I believe our two neighbors on Bellagio share our feelings regarding the reasonable concerns covered in items 1 through 4. Item #5 below affects our 14 Bellagio property significantly more than it does Bellagio's other homeowners who are affected to a lesser degree by the referenced Easement Agreement and its implications discussed therein.

My wife and I have reviewed parcel 4's proposed project's 32 page preliminary plans and the on site story poles. We are not opposed to the residence as proposed at this time. Having said that, we do have the following concerns and needs that we feel should be agreed to by the developers.

**1. SEWER LATERAL:** There is no existing sewer line the length of Bellagio Road. The 4 existing Bellagio Road parcels' sewer laterals connect directly to either Canyon or Laurel Grove. Parcel 4 project site developer Shadi Aboukhater has expressed his strong intent to trench the proposed project's sewer lateral solely on parcel, 4 east to the main in Canyon Road, "unless terrain factors intervene". Given the project's cost versus probable selling price we see no reason for the project's entire sewer lateral to not be on site. Bellagio Road, which does not have any sewer lines, should not have to be trenched for parcel 4's sewer lateral.

**2. ROAD MAINTENANCE:** Currently there are recorded Kittle property CC&Rs. The CCRs include a 'Road Maintenance Agreement' that stipulates a formula for calculating Bellagio Road's maintenance costs. For example, since our Collins parcel is at the terminus of Bellagio and we traverse its entire length, we are responsible for 46% of all road maintenance costs. Since parcel 4's proposed driveway is also at the terminus of Bellagio it must agree, in writing, that the proposed home shall share its proportionate portion of Bellagio's maintenance and repair costs along with the current residents.

**3. BELLAGIO ROAD REPAIRS:** Prior to any construction, the developers of parcel 4 need to agree to repair and resurface any and all damage and noticeable wear and tear on Bellagio



Road incurred as a result of their project's construction. Repairs and resurfacing would include resurfacing Bellagio Road in its entirety if necessary.

**4. ON SITE STAGING AREA:** Bellagio Road, particularly its upper half fronting all three existing residents' entries and homes, is quite narrow. Up to two years of construction vehicles blocking the street from utility, trash, delivery, emergency and residents' vehicles is unacceptable. Parcel 4 has a significant amount of usable, gently sloping land and onsite staging areas for construction vehicles and equipment should be mandatory.

**5. EXISTING DRIVEWAY / UTILITY EASEMENT AGREEMENT: NOTE: This item affects our residence at 14 Bellagio significantly more than it does the other Bellagio Road homeowners.**

The Pomeroy Trust(s), seller of lot 4, and the current owners/ developers of lot 4, have a written agreement to establish a driveway/utility easement from lot 4 to an additional steep, landlocked, undeveloped Pomeroy parcel, 072-031-01, (hereafter "parcel 1"). Parcel 1 is immediately to the west of, and abutting, both parcel 4 and our existing residence's parcel (072-031-37) at 14 Bellagio. Landlocked parcel 1 and the proposed easement area are extremely steep. It is questionable whether developing parcel 1 is feasible.

The Easement Agreement locates its subject easement through the westerly, fairly narrow and steep "notch" of parcel 4, extending 150 to 200 feet from Bellagio Road, just outside our entry gate, to the easterly property line of Pomeroy parcel 1. The proposed 16' wide roadway will travers the steep hillside directly above and parallel to my home's northerly property line. It would be parallel to, and immediately adjacent to, my entry courtyard and front door. My understanding is the wording of the easement agreement locates the proposed 150'+ driveway "...as close as possible to the Collins' property line." Cutting a 16' wide road and the attendant retaining into this steep area would be extremely intrusive, destroy numerous mature trees and negatively impact our home's value.

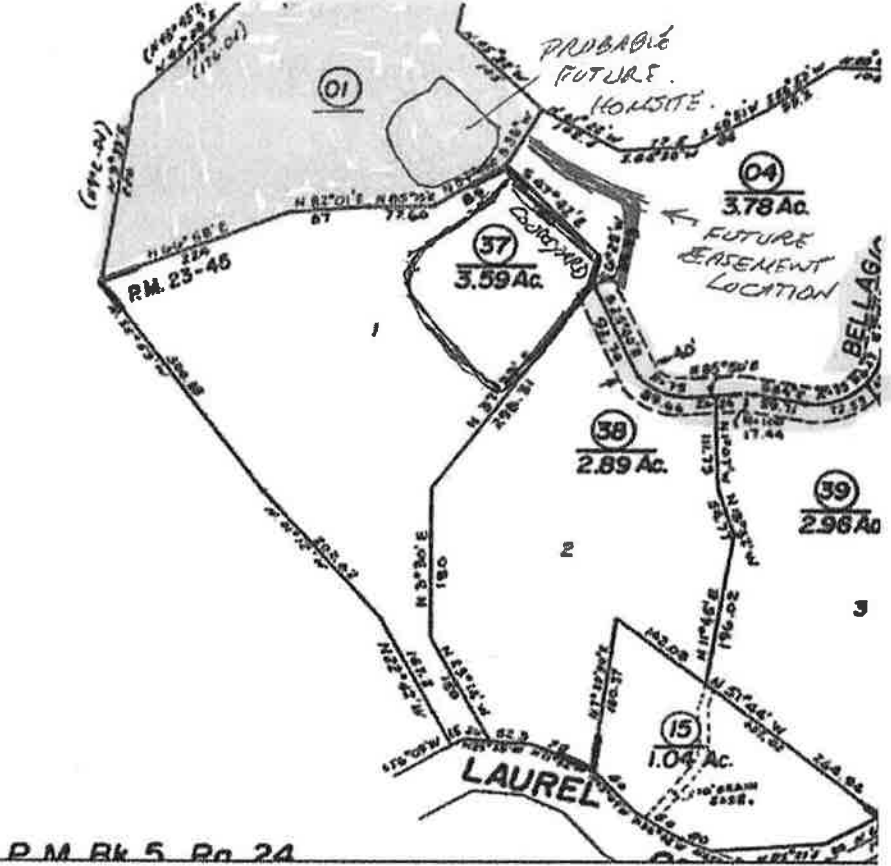
If the proposed easement was recorded and landlocked Pomeroy parcel #1 were to be successfully sold to a developer willing to undertake the engineering and construction of a home on this extremely difficult landlocked site, it would also require an approximately 1,000 foot sewer lateral trench the entire length of the easement and Bellagio Road, significantly affecting all the current Bellagio residents.

In order to understand the intrusive impact and difficulty in constructing access to, and improvements on, parcel #1, I feel it would be very helpful for you both to view this proposed easement area and parcel #1 in relation to our residence. I would appreciate meeting with you on site at your convenience. My cell number is 415-265-6073.

Thank for very much your assistance with this matter,


Brian & Marie Collins  
14 Bellagio Road

WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA



**LEGEND**

☐ Parcel (Fee, Property in Question)

 <b>Old Republic Title Company</b> 545 Fourth Street San Rafael, CA 94901 (415) 454-8300 Fax: (415) 453-1563	Title Order No. 0439029 XM, Preliminary Report Dated as of July 07, 2022	Drawing Date: 07/15/2022
<p><b>"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of any reliance herein."</b></p>	Reference:	Date:
<p><b>NOTE: Examiners depicted herein are provided as a courtesy only and no representation is made as to the accuracy or extent to which the Company or its agents are liable for any errors occurring by reason of reliance shown. It is recommended that a survey be obtained from a licensed professional to determine actual boundaries.</b></p>	Page one: APN: 072-011-05, Novato, CA 94947	Assessor's Parcel No.: 072-031-01
The foregoing land referred to herein is situated in the County of Marin, State of California.		