



Agenda Item No. 18.

Staff Report

Date: December 8, 2022

To: Mayor Kuhl and Council Members

From: Alex Lopez-Vega, Assistant Planner

Subject: Ditter Residence, 8 North Road

Recommendation

It is recommended that the Town Council adopt Resolution No. 2287 (**Attachment 1**) approving Design Review, Demolition, Accessory Dwelling Unit (ADU), and a Nonconformity Permit for the subject project as described below.

Property Address: 8 North Road
A.P.N.: 073-173-06
Applicant: Barbara Chambers
Property Owner: Clara and Sam Ditter
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Description: The applicant requests approval of Demolition, Design Review, Nonconformity Permit, and Accessory Dwelling Unit (ADU). The applicant is requesting to demolish a portion of the front porch, two bay windows, two storage sheds, and an attached garage with a roof deck. The project is an existing 3,736 SF single family home with an attached garage, deck and pool. The existing floor area exceeds the allowable floor area by five percent, and the project proposes alterations to the existing non-conforming residence which will not result in an increase to the existing non-conforming floor area.

Project Data

	Code Standard	Existing	Proposed
Lot Area	10,000 SF	14,475 SF	No change
Floor Area (FAR)	20%	3,736 SF (25.8%)	3,732 SF (25.8%)
Building Coverage	20%	2,586 SF (17.9%)	2,490 SF (17.2%)
Front Setback	25'	8' 8"	No Change
Left Side Setback	15'	4' 10"	12' 10"
Right Side Setback	15'	34' 11"	17' 9"
Rear Setback	40'	68' 8"	No Change
Building Height	30'	30' 6"	No Change
Impervious Surface Coverage	Minimize and/or mitigate for any increase.	4,670 SF	6,214 SF (Mitigated with bioretention facilities on site)

The applicant proposes to construct a new two-car garage with a gable roof which will connect to the main house by a passageway, the new garage will match the existing home with wood shingle siding and a composite shingle roof. A new deck is being proposed above the passageway and will have painted wood guardrails. The front porch will be re-built with painted wood beams, moldings, columns, and guardrails. The project also proposes a new driveway gate, entrance gate, and an outdoor kitchen in the backyard. The project will include interior work which will exchange some existing areas for new ones, so as not to increase the total floor area. New landscaping and hardscaping is proposed throughout the property. The project also includes an Accessory Dwelling Unit near the rear property line, due to the natural grade, the ADU is over 16 feet in height, therefore requires town council approval.

Project plans are included as **Attachment 2**; Project Application and Materials are included as **Attachment 3**.

The proposed project is subject to the following permit approval:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow for construction of a new building exceeding 200 square feet of a new floor area; fences and gates greater than 48" in height adjacent to the street right-of-way; a 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 landscape over 2,500 square feet.
- **Demolition Permit is required pursuant to RMC Section 18.50.020** to allow for demolition of the front porch, attached garage, and roof deck.
- **Nonconformity Permit is required pursuant to RMC Section 18.52.040** to allow for construction with the same floor area as the existing nonconforming floor area. (Allow for alteration to an existing nonconforming residence that do not result in an increase to nonconforming floor area.)
- **ADU Exception to Height required pursuant to RMC Section 18.42.065(C)** to allow for construction of an ADU over 16 feet high, the Town Council may grant an ADU height increase with a maximum building height of thirty feet at any point when measured from either existing or finished grade, whichever is lower.

Background

The project site is a 14,480 square-foot lot located on North Road between Lagunitas Road and East Road. The existing single-family residence was originally developed in 1967 which includes an attached garage, and pool.



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 November 15, 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 such as matching both the garage roof slope and the main house roof, as well as lowering the ADU plate height to 9'. The ADR members also discussed extending the hedge along the rear lot line further south to meet the existing redwood trees in that area. The project architect has also included a narrative of the changes to **(Attachment 2)** based on the ADR comments

Draft minutes of the November 15, 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

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

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

Nonconformity Permit

Many residential structures in the town do not conform to the requirements of this Zoning Code because they were established before the adoption of zoning or before residential floor area limits were established in 1967. The purpose of this section is to allow for the continued existence, reconstruction and modification of nonconforming residential structures, subject to limitations set forth in this section. The intent of these regulations is to protect historic buildings and those that contribute to the Town's small-town character; to permit floor area nonconformities to be retained on site redevelopment where the design is appropriate; and to allow other nonconformities to be maintained when reasonable and where they create the same or fewer impacts than strict conformance with town regulations.

Pursuant to Sections 18.32.050 and 18.32.060, which establish development standards in the R-1:B-10 district for maximum allowed floor area, the existing property exceeds the 20% maximum floor area allowed in the district. Pursuant to Section 18.52.030, the project requires a Nonconformity Permit to enlarge, extend, reconstruct, and/or structurally alter the existing residential structures which are nonconforming with respect to the maximum allowed floor area, and resulting in no net increase to the total existing nonconforming floor area on the property.

Staff recommends approval of the Nonconformity permit, as summarized below and as supported by the findings in Exhibit "B" of the attached Resolution.

Staff suggests the project is in keeping with the purpose and mandatory findings for a Nonconformity Permit. The property is currently nonconforming with regards to the floor area ratio. The project would not result in an increase to the existing non-conforming floor area, the scope of work will exchange some existing areas for new ones, so as not to increase the total floor area. The project conforms to the design review standards, and the floor area does not exceed the existing floor area. The project will comply with all Flood regulations, and the site has adequate parking.

Exception to Accessory Dwelling Unit (ADU) Permit

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

The Town Council may grant discretionary exceptions to the development standards regulating the number of accessory dwelling units permitted on a lot or parcel and accessory dwelling unit height, location, size and floor area as set forth in Sections 18.42.050 and 18.42.055. The Town Council shall approve, conditionally, approve, or deny the exception application in accordance with the provisions of Section 18.42.065 or Section 18.42.080.

The proposed project includes a new detached 800 square foot accessory dwelling unit (ADU), due to the natural grade, the ADU is over 16 feet high therefore requires an ADU Exception Permit. At its discretion, the Town Council may grant exceptions.

The Town Council may grant an exception described above if the exception complies with the design review criteria and standards of Section 18.41.100, the adopted Design Guidelines, and if the Town Council makes the following findings:

- **The exception will not create a significant adverse impact on any adjacent property, the surrounding neighborhood, or the general public good. (Section 18.42.065 (g) (1))**

Analysis: The proposed 800 square foot accessory dwelling unit is not visible from the road; it is setback 15 feet from the rear property line and will not create a significant adverse impact on any adjacent property.

- **The lot and the arrangement of existing and proposed physical improvements on the lot can accommodate the exception without adversely affecting the views, privacy, or access to light and air of neighboring properties. (Section 18.42.065 (g) (2))**

Analysis: The proposed new accessory dwelling unit would not affect any primary views. It is located on the property as to not impact any adjacent properties. No members of the general public including owners of adjacent properties have expressed concerns or issues with respect to

the project.

- **Any modifications to site drainage shall be designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site. (Section 18.42.065 (g) (3))**

Analysis: The project's site drainage has been designed by a licensed engineer and there is no net increase to the rate or volume of peak runoff from the site.

- **The Fire Chief has confirmed that there is adequate water supply for firefighting purposes for the site, or that the project includes measures to provide adequate water supply for firefighting purposes. (Section 18.42.065 (g) (4))**

Analysis: Adequate access and water supply exist for firefighting purposes.

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.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date and no comments have been received at the time of writing this report.

Attachments

1. Resolution No. 2287
2. Project Plans
3. Project Application Materials
4. ADR Meeting Minutes, November 15, 2022

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2287

RESOLUTION OF THE TOWN OF ROSS APPROVING DEMOLITION, DESIGN REVIEW, ACCESSORY DWELLING UNIT, AND NONCONFORMING PERMIT FOR 8 NORTH ROAD, A.P.N. 073-173-06

WHEREAS, applicant Barbara Chambers, on behalf of property owners Clara and Sam Ditter has submitted an application requesting approval of Demolition, Design Review, ADU, and Nonconformity Permit at 8 North Road APN 073-173-06 (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 15303 (New Construction), because it consists of the construction and location of limited numbers of new, small facilities or structures, including a second dwelling unit in a residential zone; and

WHEREAS, on December 8, 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 Demolition, Design Review, Nonconforming, and ADU Permit to allow the Project, subject to the Conditions of Approval attached as Exhibit “B”.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

P. Beach Kuhl, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS
8 North Road
A.P.N. 073-173-06

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 and off-street parking 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 removing existing impervious surfaces to more than 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 Medium 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.

II. In accordance with RMC Section 18.50.050 (a), Demolition Permit is approved based on the following mandatory findings:

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

The existing single-family residence and accessory buildings do not possess historical, architectural, cultural, or aesthetic values.

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

As recommended by the ADR Group, the Project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010. It preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross.

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 Medium 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.

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

The Project will avoid detriment to public welfare and material injury to properties in the vicinity by complying with the Design Review criteria and standards (RMC Section 18.41.100) and with the Hillside Lot Regulations (RMC Section 18.39.090).

III. In accordance with RMC Section 18.42.065 Exceptions to Standards for ADUs. At its discretion, the town council may grant exceptions to the general requirements and development standards for an ADU as set forth in Section 18.42.050 and Section 18.42.055

of this code.

- a) **Exception to Height.** The town council may grant an ADU height increase to two stories with a maximum building height of thirty feet at any point when measured from either existing or finished grade, whichever is lower.

The town council may grant an exception enumerated above if the exception complies with the design review criteria and standards of Section 18.41.100, the adopted Design Guidelines, and if the town council makes the following findings:

(1) The exception will not create a significant adverse impact on any adjacent property, the surrounding neighborhood, or the general public good.

(2) The lot and the arrangement of existing and proposed physical improvements on the lot can accommodate the exception without adversely affecting the views, privacy, or access to light and air of neighboring properties.

(3) Any modifications to site drainage shall be designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site.

(4) The fire chief has confirmed that there is adequate water supply for firefighting purposes for the site, or that the project includes measures to provide adequate water supply for firefighting purposes. (Ord. 708 (part), 2020; Ord. 703 (part), 2020; Ord. 679 (part), 2017; Ord. 678 (part), 2016; Ord. 625 (part), 2011).

The ADU request is consistent the Design Review Guidelines as stated above, the ADU height will not create a significant adverse impact on any adjacent properties and there will be no view or privacy impacts to the neighboring properties.

EXHIBIT "B"
CONDITIONS OF APPROVAL
8 North Road
A.P.N. 073-173-06

1. The building permit shall substantially conform to the plans entitled, "Ditter Residence" and dated 10/27/2022, and reviewed and approved by the Town Council on December 8, 2022
2. 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. Prior to issuance of building permit the Lot Line Adjustment shall be recorded with the County of Marin.
3. 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.
4. The Project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD).
5. 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.
6. 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.
7. A Tree Permit shall not be issued until the project grading or building permit is issued.
8. The Project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within

the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

- b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the Project. Any additional costs incurred by the Town, including costs to inspect or review the Project, shall be paid as incurred and prior to project final.
- d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (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. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- w. BEFORE FINAL INSPECTION, the Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
 - i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc., are implemented.
 - ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.

- iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.
9. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the Project or alleging any other liability or damages based upon, caused by, or related to the approval of the Project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorney fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

ROSS, CALIFORNIA



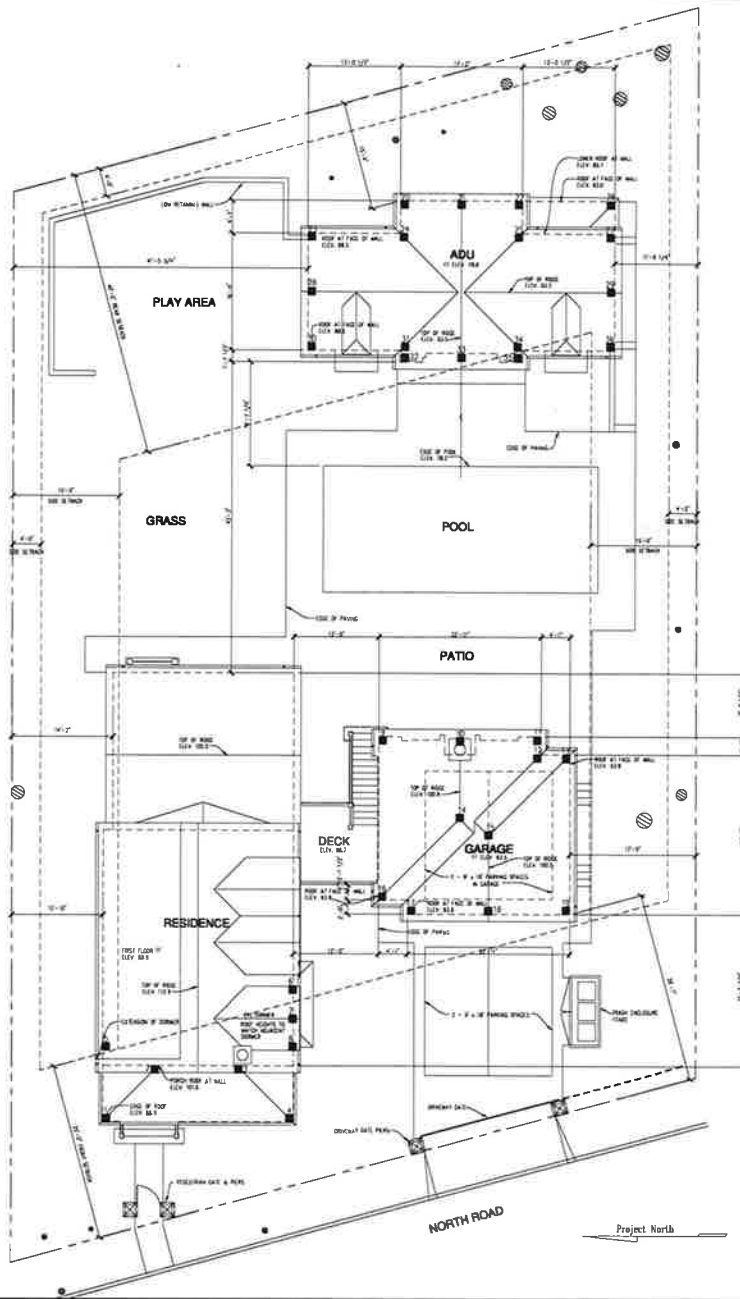
486 *Journal of Interpersonal Violence* 28(3)
DOI: 10.1177/0886260513500000
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It is therefore not surprising that, according to the 1991 survey, 40% of the respondents in the United States, 33% in Canada, and 25% in Mexico believe that the U.S. is the most powerful country in the world. The respondents in the United States also believe that the U.S. is the most powerful country in the world, followed by Canada and Mexico.

DITTER RESIDENCE
8 NORTH ROAD
ROSS, CA 94957

VICINITY MAP	PROJECT INFORMATION	PROJECT DESCRIPTION	CONTACT INFORMATION	SHEET INDEX	AP # 073-173-06	
	<p>GENERAL INFORMATION:</p> <p>APN: R-1B-10 018-13-06 16,476 SF</p> <p>PROJECT-RELATED PROPERTY INFORMATION:</p> <p>LOT COVERAGE: 20% F.A.R. (DOW): 2.0</p> <p>FLOOR AREA:</p> <p>LOWER LEVEL & GARAGE: 1,248.9 SF MAIN FLOOR: 1,541.8 SF SECOND FLOOR: 804.3 SF TOTAL FLOOR AREA: 3,595.0 SF</p> <p>DETACHED STRUCTURES:</p> <p>2,016 SF (COVERED) 3,186 SF (2,260 SF COVERED) 3,182 SF (2,258 SF COVERED)</p> <p>SETTINGS:</p> <p>FRONT SETBACK: 20'-0" SIDE YARD SETBACK NORTH: 5'-0" SIDE YARD SETBACK SOUTH: 5'-0" REAR YARD SETBACK: 40'-0"</p> <p>ADDITIONAL INFORMATION:</p> <p>HEIGHT: 30'-0" (MAX.) 2 STORIES 30'-0" (MAX.) 2 STORIES UNCHANGED 8'-0"</p> <p>INTERVIEWS/MEETINGS:</p> <p>PARKING: 2 (8 COVERED) 4,670 SF 2 COVERED 8,274 SF 2 COVERED</p>	<p>DEMOLITION OF PORTION OF FRONT PORCH, GARAGE AND ROOF DECK. INTERIOR REMODEL OF EXISTING HOUSE. CONSTRUCTION OF A NEW GARAGE, OUTDOOR KITCHEN, ROOF DECK, AND ONE BEDROOM ADD. NEW 16' SIDEWALK AND 4' SIDEWALK, 16' SIDEWALK.</p>	<p>OWNER: CLARA & SAM CHITT 8 NORTH ROAD REDWOOD CITY, CA 94061 (712) 833-5761</p> <p>ARCHITECT: MADRONA CHAMBERS CHAMBERS + CHAMBERS ARCHITECTS 430 MILLER AVE. HILL VALLEY, CA 94040 (415) 361-6926</p> <p>LANDSCAPE DESIGNER: LISA STEVENSON ENCLAVE DESIGN 1000 REDWOOD BOULEVARD, SUITE 300 NOVATO, CA 94945 (415) 209-0091</p> <p>ENVIRONMENTAL CONSULTANT: JOHN W. JAMES JOHN W. JAMES & ASSOCIATES 1000 REDWOOD BOULEVARD, SUITE 300 NOVATO, CA 94945 (415) 209-0091</p> <p>ARCHITECT'S REPRESENTATIVE: JAMES L. JAMES JAMES L. JAMES & ASSOCIATES 1000 REDWOOD BOULEVARD, SUITE 300 NOVATO, CA 94945 (415) 209-0091</p> <p>SERVICES: LAWRENCE STEVENS L.A. STEVENS & ASSOCIATES 1 COMMERCE BOULEVARD, SUITE NOVATO, CA 94945 (415) 382-7713</p>	<p>ARCHITECTURAL:</p> <p>A00 COVER SHEET A01 SITE PLAN A02 STREET MOBE PLAN A03 EXISTING SITE PLAN A04 EXISTING FIRST FLOOR PLAN & SHEETS A05 EXISTING LOWER LEVEL & SECOND FLOOR PLAN A06 EXISTING MAIN FLOOR PLAN A07 EXISTING LOWER LEVEL & SECOND FLOOR PLAN A08 EXISTING FIRST ELEVATION AND GATES A09 EXISTING PROPOSED SOUTH ELEVATION AND BRIDGEWATER SECTION A10 EXISTING PROPOSED EAST ELEVATION A11 EXISTING PROPOSED NORTH ELEVATION A12 ADD PLAN & ELEVATIONS A13 EXISTING FAS A14 EXISTING FAS A15 EXISTING FAS A16 EXISTING FAS A17 EXISTING FAS A18 EXISTING FAS A19 EXISTING FAS A20 EXISTING FAS A21 EXISTING FAS A22 EXISTING FAS A23 EXISTING FAS A24 EXISTING FAS A25 EXISTING FAS A26 EXISTING FAS A27 EXISTING FAS A28 EXISTING FAS A29 EXISTING FAS A30 EXISTING FAS A31 EXISTING FAS A32 EXISTING FAS A33 EXISTING FAS A34 EXISTING FAS A35 EXISTING FAS A36 EXISTING FAS A37 EXISTING FAS A38 EXISTING FAS A39 EXISTING FAS A40 EXISTING FAS A41 EXISTING FAS A42 EXISTING FAS A43 EXISTING FAS A44 EXISTING FAS A45 EXISTING FAS A46 EXISTING FAS A47 EXISTING FAS A48 EXISTING FAS A49 EXISTING FAS A50 EXISTING FAS A51 EXISTING FAS A52 EXISTING FAS A53 EXISTING FAS A54 EXISTING FAS A55 EXISTING FAS A56 EXISTING FAS A57 EXISTING FAS A58 EXISTING FAS A59 EXISTING FAS A60 EXISTING FAS A61 EXISTING FAS A62 EXISTING FAS A63 EXISTING FAS A64 EXISTING FAS A65 EXISTING FAS A66 EXISTING FAS A67 EXISTING FAS A68 EXISTING FAS A69 EXISTING FAS A70 EXISTING FAS A71 EXISTING FAS A72 EXISTING FAS A73 EXISTING FAS A74 EXISTING FAS A75 EXISTING FAS A76 EXISTING FAS A77 EXISTING FAS A78 EXISTING FAS A79 EXISTING FAS A80 EXISTING FAS A81 EXISTING FAS A82 EXISTING FAS A83 EXISTING FAS A84 EXISTING FAS A85 EXISTING FAS A86 EXISTING FAS A87 EXISTING FAS A88 EXISTING FAS A89 EXISTING FAS A90 EXISTING FAS A91 EXISTING FAS A92 EXISTING FAS A93 EXISTING FAS A94 EXISTING FAS A95 EXISTING FAS A96 EXISTING FAS A97 EXISTING FAS A98 EXISTING FAS A99 EXISTING FAS A100 EXISTING FAS</p> <p>LANDSCAPE:</p> <p>L00 LAYOUT PLAN L01 VEGETATION MANAGEMENT PLAN L02 LANDSCAPE REVEGETATION PLAN L03 LANDSCAPE LIGHTING PLAN L04 EXISTING FAS L05 EXISTING FAS L06 EXISTING FAS L07 EXISTING FAS L08 EXISTING FAS L09 EXISTING FAS L10 EXISTING FAS L11 EXISTING FAS L12 EXISTING FAS L13 EXISTING FAS L14 EXISTING FAS L15 EXISTING FAS L16 EXISTING FAS L17 EXISTING FAS L18 EXISTING FAS L19 EXISTING FAS L20 EXISTING FAS L21 EXISTING FAS L22 EXISTING FAS L23 EXISTING FAS L24 EXISTING FAS L25 EXISTING FAS L26 EXISTING FAS L27 EXISTING FAS L28 EXISTING FAS L29 EXISTING FAS L30 EXISTING FAS L31 EXISTING FAS L32 EXISTING FAS L33 EXISTING FAS L34 EXISTING FAS L35 EXISTING FAS L36 EXISTING FAS L37 EXISTING FAS L38 EXISTING FAS L39 EXISTING FAS L40 EXISTING FAS L41 EXISTING FAS L42 EXISTING FAS L43 EXISTING FAS L44 EXISTING FAS L45 EXISTING FAS L46 EXISTING FAS L47 EXISTING FAS L48 EXISTING FAS L49 EXISTING FAS L50 EXISTING FAS L51 EXISTING FAS L52 EXISTING FAS L53 EXISTING FAS L54 EXISTING FAS L55 EXISTING FAS L56 EXISTING FAS L57 EXISTING FAS L58 EXISTING FAS L59 EXISTING FAS L60 EXISTING FAS L61 EXISTING FAS L62 EXISTING FAS L63 EXISTING FAS L64 EXISTING FAS L65 EXISTING FAS L66 EXISTING FAS L67 EXISTING FAS L68 EXISTING FAS L69 EXISTING FAS L70 EXISTING FAS L71 EXISTING FAS L72 EXISTING FAS L73 EXISTING FAS L74 EXISTING FAS L75 EXISTING FAS L76 EXISTING FAS L77 EXISTING FAS L78 EXISTING FAS L79 EXISTING FAS L80 EXISTING FAS L81 EXISTING FAS L82 EXISTING FAS L83 EXISTING FAS L84 EXISTING FAS L85 EXISTING FAS L86 EXISTING FAS L87 EXISTING FAS L88 EXISTING FAS L89 EXISTING FAS L90 EXISTING FAS L91 EXISTING FAS L92 EXISTING FAS L93 EXISTING FAS L94 EXISTING FAS L95 EXISTING FAS L96 EXISTING FAS L97 EXISTING FAS L98 EXISTING FAS L99 EXISTING FAS L100 EXISTING FAS</p>	<p>COVER SHEET</p>	

A0.0



NOTE

1. ELEVATION ON PLAN INDICATES STORY POLE LOCATION AND NUMBER. 2. SEE NOTES TO BE INDICATED ON THE PLAN.

STORY POLE ELEVATION HEIGHTS

- 1 86.6
- 2 101.6
- 3 101.6
- 4 86.6
- 5 MATCH ADJACENT
- 6 MATCH ADJACENT
- 7 MATCH ADJACENT
- 8 MATCH ADJACENT
- 9 83.5
- 10 100.8
- 11 93.8
- 12 93.8
- 13 93.8
- 14 100.8
- 15 100.8
- 16 93.8
- 17 93.8
- 18 100.8
- 19 93.8
- 20 88.5
- 21 93.5
- 22 86.5
- 23 88.5
- 24 88.5
- 25 88.5
- 26 83.0
- 27 88.5
- 28 83.2
- 29 83.2
- 30 86.5
- 31 88.5
- 32 86.5
- 33 93.5
- 34 86.5
- 35 86.5
- 36 88.5



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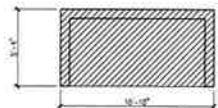
AP# 073-173-06

Date	Issue
10-10-22	ADR

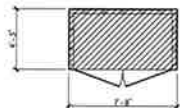
STORY POLE PLAN

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

A1.2

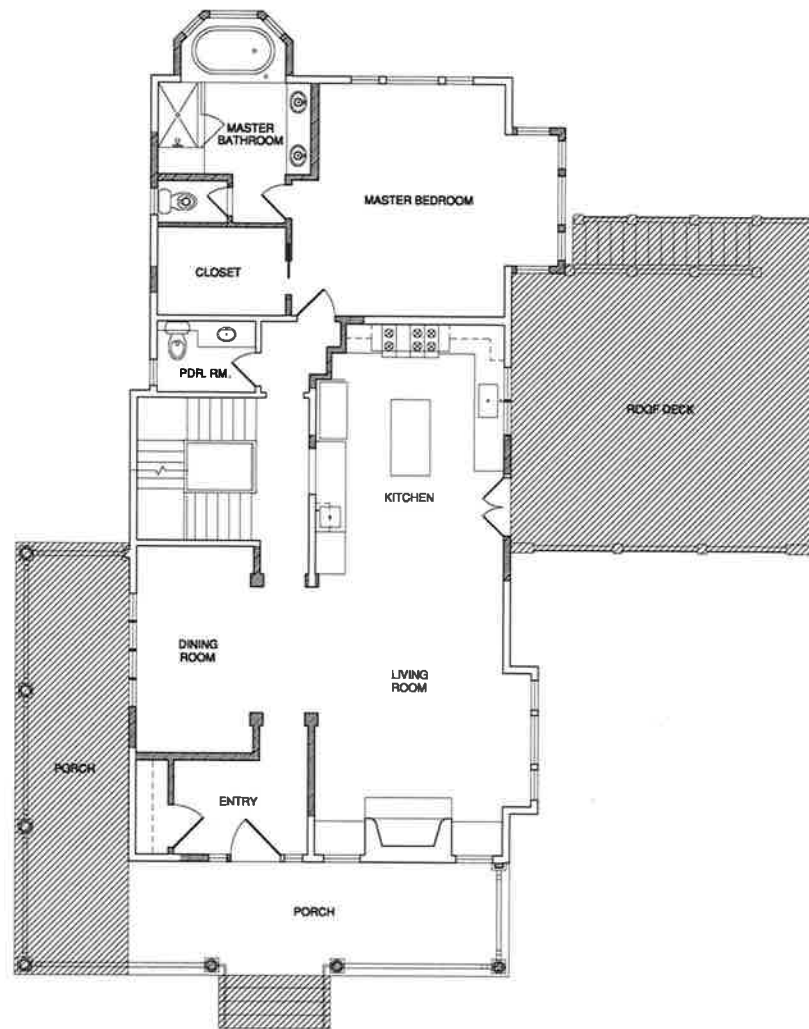


Shed 1



Shed 2

Existing Sheds to be Removed



Existing Main Floor Plan



Hatched areas on this sheet indicate walls or areas to be removed

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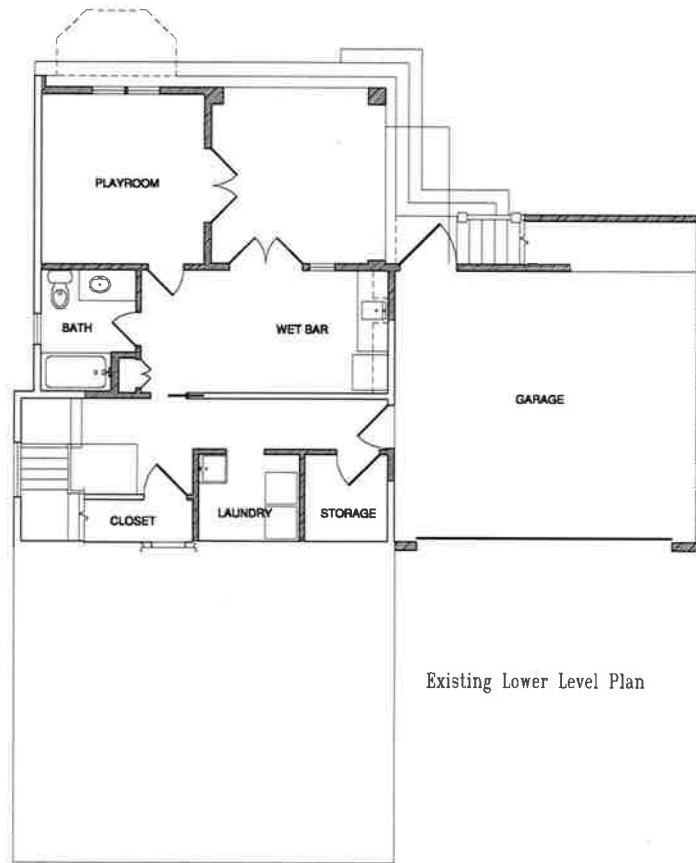
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Date	Issue
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8-1-02	ADR
10-18-02	ADR

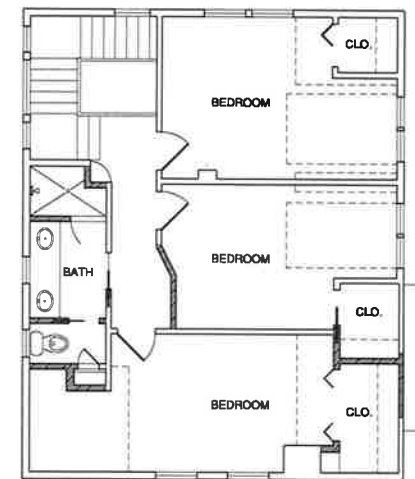
EXISTING
FIRST FLOOR PLAN
& SHEDS

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

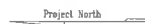
A2.1



Existing Lower Level Plan



Existing Second Floor Plan



Hatched areas on this sheet indicate walls or areas to be removed

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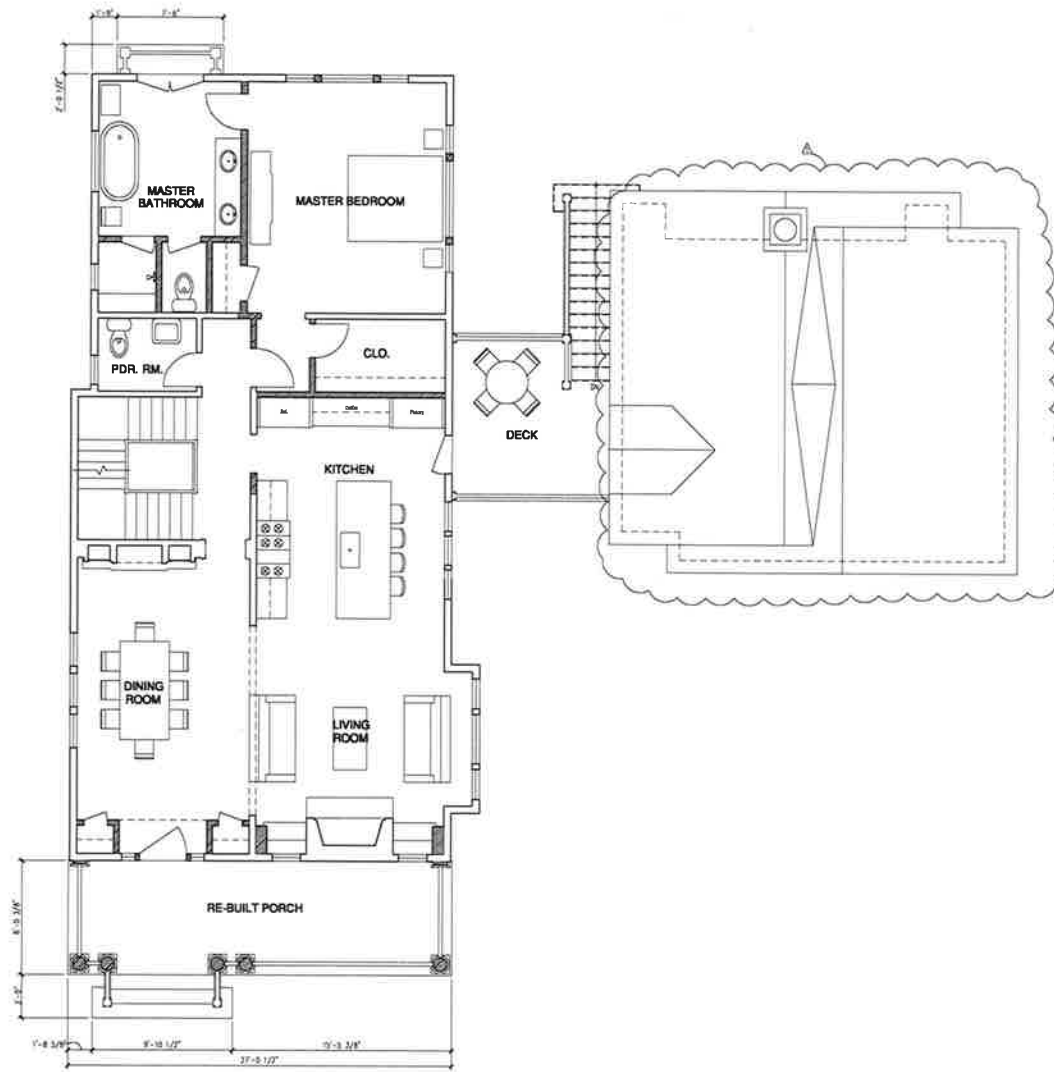
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AP# 073-173-06	
Date	Issue
12-1-22	ADR
12-1-22	ADR
12-18-22	ADR

EXISTING
LOWER LEVEL &
SECOND FLOOR PLAN

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

A2.2



Proposed Main Floor Plan

Project North

Hatched areas on this sheet indicate new walls

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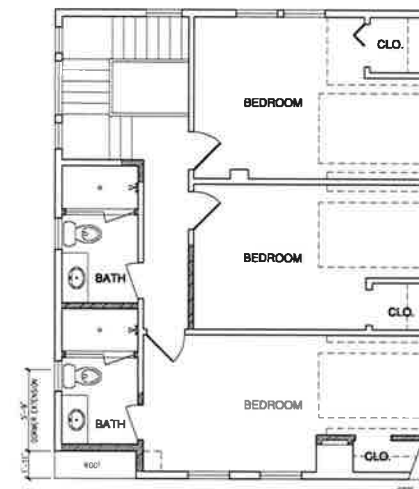
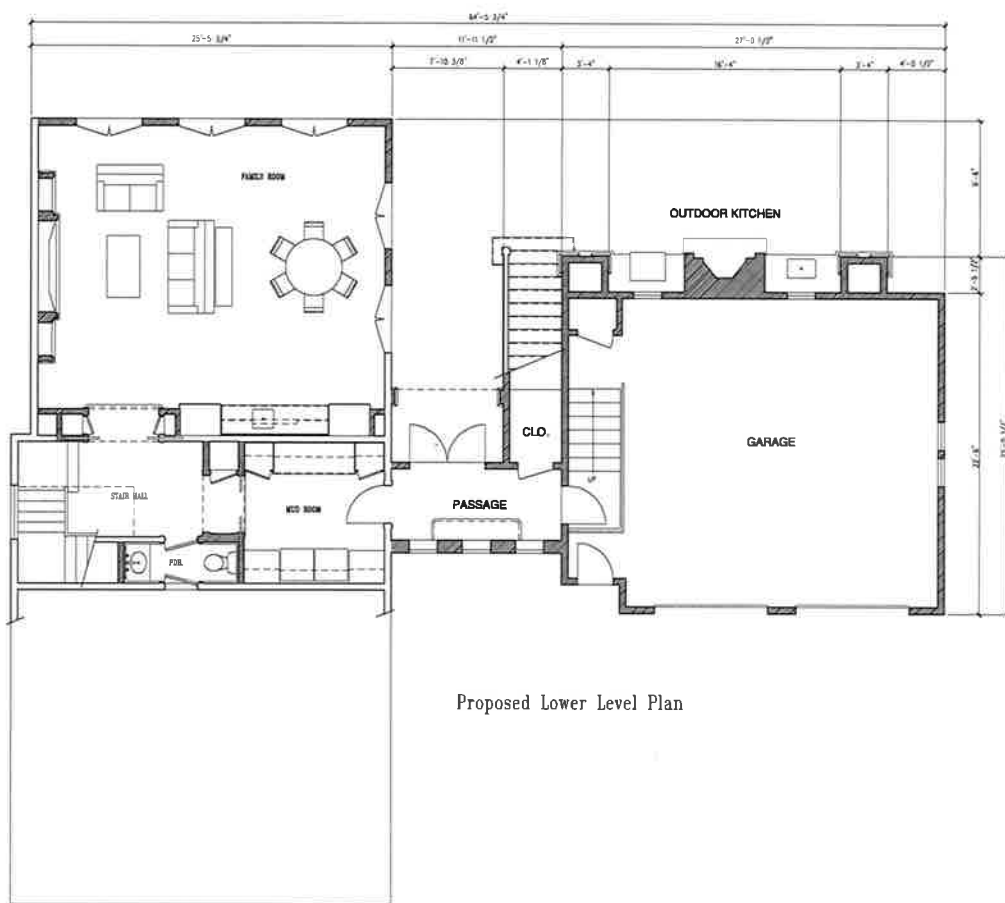
AP# 073-173-06

Date	Issue
3-1-12	ADR
9-1-12	ADR
10-18-12	ADR
11-21-12	ADR, A

PROPOSED
MAIN FLOOR PLAN

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

A2.3



Project North

Hatched areas on this sheet indicate new walls



Existing North Elevation



Proposed North Elevation

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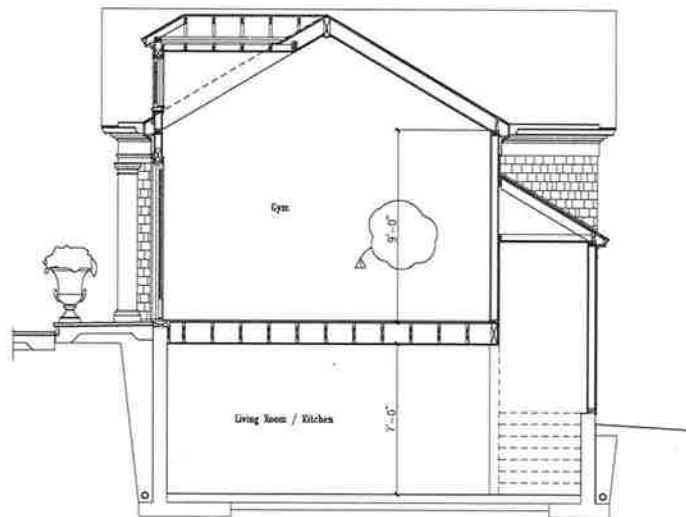
Date	Issue
3-1-02	ADR
1-1-07	ADR
12-12-22	ADR

EXISTING &
PROPOSED NORTH
ELEVATION

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

A3.4

Date	Issue
8-1-02	ADD
10-18-02	ADD
11-1-02	ADD
11-21-02	ADD



1 Section Looking North



2 Section Looking West



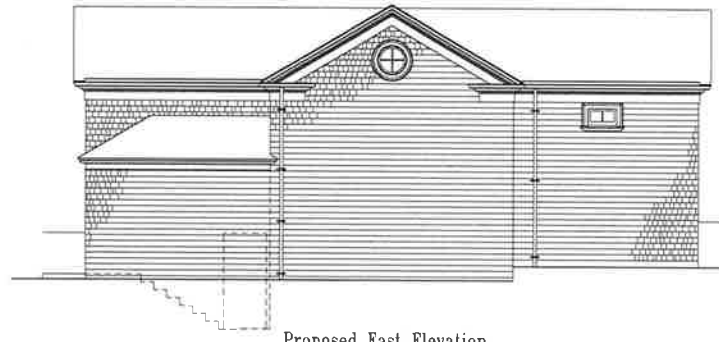
Proposed North Elevation



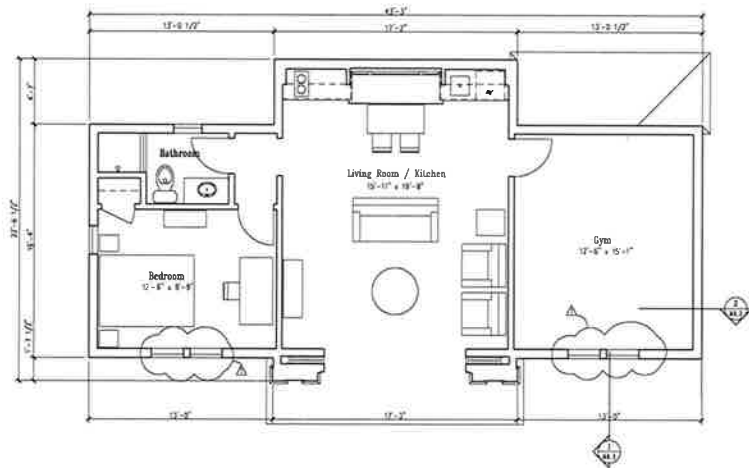
Proposed West Elevation



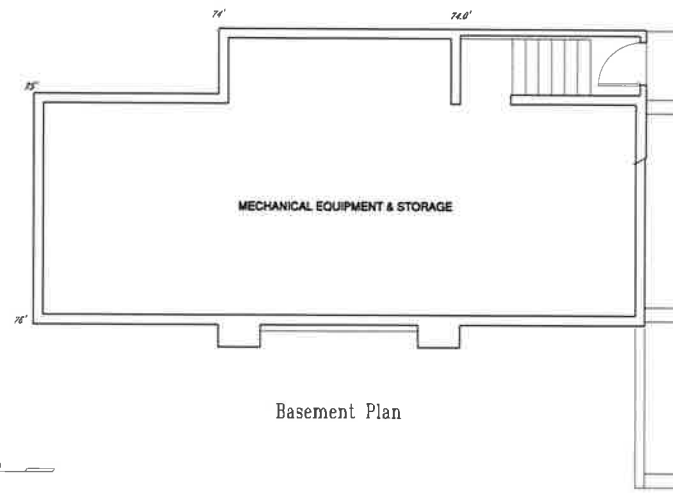
Proposed South Elevation



Proposed East Elevation



Project North



Basement Plan



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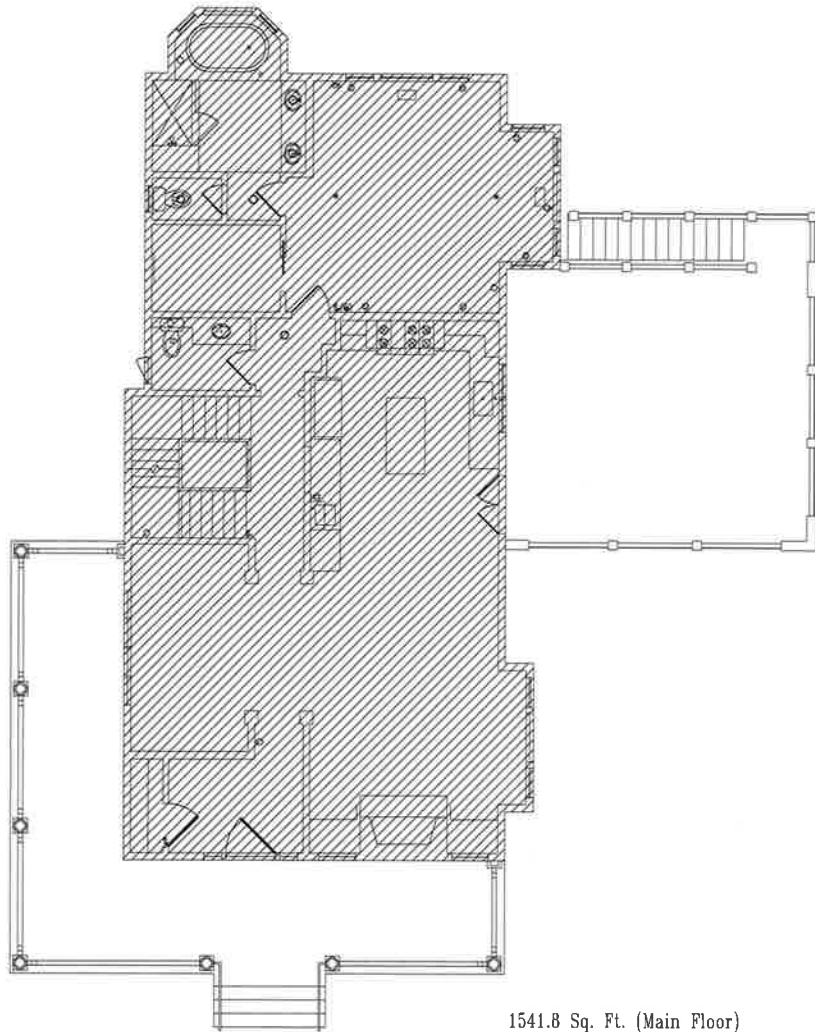
AP# 073-173-06

Date	Issue
3-1-22	ADR
9-1-22	ADR
10-18-22	ADR
11-21-22	ADR

ADU
PLAN &
ELEVATIONS

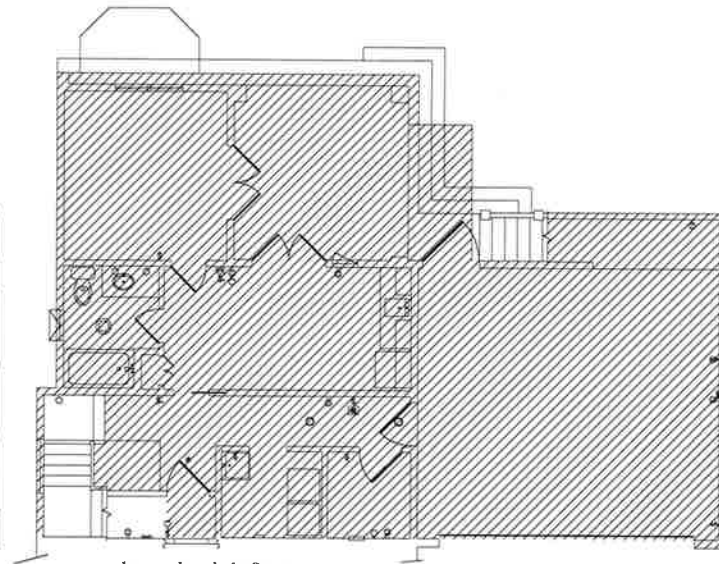
Scale: 1/8" = 1'-0"

ADU1

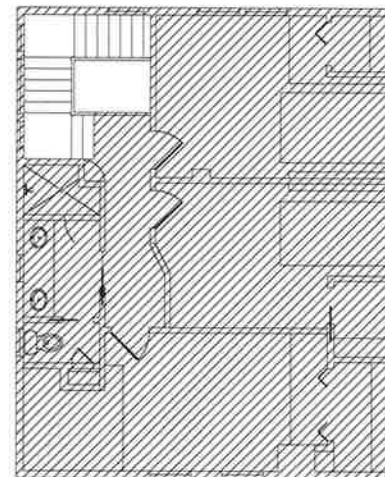


Main Floor
1541.8 Sq. Ft. Counted toward FAR

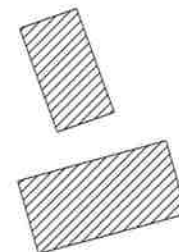
1541.8 Sq. Ft. (Main Floor)
1294.8 Sq. Ft. (Lower Level)
809.3 Sq. Ft. (Second Floor)
+ 90.5 Sq. Ft. (Detached Structures)
3736.4 Sq. Ft.
Site Area: 14480
 $3736.4/14480 = 25.8\%$ Total FAR



Lower Level & Garage
1294.8 Sq. Ft. Counted toward FAR



Second Floor
809.3 Sq. Ft. Counted toward FAR



Sheds
90.5 Sq. Ft. Counted toward FAR

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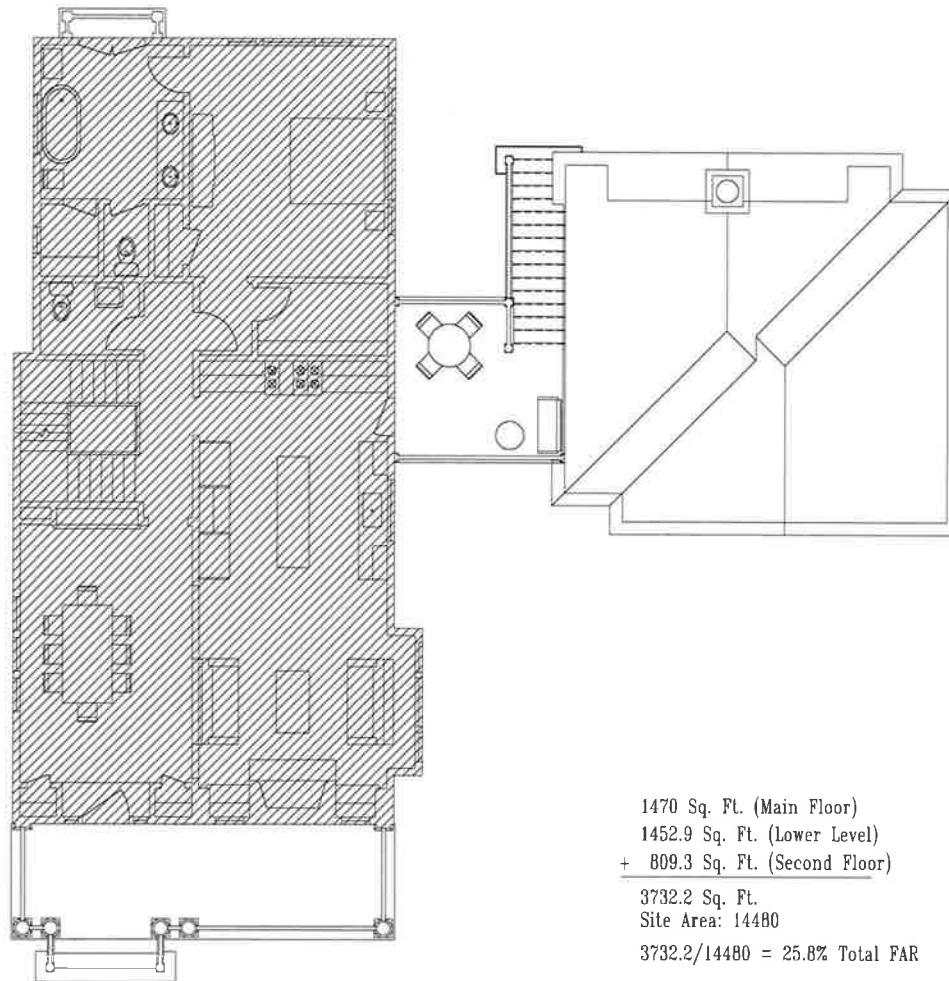
AP# 073-173-06

Date	Issue
2-1-22	ADR
8-1-22	ADR
10-12-22	ADR

EXISTING
FAR

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

FAR1



Main Floor
1470 Sq. Ft. Counted toward FAR

1470 Sq. Ft. (Main Floor)
1452.9 Sq. Ft. (Lower Level)
+ 809.3 Sq. Ft. (Second Floor)
3732.2 Sq. Ft.
Site Area: 14480
 $3732.2/14480 = 25.8\%$ Total FAR

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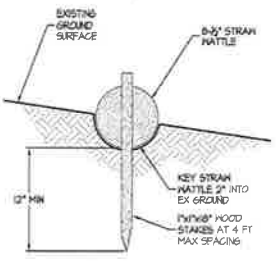
APP 073-173-06

Date	Issue
3-1-22	ADR
8-1-22	ADR
10-18-22	ADR

PROPOSED
FAR
MAIN LEVEL

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

FAR2



STRAW WATTLE DETAIL

NO SCALE

EROSION CONTROL REQUIREMENTS

CONTRACTOR SHALL INSTALL EROSION CONTROL AND WATER COURSE PROTECTION MEASURES PRIOR TO DISTURBING THE SITE, AND SHALL INSPECT, REPAIR OR REPLACE PROTECTION MEASURES AS NEEDED TO REMAIN EFFECTIVE THROUGHOUT THE DURATION OF THE WORK.

STRAW WATTLE SPACING

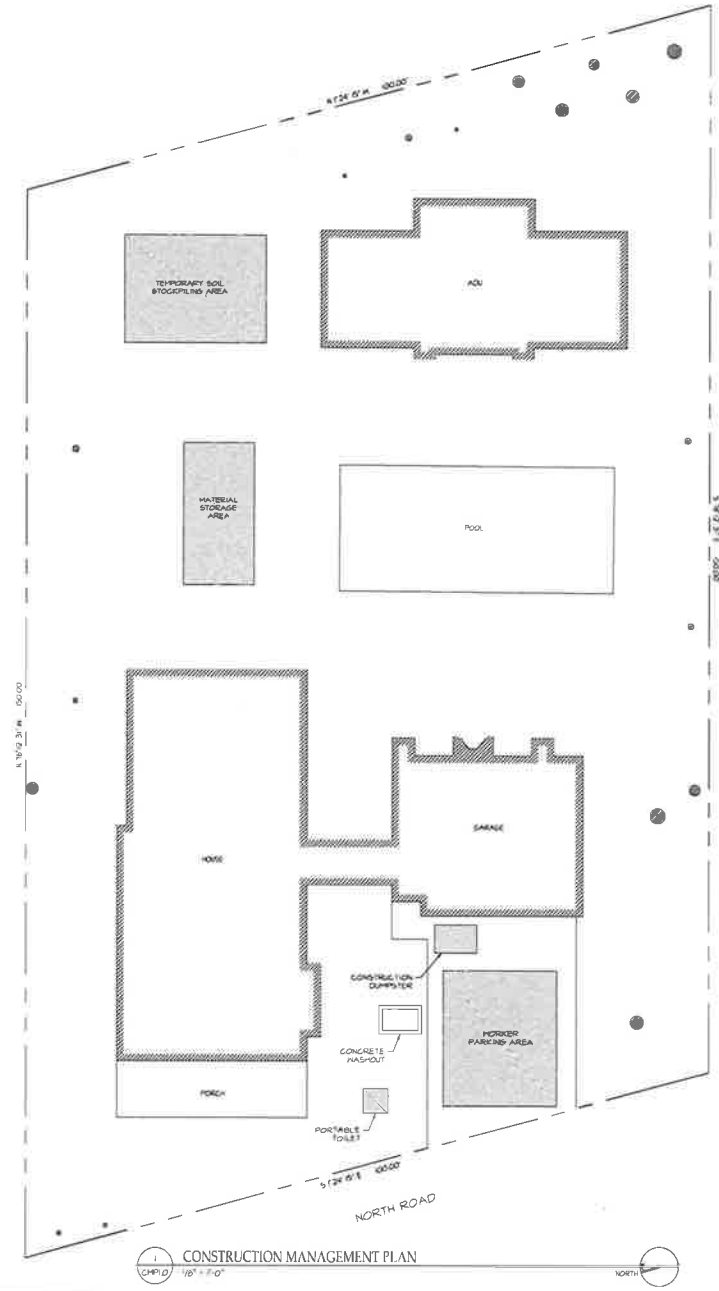
GROUND SURFACE SLOPE	HORIZONTAL SPACING
4:1 OR FLATTER	20 FT.
BETWEEN 4:1 AND 2:1	15 FT.
2:1 OR STEEPER	10 FT.

SITE RESTORATION

SEE LANDSCAPE PLANS FOR PERMANENT SITE RESTORATION

EROSION CONTROL & STORMWATER POLLUTION PREVENTION

1. COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE TOWN OF ROSS. IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL AND STORMWATER POLLUTION PREVENTION. COMPLY WITH ALL REQUIREMENTS OF THE PROJECT EROSION CONTROL PLAN AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK (CALIFORNIA STORMWATER QUALITY ASSOCIATION, www.csbmp.com) AND THE PROJECT EROSION CONTROL PLAN.
3. PRIOR TO OCTOBER 1ST, INSTALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES NECESSARY TO MINIMIZE EROSION, CONTAIN ERODED SEDIMENT ON-SITE AND PREVENT POLLUTION OF STORMWATER RUNOFF.
4. REGULARLY MONITOR EROSION CONTROL AND MEASURES BETWEEN OCTOBER 1ST AND APRIL 1ST. PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE PROJECT EROSION CONTROL PLAN.
5. REGULARLY MONITOR STORMWATER POLLUTION PREVENTION MEASURES YEAR-AROUND THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE STORMWATER POLLUTION PREVENTION MEASURES AS REQUIRED BY THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
6. VISIT THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (MCSTOPP) WEBSITE FOR ADDITIONAL RESOURCES AND GUIDANCE ON EROSION CONTROL AND STORMWATER POLLUTION PREVENTION: <http://mcstopp.org/handbookresources.htm>
7. SEE LANDSCAPE DRAWINGS FOR PERMANENT EROSION CONTROL AND SITE RESTORATION PLANTING.



CONSTRUCTION MANAGEMENT PLAN

1" = 10'

CONSTRUCTION MANAGEMENT NOTES

1. HOURS OF OPERATION: IN ACCORDANCE WITH THE TOWN OF ROSS MUNICIPAL CODE, THE CONSTRUCTION ACTIVITY IS LIMITED FROM 8AM TO 5PM MONDAY THROUGH FRIDAY. CONSTRUCTION IS NOT ALLOWED ON WEEKENDS AND HOLIDAYS.
2. PROJECT DELIVERIES: DELIVERIES ARE LIMITED TO WEEKDAYS FROM 8AM TO 5PM.
3. TRUCK SITES: TRUCKS EXCEEDING 20 FT. IN LENGTH SHALL RECEIVE AUTHORIZATION FROM DPM BEFORE GOING TO THE SITE. CONTACT DPM AT LEAST TWO DAYS PRIOR. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE ROUTE AND MAKING SURE THAT TRUCKS CAN MAKE THE TURNS AND MAKE IT SAFELY TO THE SITE.
4. ROAD CLOSURES, LANE CLOSURES, LANE SHIFT, A SEPARATE PERMIT FROM DPM IS REQUIRED PRIOR TO CLOSING THE ROAD OR DOING A LANE CLOSURE OR SHIFT. ROAD CLOSURES REQUIRING POSTING REQUIRE A MINIMUM OF 48 HOURS IN ADVANCE. CONTACT DPM FOR FURTHER INFORMATION: 408-459-4438 (EXT. 4).
5. MATERIAL STORAGE: ALL CONSTRUCTION MATERIALS, DEBRIS AND EQUIPMENT SHALL BE STORED ON SITE.
6. ROADWAY CLEARANCE: A MINIMUM OF 11 FT. OF CLEARANCE MUST BE MAINTAINED AT ALL TIMES ALONG THE ROADWAY.
7. PORTABLE TOILETS AND JOB SHEDS: THESE WILL NOT BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY.
8. PARKING: ALL VEHICLES MUST PARK AT THE JOB SITE OR CARPOOL.
9. MATERIAL DELIVERIES AND OFF-HAUL (MASS EX AND DEBRIS): TO BE EXECUTED IN SMALLER TRUCKS (TRUCK PLATED - 11,570 CAPACITY) TO LIMIT NEIGHBORHOOD AND ROAD IMPACT AND BETTER NEGOTIATE EXISTING NEIGHBORHOOD STREET IS AND PARKING. JOB RELATED TRUCK AND VEHICLE TRIPS TO BE RESTRICTED DURING MORNING AND AFTERNOON SCHOOL DROP OFF AND PICK UP HOURS.
10. ALL TREE PROTECTION PERMITS AND/OR REPORT RECOMMENDATIONS AND BEST PRACTICES. PROTECT EXISTING TREES AGAINST INJURY DUE TO CUTTING, BRANCHING OR SKINNING OF ROOTS, TRUNKS OR BRANCHES. COMPACTION OF ROOT ZONE OR CATCHING BY CONSTRUCTION MATERIALS, EQUIPMENT MATERIALS, OR EQUIPMENT WITHIN THE DROP LINE OF THE TREES.
11. NO PRUNING OF EXISTING TREES SHALL BE COMPLETED WITHOUT PRIOR APPROVAL BY THE CLIENT AND ARBORIST. GREAT CARE IS TO BE TAKEN IN WORKING UNDER TREE CANOPIES TO AVOID UNNECESSARY DAMAGE TO THE ROOT SYSTEM OR CUTTING OF MAJOR STRUCTURAL ROOTS.
12. ALL EROSION CONTROL, PER CIVIL PLANS AND BEST PRACTICES.
13. APPLY WATER TO CONTROL DUST FREQUENTLY OR AS NEEDED TO PREVENT VEHICLE EMISSIONS AND OFFSITE DUST IMPACTS FROM BUILDING CONSTRUCTION.
14. TRUCK ROUTE TO BE VIA S/R FRANK'S DRIVE BOULEVARD TO LASANTAS ROAD ROUTE TO SITE.
 - LEFT ON S/R FRANK'S DRIVE
 - NORTHWEST ON S/R FRANK'S DRIVE BLVD TO LASANTAS ROAD
 - WEST ON LASANTAS ROAD
 - TURN RIGHT ON NORTH ROAD
 - ARRIVE AT 8 NORTH ROAD ON RIGHT

PRELIMINARY SCHEDULE

MOBILIZATION	APRIL 1, 2023
EXCAVATION AND SITEWORK	MAY 1, 2023
FOUNDATIONS	JUNE 1, 2023
ROUGH CARPENTRY	JULY 15, 2023
PLUMBING, ELECTRICAL, MECHANICAL	SEPTEMBER 1, 2023
ROOF AND EXTERIOR FINISHES	OCTOBER 15, 2023
INTERIOR FINISHES	DECEMBER 31, 2023
LANDSCAPE AND PLANTING	MARCH 1, 2024
LANDSCAPING	APRIL 15, 2024
COMPLETION	MAY 15, 2024

DUTTER RESIDENCE
8 NORTH ROAD
ROSS, CA 94957

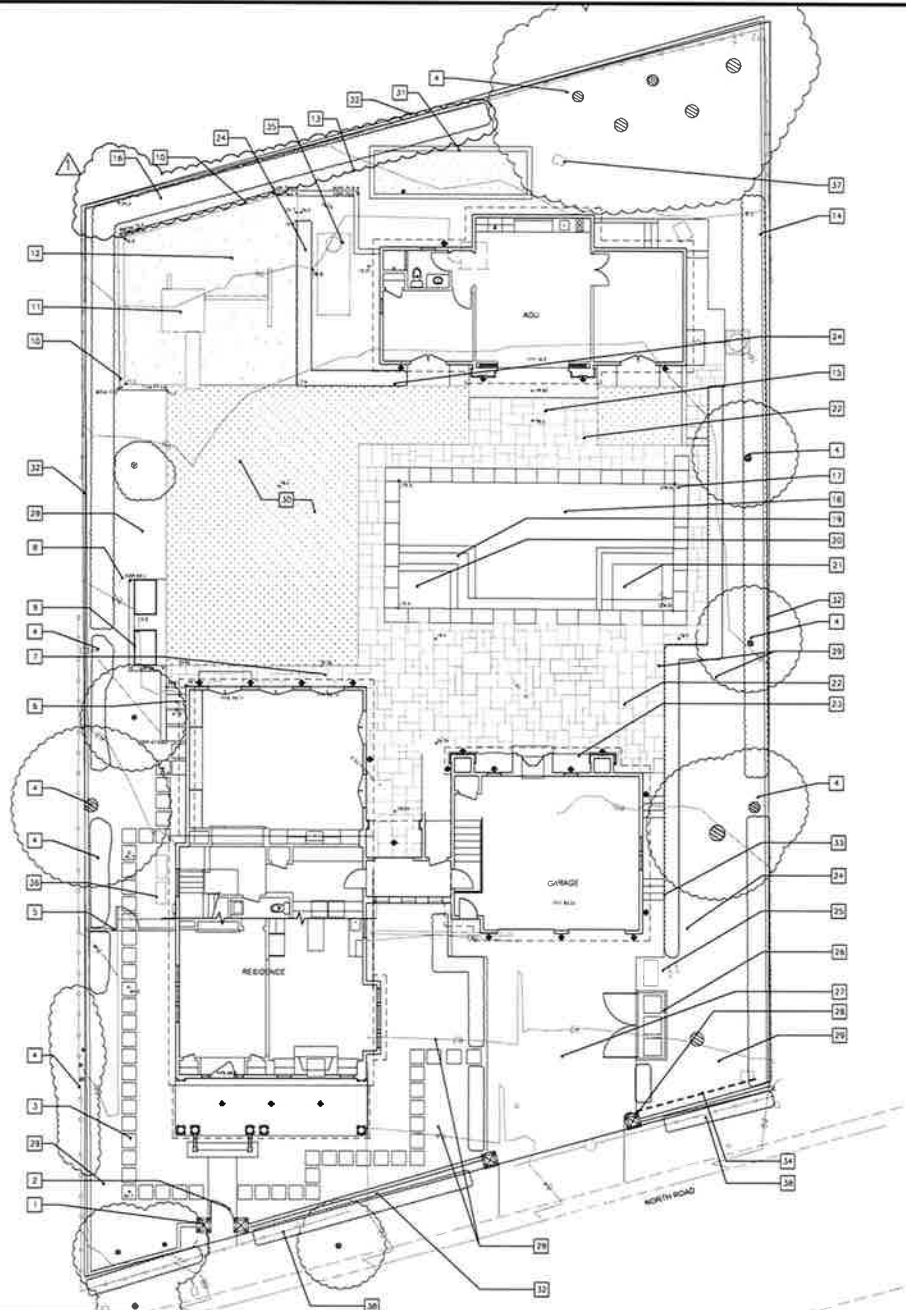
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CONSTRUCTION MANAGEMENT PLAN

CMP1.0

LEGEND

- 1 WOOD SHINGLE CLAD ENTRY COLUMNS WITH CAST STONE CAPS
- 2 PAINTED FRONT ENTRY GATE, SEE ARCHITECTURE DRAWINGS
- 3 POURED IN PLACE CONCRETE PAVERS (OPTION TO BE STONE)
- 4 EXISTING TREE / PLANT MATERIAL TO REMAIN
- 5 WOOD FENCE AND GATE
- 6 CONCRETE STAIRS
- 7 CUT STONE REAR PATIO, 3 FT. WIDE, RANDOM ASHLAR PATTERN, COLOR AND FINISH TBD
- 8 BOARD FORMED FINISH CONCRETE RETAINING WALL
- 9 RAISED WOOD GARDEN BOXES
- 10 PLAY AREA RETAINING WALL
- 11 PLAY STRUCTURE
- 12 SYNTHETIC TURF PLAY SURFACE
- 13 REAR YARD CONCRETE RETAINING WALL
- 14 ENGLISH LAUREL, PRIVACY HEDGEROW
- 15 CUT STONE PATIO, RANDOM ASHLAR PATTERN, COLOR AND FINISH TBD
- 16 JAPANESE PRIVET PRIVACY HEDGEROW
- 17 NEW STONE POOL COPING, COLOR AND FINISH TBD
- 18 EXISTING POOL, TO BE REMODELED
- 19 NEW POOL STEPS
- 20 NEW SPA EDGE
- 21 NEW SPA
- 22 CUT STONE POOL DECK, RANDOM ASHLAR PATTERN, COLOR AND FINISH TBD
- 23 OUTDOOR KITCHEN, SEE ARCHITECT DRAWINGS
- 24 SPACE DEFINING, BOXWOOD HEDGES
- 25 GENERATOR, BY OTHERS
- 26 TRASH AND RECYCLING ENCLOSURE
- 27 CONCRETE DRIVE WAY, OPTION FOR PERVIOUS PAVERS
- 28 WOOD SHINGLE CLAD ENTRY COLUMNS WITH CAST STONE CAPS WITH AUTO GATES
- 29 PLANTING AREA
- 30 SOD LAWN
- 31 BIORETENTION PLANTER, SEE CIVIL ENGINEER DRAWINGS
- 32 NEW FENCE
- 33 STAIRS, SEE ARCHITECTURE DRAWINGS
- 34 DRIVEWAY, AUTOMATIC GATE, W/ MOTOR, BY OTHERS, LOCATION TBD
- 35 STORAGE TANK, TO BE RELOCATED
- 36 EX AIR CONDITIONER UNITS
- 37 EX WELL TO REMAIN
- 38 REPLACE EX HEDGES AS NEEDED

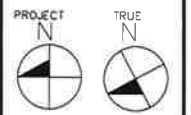


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ROSS, CALIFORNIA 94957
APN 073-173-06

ISSUE:	DATE:
ADR	03-01-2022
ADR	10-19-2022
ADR	11-21-2022

SCALE:
1"=1'-0"



L1.0
LAYOUT
PLAN

VEGETATION LIST

Code	Common Name	Latin Name	HT	DBH	Type	Fire Rating	Remarks
ACD-1	Japanese Maple	Acer japonicum	7	30"	Tree	Existing	Plume
ACD	Star Maple	Acer dasycarpum	7	30"	Tree	Existing	Plume
B	Bamboo	Bambusa nana	30'	30"	Shrub	None	Integrated
C	Do notation	Callistemon lanceolatus	10'	30"	Shrub	None	Integrated
C18	Artemisia Canadensis	Artemisia canadensis	7	30"	Shrub	None	Integrated
C19	Green Leafy Branch	Chlorophytum comarostriatum	30'	30"	Shrub	None	Integrated
C20	Baccharis Californica	Baccharis californica	40'	30"	Shrub	None	Integrated
C21	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C22	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C23	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C24	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C25	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C26	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C27	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C28	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C29	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C30	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C31	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C32	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C33	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C34	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C35	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C36	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C37	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C38	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C39	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C40	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C41	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C42	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C43	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C44	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C45	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C46	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C47	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C48	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C49	Shrub	Shrub	30'	30"	Shrub	None	Integrated
C50	Shrub	Shrub	30'	30"	Shrub	None	Integrated

VEGETATION

EXISTING CONDITIONS ARE AS FOLLOWS:
 THERE ARE NATIVE REDWOOD TREES LOCATED THROUGHOUT THE PROPERTY. A MATURE APPLE TREE, A MATURE ELM TREE AND SOME MATURE SHRUBS ARE ON THE NORTH/WEST SIDE OF THE PROPERTY.

RECOMMENDED SPECIES
 THE INTENT OF THIS PLAN IS TO MAINTAIN ALL THE NATIVE REDWOOD TREES WITH SELECTIVE PRUNING AND REMOVAL OF ALL DEAD MATERIAL. FOR FIRE-WISE STANDARDS, FIRE-PRONE SPECIES WILL BE REMOVED. THE EXISTING EUCALYPTUS AND THE ELM TREE WILL BE THINNED OR REMOVED TO PROVIDE A FIRE BREAK FROM 0-20 FEET FROM THE HOME.

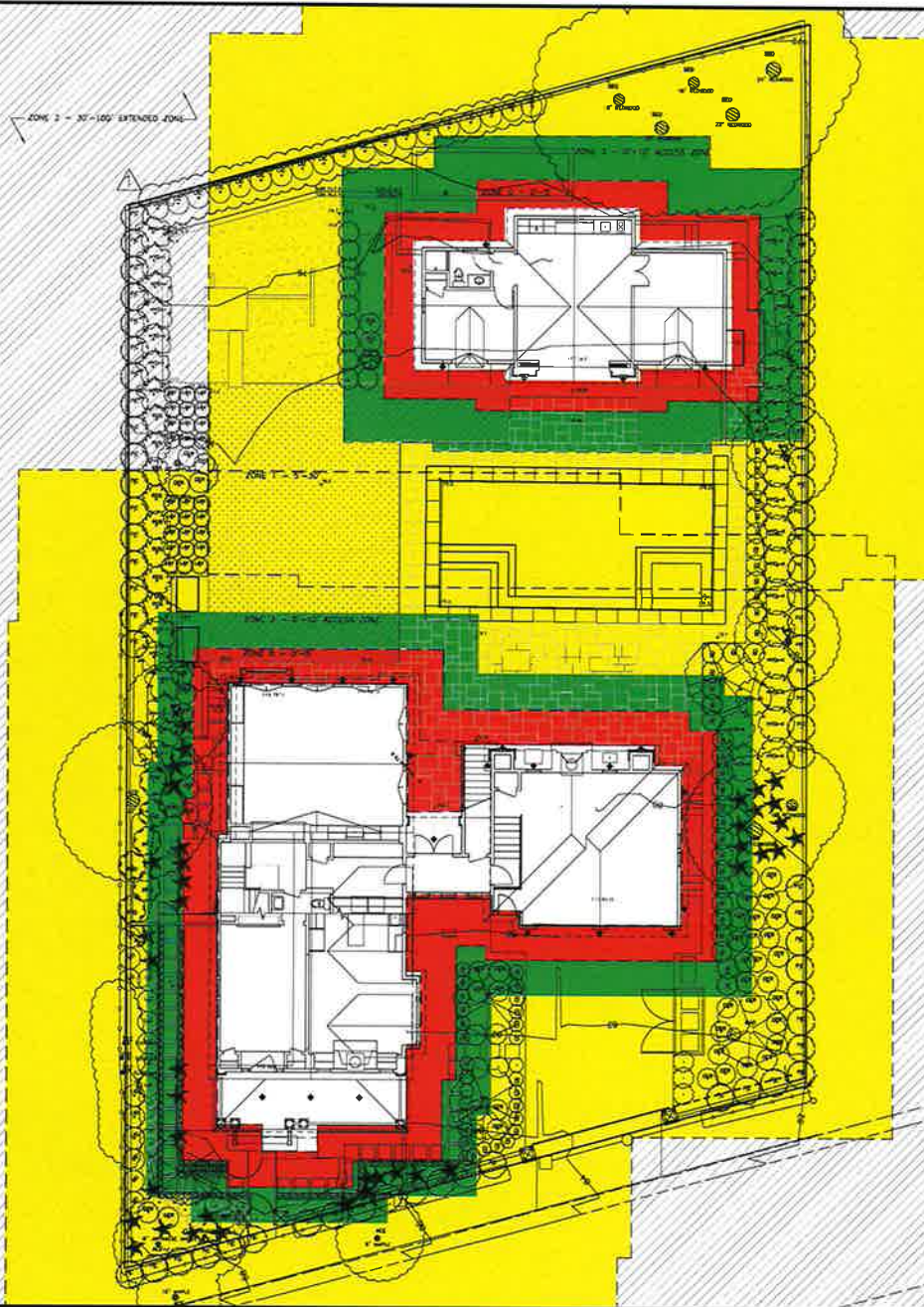
PLANTING
 ANY PLANTING THROUGHOUT THE SITE WILL INCLUDE FIRE-RESISTANT, BURNED, SHRUBS, PERENNIALS AND GRASSES. PLANTS IN THE FIRE-SAFE ZONE MUST BE PLANTED IN THE FIRE-SAFE ZONE. PLANTS MUST BE PLANTED IN THE FIRE-SAFE ZONE.

LONG TERM MAINTENANCE SCHEDULE AND SAFETY PRACTICES

ALL FIRE PRONE FUELS AND DEAD MATERIAL WILL BE REMOVED WITHIN 100' OF THE HOME.
 REMOVE BRANCHES BENEATH LARGE TREES FOR A 6-FOOT MINIMUM CLEARANCE.
 NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS AND LITTER SHALL BE REMOVED FROM ROOFS AND OUTLET AT MINIMUM TWICE YEARLY.
 ALL NEEDS AND GRASSES SHALL BE CUT REGULARLY TO A HEIGHT OF 4" OR LESS.
 VEGETATION SHALL BE TRIMMED TO WITHIN 10' HORIZONTALLY OF ROADSIDE AND TRAIL. TRIMMING SHALL BE DONE AS NEAR TO ROADSIDE AND TRAIL AS POSSIBLE.
 ALL DEAD AND DYING VEGETATION SHALL BE REMOVED SEASONALLY TO REDUCE VEGETATION VOLUME AND LADDER FUELS.
 COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.
 NO NATIVE GRASSES SHALL BE PLANTED WITHIN HOME IGNITION ZONES 1 AND 2.
 ALL PLANTED AREAS INSIDE HOME IGNITION ZONES 1 AND 2 SHALL BE IRRIGATED.
 ALL PLANTINGS SHALL BE SELECTED IN COORDINATION WITH THE FIRESAFE MAINTENANCE LIST LOCATED AT WWW.FIRESAFEPLANET.Org/PLANTS. OTHER FIRE-RESISTANT PLANTS CAN BE UTILIZED WITH PRIOR APPROVAL OF THE FIRE CODE OFFICIAL.
 REGARDLESS OF PLANT SELECTION, SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CROWN.

KEY

- Hazard Zones**
- Zone 1 (Red)** - 0-5' FROM HOME
 - Zone 2 (Yellow)** - 5-10' FROM HOME
 - Zone 3 (Green)** - 10-100' FROM HOME
 - Zone 4 (Grey)** - 100' FROM HOME
- Zone 1 (Red) - 0-5' FROM HOME**
- REMOVE ALL COMBUSTIBLE OUTDOOR FURNITURE
 - REPLACE JUTE OR FIBER DOOR MATS WITH FIRE-RESISTANT MATERIALS
 - REMOVE OR REDUCE ALL COMBUSTIBLE MATERIALS, INCLUDING GARBAGE AND RECYCLING CONTAINERS, LUMBER, TRASH, AND PAINT ACCESSORIES
 - CLEAN ALL PAVERS, LAMES AND NEEDLES REGULARLY, REPORT OFTEN DURING FIRE SEASON
 - NO VEGETATION IS RECOMMENDED WITHIN 5' OF STRUCTURES
 - REMOVE TREE LIMBS THAT EXTEND INTO THIS ZONE. FIRE-PRONE TREE BRANCHES 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 NON-FLAMMABLE, NON-COMBUSTIBLE WALLS SUCH AS STONE OR BRICK. COMBUSTIBLE WALLS AND LARGE SHIM AND CHIPS (GREATER THAN 1/2" DIAMETER) MAY BE OK.
- Zone 2 (Yellow) - 5-10' FROM HOME**
- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (EXCEPTING) LARGESIZED TO CREATE BARRIERS THAT CAN HELP INFLUENCE AND DECREASE FIRE BEHAVIOR
 - REMOVE DEAD OR DRY LEAVES AND FIRE 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 TREES THAT COULD ENTER FIRE FROM AROUND AND UNDER DECKS
 - REMOVE FIRE-PRONE PLANTS, AND CHOOSE ONLY FIRE-RESISTANT PLANTS
 - REMOVE LIMBS TO A HEIGHT OF 10' ABOVE THE GROUND (OR 1/2 THE HEIGHT OF THE TREE) TO PROMOTE CLEARANCE AND BE ELIMINATE A FIRE LADDER
 - USE ONLY NON-FLAMMABLE, NON-COMBUSTIBLE WALLS SUCH AS STONE OR BRICK. COMBUSTIBLE WALLS AND LARGE SHIM AND CHIPS (GREATER THAN 1/2" DIAMETER) MAY BE OK.
- Zone 3 (Green) - 10-100' FROM HOME**
- THE EXTENDED ZONE FROM 30' TO 100' (OR MORE, IF REQUIRED) DUE TO STEEP SLOPES, HEAVY VEGETATION, AND/OR YOUR LOCAL FIRE DEPARTMENT. THE GOAL HERE IS NOT TO ELIMINATE FIRE BUT TO INTERRUPT FIRE'S PATH AND TO KEEP IT SMALLER AND ON THE GROUND. THIS ZONE SHOULD INCLUDE AT A MINIMUM:
 - ELIMINATE ALL DEAD PLANTS, GRASS, AND WEEDS
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS, TREES AND VERTICAL SHIM AND TREES
 - REMOVE FALLEN LEAVES, NEEDLES, TWIG, BRAN, COMES, AND SMALL BRANCHES, HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES IF PROPER CONTROL IS IN PLACE
- Zone 4 (Grey) - 100' FROM HOME**
- EXTENDED ZONE FROM 100' TO 100' (OR MORE, IF REQUIRED) DUE TO STEEP SLOPES, HEAVY VEGETATION, AND/OR YOUR LOCAL FIRE DEPARTMENT. THE GOAL HERE IS NOT TO ELIMINATE FIRE BUT TO INTERRUPT FIRE'S PATH AND TO KEEP IT SMALLER AND ON THE GROUND. THIS ZONE SHOULD INCLUDE AT A MINIMUM:
 - ELIMINATE ALL DEAD PLANTS, GRASS, AND WEEDS
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS, TREES AND VERTICAL SHIM AND TREES
 - REMOVE FALLEN LEAVES, NEEDLES, TWIG, BRAN, COMES, AND SMALL BRANCHES, HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES IF PROPER CONTROL IS IN PLACE



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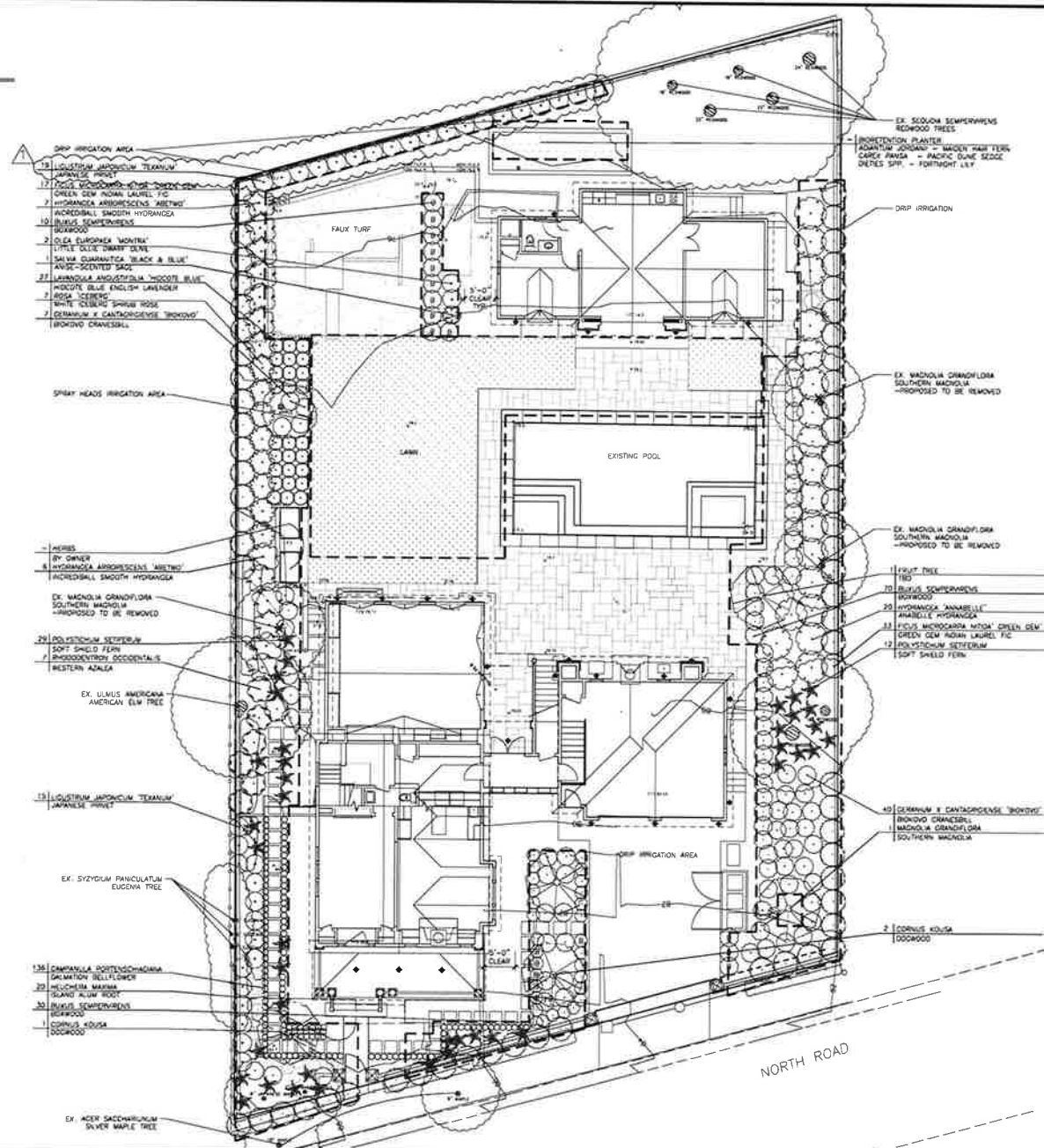
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 ADR 07-01-2022
 ADR 10-19-2022
 ADR 11-18-2022

SCALE:
 1"=1'-0"

PROJECT TRUE
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L2.0
 VEGETATION
 MANAGEMENT
 PLAN

2402-2024

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



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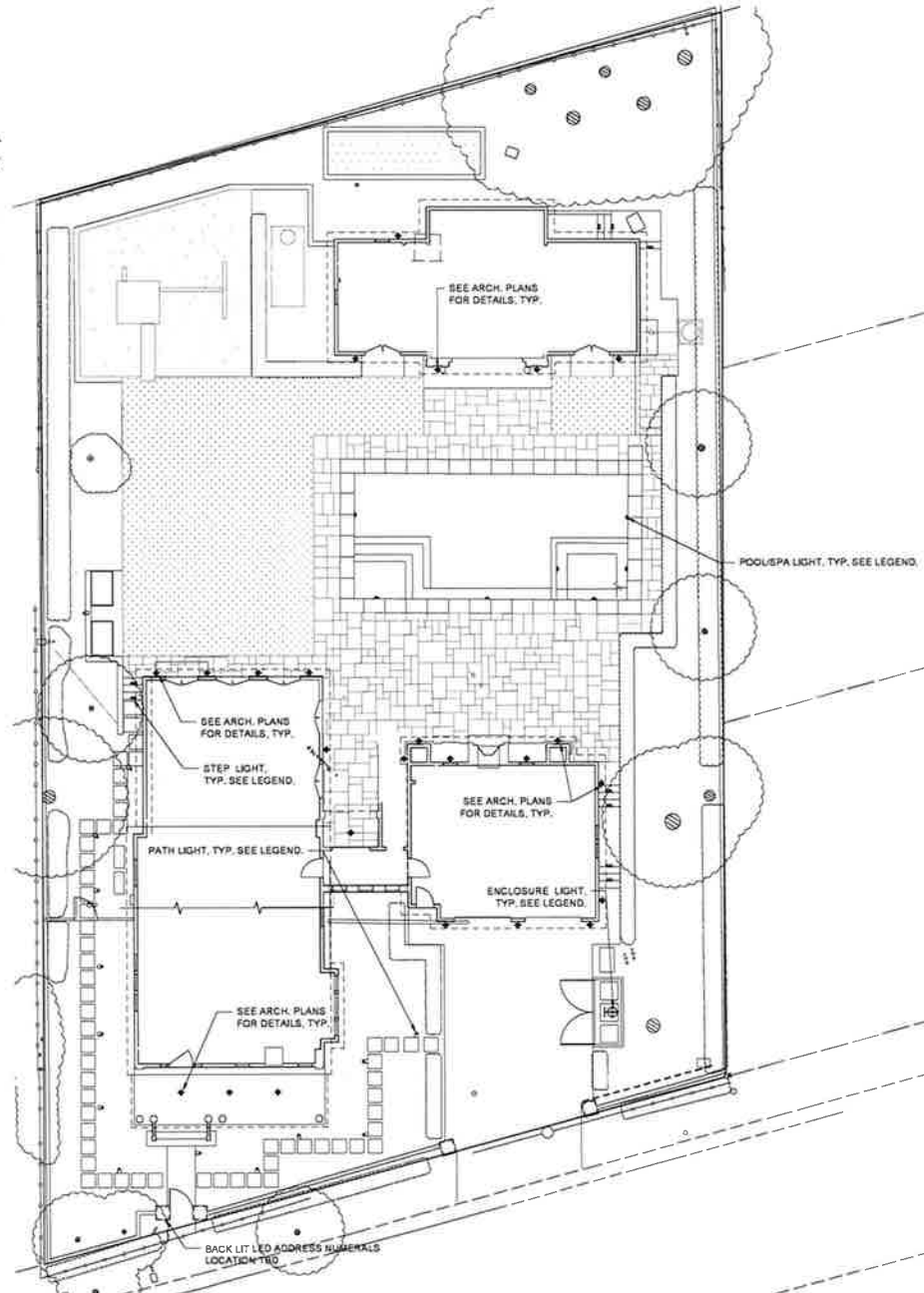
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L2.1
LANDSCAPE
RE-VEGETATION
PLAN

LEGEND				
SYMBOL	LOCATION	MANUFACTURER	MODEL	NOTES
	STEP LIGHT	AURORA LIGHT AURORALIGHT.COM PH. 877.942.1179	LSW3-SO-4-27-JBA-BLP-XD	SEE LS.1 FOR CUT SHEETS
	PATH LIGHT	AURORA LIGHT AURORALIGHT.COM PH. 877.942.1179	HPL5-327-CS-BLP-XD	SEE LS.1 FOR CUT SHEETS
	POOL LIGHT	ZODIAC POOL SYSTEMS INC., WWW.JANDY.COM PH. 800.526.2588	CSHRGBWS50 CSHRGBWS100	SEE LS.1 FOR CUT SHEETS
	ENCLOSURE LIGHT	TBD	TBD	SEE LS.1 FOR CUT SHEETS

NOTES

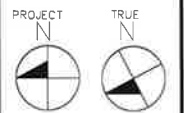
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING AND SAFETY CODES AND ORDINANCES.
- ALL FIXTURES TO BE DARK SKY APPROVED.
- FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR TO STAKE LOCATIONS OF ALL LIGHTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. CENTER STEP LIGHTS ON RISER AS INDICATED ON DETAIL.
- ALL PATH LIGHTS ARE TO BE INSTALLED A MINIMUM OF 12" FROM ANY WALK WAY OF VERTICAL STRUCTURE.
- ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED $\geq 6"$ BELOW FINISH GRADE PER ELECTRICAL CODE.
- IN ORDER TO MINIMIZE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS WALKWAYS.
- THE CONTRACTOR FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1" PVC PIPE.
- ALL UNDERGROUND SPLICES SHALL BE UL-486 RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12" OF EXCESS WIRE SLACK.
- ALL EXTERIOR 120-VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
- ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
- ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND ENSURE OPTIMUM LIGHTING EFFECT.
- ALL WIRE CONNECTIONS AT FIXTURE SHALL BE MADE USING WATER TIGHT CONNECTIONS.



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1" = 1'-0"



L3.0
LANDSCAPE
LIGHTING
PLAN



L3.1 LIGHTING CUT SHEETS

TRF#	SPECIES	SEX	STATUS	GROWTH	SUIT	NEC/AGE	RECOMMENDATION	
121	HERPES	Female juvenile	3.5	SPR	2	1.1	2.0	DO NOT CUT
122	JAPANESE	Adult male	4.0	SHRUB/SPR	2	1.1	2.0	DO NOT CUT
123	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
124	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
125	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
126	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
127	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
128	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
129	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
130	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
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133	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
134	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
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144	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
145	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
146	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
147	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
148	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
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150	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
151	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
152	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
153	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
154	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
155	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
156	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
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158	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
159	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
160	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
161	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
162	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
163	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
164	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
165	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
166	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
167	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
168	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
169	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
170	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
171	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
172	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
173	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
174	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT
175	SPR	Female juvenile	1.8	SPR	2	1.1	2.0	DO NOT CUT

[illegible][illegible]

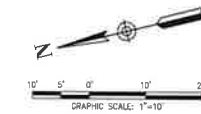
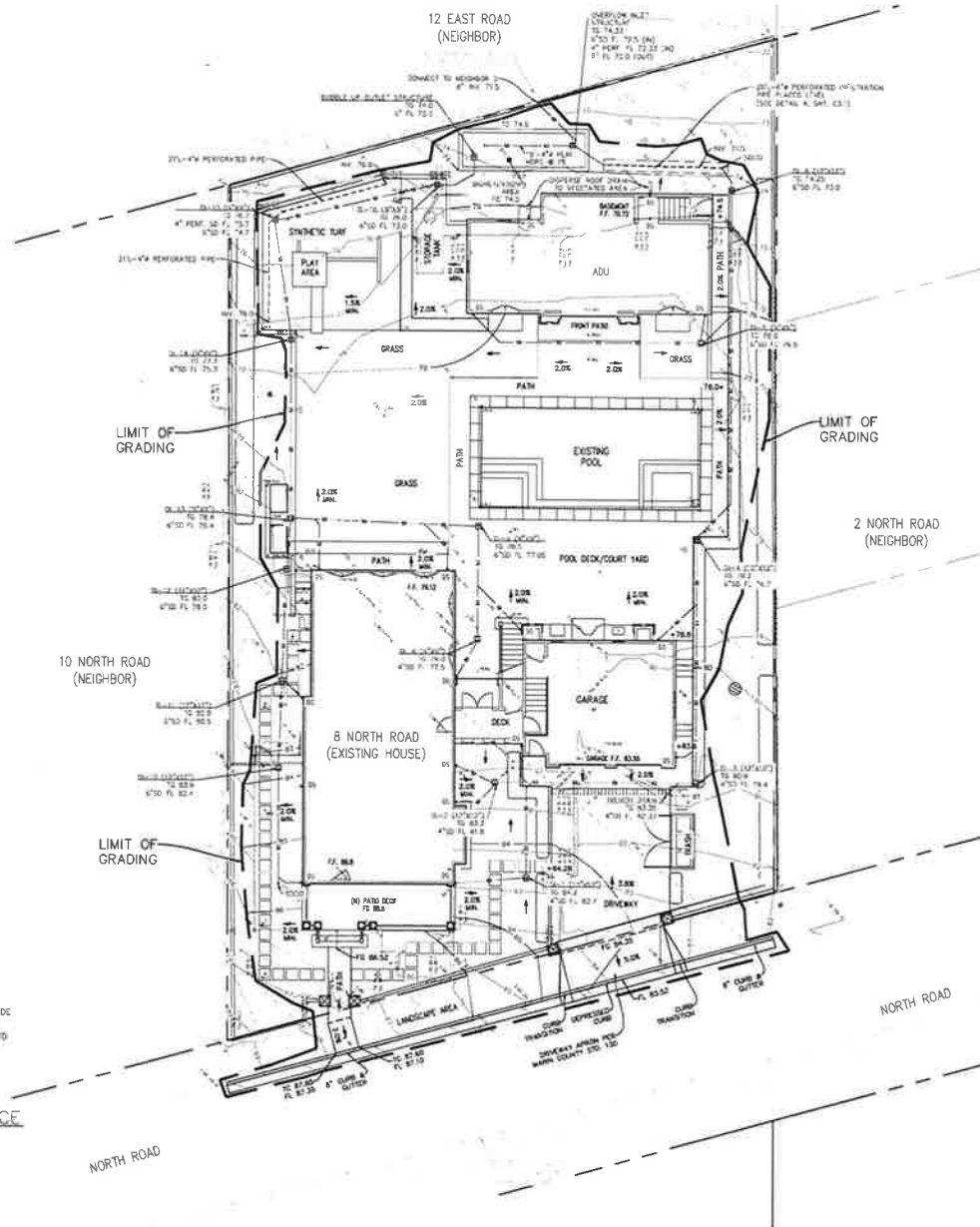
BITTER RESIDENCE
8 NORTH ROAD
ROSS, CALIFORNIA 94957
A.P.N. 073-173-06

THE DRAWINGS AND WRITING
CONSTITUTE THE ORIGINAL AND
UNPUBLISHED WORK OF ARCHAEOLOGIC
AND MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT THE EXPRESS
WRITTEN CONSENT OF
ARCHAEOLOGIC
CONSULTING ARCHITECTS

DATE: 2/1/2022
DRAWN: JDL
SCALE: AS SHOWN
REVISED:
REVISED:

**TREE
PROTECTION
PLAN**

SHEET
T-1



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOURS
- PROPOSED CONTOURS
- SD — PROPOSED STORM DRAIN LINE
- — — PROPOSED PERFORATED DRAIN LINE
- — — PROPOSED STORM DRAIN INLET
- ROOF DOWN SPOUT
- SURFACE SLOPE
- EXISTING SURFACE DRAINAGE DIRECTION
- PROPOSED SURFACE DRAINAGE DIRECTION
- TOP OF GRATE
- PIPE INVERT ELEVATION
- FINISH GRADE
- FINISH FLOOR
- FLOW LINE
- TOP OF CURB

EARTHWORK QUANTITIES

CUT	FILL	NET
282 CY	104 CY	178 CY (OUT)

EARTHWORK QUANTITIES ARE CALCULATED FROM EXISTING GRADE TO PROPOSED SUBGRADE. THE QUANTITIES DO NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND ARE INTENDED TO REPRESENT IN-SITU CONDITIONS.

TOTAL AREA OF DISTURBANCE

11,500 SQ. FT.

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.
7200 REDWOOD BLVD. SUITE 200
SAN JOSE, CA 95145
PHONE: (415) 887-2800
WWW.OBERKAMPER.COM

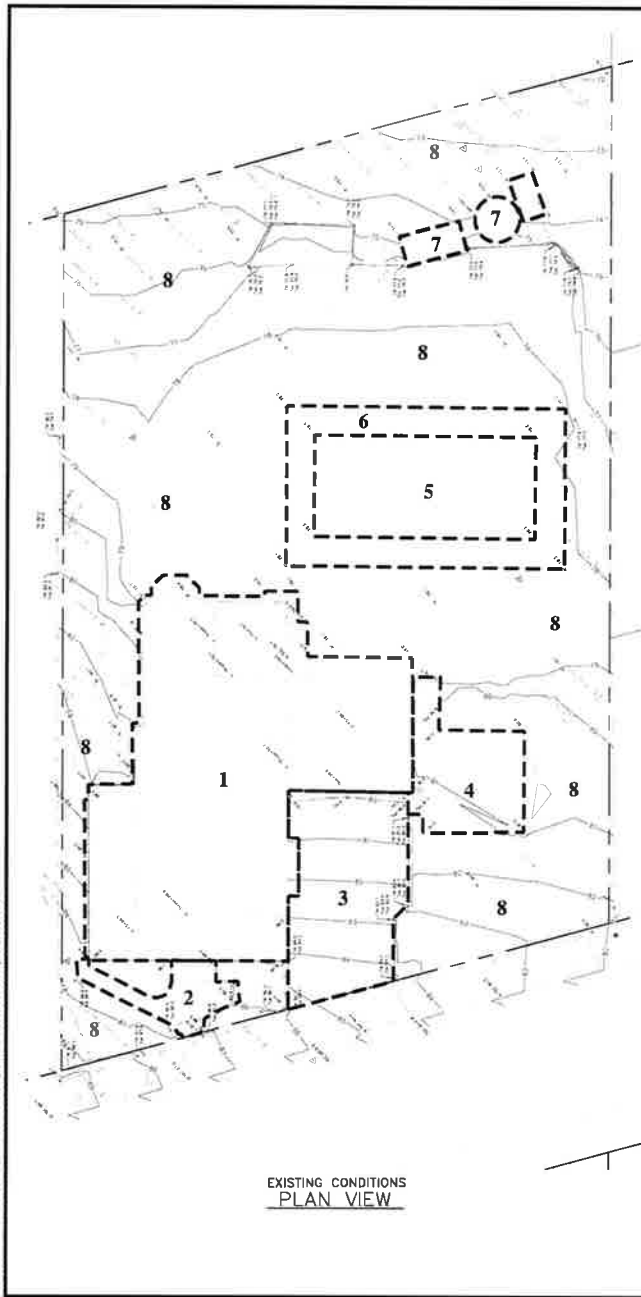
CALIFORNIA

GRADING AND DRAINAGE PLAN
8 NORTH ROAD (A.P.N. 073-173-06)
MARINA COUNTY

DATE: 10/10/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=10'

C1

22-151

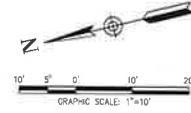


EXISTING CONDITIONS
PLAN VIEW

PRE-PROJECT AREAS

TOTAL PARCEL AREA = 14,475 SQ. FT.

Area Name	Impervious Area (square feet)	Permeable Area (square feet)	Pre-Project Surface Type
Area 1	1,547		Asphalt (Hwy & Garage)
Area 2	775		Asphalt (Hwy & Garage)
Area 3	685		Grass (Driveway)
Area 4	252		Grass (Driveway)
Area 5	687		Grass (Driveway)
Area 6	126		Grass (Driveway)
Area 7	126		Grass (Driveway)
Area 8	126		Grass (Driveway)
Sub Totals	9,118		Landscaped & Open Natural Area
Pre-Project Totals	4,670	9,805	14,475 sf



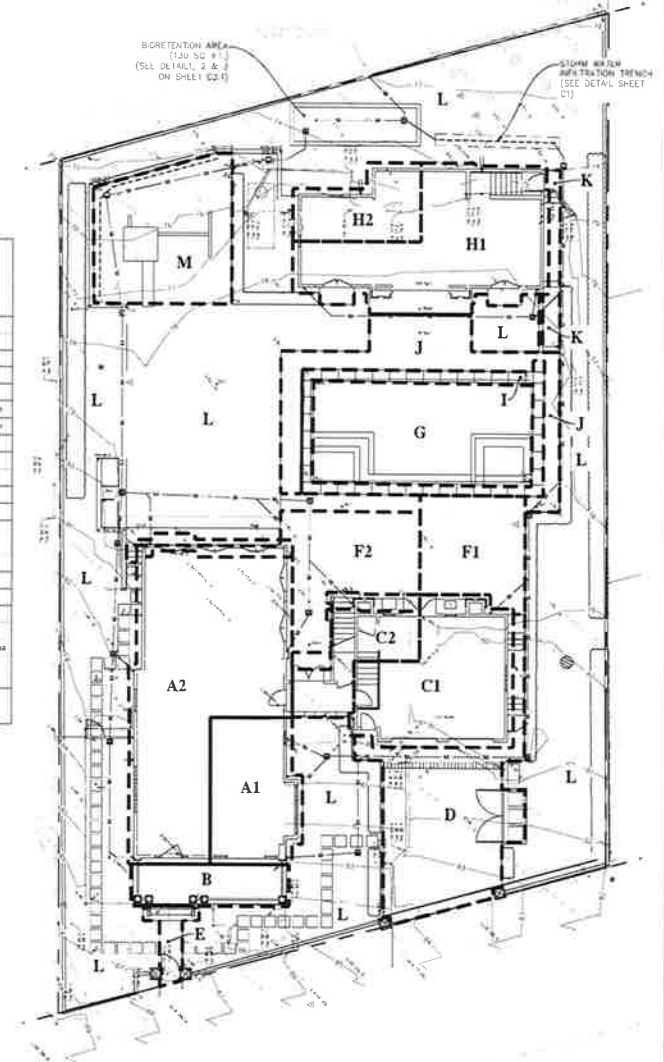
POST-PROJECT AREAS

TOTAL PARCEL AREA = 14,475 SQ. FT.

Area Name	Impervious Area (square feet)	Permeable Area (square feet)	Post-Project Surface Type
Area B	306		Front Patio Building Addition
Area C1	500		New Garage Roof Part
Area C2	306		New Garage Roof Part & Stairs
Area D	708		Concrete Driveway, Path & Steps
Area E	58		Erosion Wallway
Area F1	335		Part of Court Yard Pavers & Outdoor Kitchen
Area F2	526		Part of Court Yard Pavers & Outdoor Kitchen
Area H1	912		ADU Roof Part & Front Patio
Area H2	251		ADU Roof Part
Area J	441		Post Side Path and ADU Entrance
Area K	76		ADU Side Path and Steps
Area M	185		Play Area (Synthetic turf)
Sub Totals	4,340	585	
Area A1	382		Existing Building Roof Part
Area A2	1,252		Existing Building Roof Part
Area G	687		Existing Pool Water
Area I	245		Existing Pool Coping
Area L	6,979		Landscaped Area, Plants, Open Natural Area
Sub Totals	1,889	7,686	
Post-Project Grand Totals	6,229	8,246	14,475 sf

PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

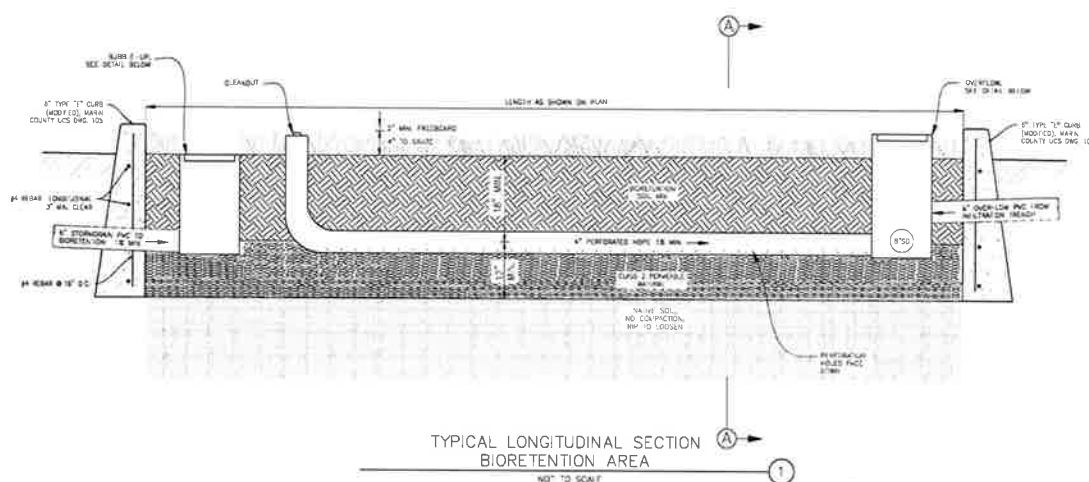
Project Name/Number	THE DITTER RESIDENCE
Application Submittal Date (to be verified by municipal staff)	AUGUST 2022
Project Location (Street Address if available, or intersection and/or APN)	8 NORTH ROAD, ROSS, CA APN 073-173-06
Name of Owner or Developer	CLARA AND SAM DITTER
Project Type and Description (Examples: "Single Family Residence Remodel with New Garage and New Two Bedroom ADU addition", "Retail and Parking")	Single Family Residence Remodel with New Garage and New Two Bedroom ADU addition
Total Project Site Area (acres)	0.332
Total New or Replaced Impervious Surface Area (square feet) (Sum of impervious area that will be constructed as part of the project)	4,340 SF
Total Pre-Project Impervious Surface Area	4,670 SF
Total Post-Project Impervious Surface Area	6,229 SF
Total Net Increase in Impervious Surface Area	1,559 SF
Bioretention Area Required (8% x Net Increase)	0.08 x 1,559 = 124.72 SF
Impervious Drainage Area Routed into Bioretention	2,335 SF (Area A2 + C2 + F2 + H2) (Greater than 1,559 SF but less than 2x1,559=3,118 SF)
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="" type="checkbox"/> 2. Permeable pavement <input checked="" type="checkbox"/> 3. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 4. Bioretention Facility or Planter Box



PROPOSED SITE IMPROVEMENTS
PLAN VIEW

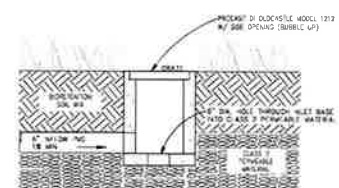
BIORETENTION AREA PROVIDED

Bioretention Area 130 SQ. FT.



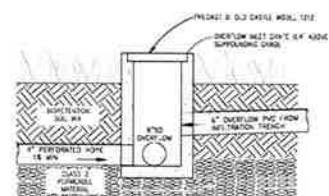
TYPICAL LONGITUDINAL SECTION
BIORETENTION AREA

NOT TO SCALE



BUBBLE-UP DETAIL

NOT TO SCALE

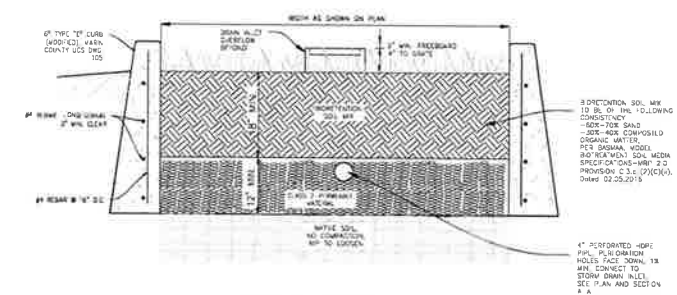


OVERFLOW DETAIL

NOT TO SCALE

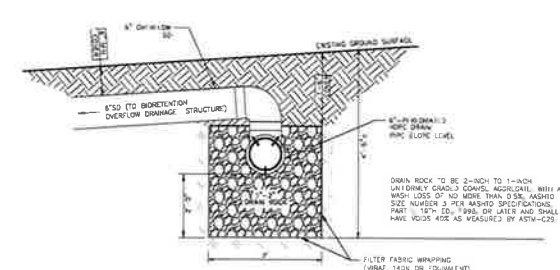
BIORETENTION DRAIN STRUCTURE DETAILS

NOT TO SCALE



TYPICAL SECTION A-A
BIORETENTION AREA

NOT TO SCALE



PERFORATED STORMWATER
INFILTRATION TRENCH SECTION

NOT TO SCALE

INFILTRATION PIPE HOLES TABLE

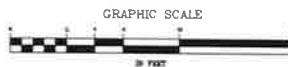
PIPE NUMBER	PIPE SIZE	LENGTH	TOP HOLES 2'-12\"/>
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OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.
7200 REDWOOD DRIVE, SUITE 100
SAN JOSE, CA 95143
PHONE: (415) 897-2800
WWW.OBERKAMPER.COM

STORM WATER CONTROL DETAILS
8 NORTH ROAD (A.P.N. 073-173-06)
SAN JOSE, CALIFORNIA

TOWN OF JOSS

DATE: 10/20/2022
SHEET: C3.1
4 OF 4
22-151



LEGEND

- Iron (Size & Type Indicated)
- Found 3/4" Iron Pipe & Plastic Plug (UN3)
- Found Standard Survey Monument
- Set Nail & Tag, Stamped "LS 6649"
- Set 5/8" & Punched Aluminum Cap, Stamped "L.A. Stevens, LS 6649"
- Spot Elevation
- PS = 101.4 Elevation
- Thresh = 101.4 Elevation
- Shel = 101.4 Elevation
- No. Water Meter
- Random Survey Control Point
- Rock Pile
- Concrete Surface
- Grass Surface
- Brick Surface
- Gravel Surface
- Wood Fence
- Wire Fence
- Edge of Asphalt Concrete Pavement
- AC Asphalt Concrete
- Gr Clear of Property Line
- CD Clearcut
- CONC Concrete
- E Electrical
- FL Flow Line
- Fnc Fence
- INV Invert Elevation
- SD Sanitary Sewer
- Top of Step Elevation
- Temp Temporary Structures
- ESC Top of Back of Earth
- ESC Top of Basement Slab
- Top of Flag or Mail
- Top of Flag or Mail
- Top of Flag or Mail
- UNAS Unexcavated Area
- UB Utility Box
- WV Water Valve
- WL Water Line
- 3 Rd 56

SURVEYOR'S NOTES:

1. Civilian Survey 2 Feet
2. Revised Datum: North American Vertical Datum of 1988 (NAVD83)
3. Benchmark: Elevation established by GPS relative to datum from National Geodetic Survey (NGS) Continuously Operating Reference Station (CORS). Station used was OAKL, PH1, M36, P224, & 1885. Reference frame: NAD83/1983 (Datum: 2011.00).
4. Industrial slopes not accurately located.
5. Boundary lines shown herein are based on a boundary retracement survey by L.A. Stevens & Associates, Inc. from 8/25/2021-09/15/2021. A Record of Survey is in progress and will be recorded at the County of Kern Recorder's Office upon completion.
6. The standards for this topographic map was conducted by L.A. Stevens & Associates, Inc. from 8/25/2021-09/15/2021. The topographic elements shown herein reflect the site conditions existing at that time.
7. Dashed Lines are not to be considered the location of a boundary line. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary line established by this survey are shown as a black continuous line for the parcels owned by Ditter.
8. The location of assumed lines are outside the scope of services contracted for.
9. Assumption's Parties: (12-173-06)
10. The Preliminary Report reviewed during the course of this survey was provided by Old Republic Title Co., dated 5/28/2021, Policy Number 043082013-07.
11. Area: 14,450 sq. ft. more or less.
12. Subsurface and environmental conditions were not surveyed or explored or considered as part of this survey. No warranty is made concerning the existence of underground or subsurface conditions, conditions, or facilities that may affect the use or development of this property.
13. Only hard copies with an original stamp and signature in red ink may be considered to represent the work of L.A. Stevens & Associates, Inc. - Professional Land Surveyors. Any photo related upon from another format will be checked to a hard copy mentioned above.
14. This map was prepared for the exclusive use of SAMUEL & CLARK DITTER and/or their legal representatives for the design and construction of improvements. Use of reference on this map by any other party is prohibited without expressed written permission by Lawrence A. Stevens whose seal and signature are shown herein.
15. This document shall be considered a "Preliminary Check Print" without a red seal and signature in red ink and not stamp of the licensee responsible for the work.

No.	REVISION	BY	DATE
L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 352-7715 7 Commercial Blvd., Suite 1 * Novato, California 94949			
DITTER RESIDENCE 8 NORTH RD. ROSS, CALIFORNIA		LS 04/1/23 Title 20-30-0023 NAD83 1/2" = 1'-0"	UNRECORDED 212138
TOPOGRAPHIC MAP			



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 checked="" 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 checked="" type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Tentative Map |
| <input checked="" type="checkbox"/> Demolition Permit | <input type="checkbox"/> Tentative Map Amendment |
| <input 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): 073-173-06

Project Address: 8 North Road

Property Owner: Clara & Sam Ditter

Owner Mailing Address (PO Box in Ross): P.O. Box 1205

City/State/Zip: Ross, CA 94957

Owner's Phone: (772) 633-5767

Owner's Email: sjditter@gmail.com

Applicant: Barbara Chambers

Applicant Mailing Address: 420 Miller Avenue

City/State/Zip: Mill Valley, CA 94941

Applicant's Phone: (415) 381-8350

Applicant's Email: _____

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

barbara@chambersandchambers.com

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 ONLYNumber of Lots: N/A**LOT LINE ADJUSTMENT ONLY**

Describe the Proposed Lot Line Adjustment:

N/A

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 ONLYThe applicant wishes to amend Section N/A 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:

N/A**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:

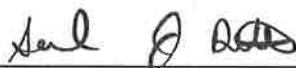


Date:

2/28/22

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

Owner's Signature:



Date:

2/28/22

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.

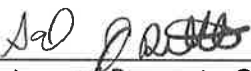
I further certify that I understand the processing procedures, fees, and application submittal requirements.

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

2/28/2022

, 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 _____
 Project Landscape Architect _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Civil/ Geotechnical Engineer

Firm _____
 Project Engineer _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Arborist

Firm Arbor Logic _____
 Project Arborist James Lascot _____
 Mailing Address 236 West Portal Avenue #311 _____
 City San Francisco _____ State CA _____ ZIP 94127 _____
 Phone (415) 753-5022 _____ Fax _____
 Email jlascot@arborlogic.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 _____

Other

Consultant _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

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).

- Demolition of portion of front porch, garage, roof deck and swimming pool.

- Interior remodel of existing house

- Construction of a new garage, outdoor kitchen, roof deck, swimming pool and two

- New landscaping and hardscaping throughout.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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.**

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.**

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.**

October 19, 2022

REVISIONS TO ADR APPLICATION

for

8 North Road, Ross

APN 073-173-06

Zone R-1_B-10

The following are revisions to this application in response to the letter from Nishant Seoni, dated Oct. 5, 2022, and phone conversation with Rebecca Markwick on October 12, 2022:

1. To mitigate additional rain runoff due to the amount of proposed impervious surface on the site, a bioretention planter has been added to an area behind the ADU.
2. The existing FAR on the site exceeds the current allowable. The proposed project does not increase the FAR, but an application for a Nonconformity Permit has been included with these revisions.
3. The existing water tank at the rear portion of the site is to be relocated underground near the north end of the ADU.
4. There was a question about the size of an office in the ADU. No office is proposed for the ADU, but rather a bedroom, kitchen/living room, bathroom and a gym. Sizes of the rooms are shown on the floor plan.
5. The building elevation sheets in the drawing set have been reorganized to show both the existing and proposed elevations on each sheet. Due to the plan size, it was not possible to fit before and after plans on the same sheet without changing the sheet size to 34"x 42", which seems to present a greater inconvenience for handling. Therefore the plan sheets have been left in the original format.
6. Sheet A1.2 has been added to the drawing set to indicate locations and heights for story poles. Our intention is to have story poles installed by Nov. 1, 2022 – 15 days prior to the November 15, ADR meeting.

October 19, 2022

APPLICATION FOR A NONCONFORMITY PERMIT
for

8 North Road, Ross

APN 073-173-06

Zone R-1_B-10

The Nonconformity of this project is due to excess FAR.

The existing house was constructed prior to 1967, before residential floor area limits were established, and the existing FAR for the site exceeds the currently allowable 20%. Prior to our ADR application, we reviewed with the former Planning Director, Matthew Weintraub, which structures or areas should be counted toward the FAR, and which should not. Below is a list of the applicable areas:

Site area: 14,480 square feet

Existing Structures: 3,736.4 sq. ft., (25.8% FAR)

Proposed Structures: 3,732.2 sq. ft., (25.8% FAR)

For the proposed project we have exchanged some existing areas for new ones, and limited any new construction, so as not to increase the net total area. From the existing house we are proposing to remove two bay windows near the rear of the house, as well as the existing attached garage. There is an existing outdoor area at the lower level that is covered by a depth of more than 10 feet by the floor above, and therefore counted toward the existing FAR. In addition, there are two freestanding structures in the rear yard that are to be removed. Each of these areas count toward the existing FAR, and this project reapportions those areas toward the proposed new garage, connecting passageway, and the enclosure of the covered lower level exterior space.

Plan diagrams showing the areas are included in our ADR application, on sheets FAR1, FAR2 & FAR3. **This project does not propose any change to the existing FAR of 25.8%, and we request that it be granted a Nonconformity Permit.**

November 21, 2022

FINAL REVISIONS PER ADR APPROVAL

for

8 North Road, Ross

APN 073-173-06

Zone R-1_B-10

The following revisions were made per the request of the ADR Board, during the November 15, 2022 meeting. It is our understanding that the project was approved with the following revisions:

1. The new garage roof slope was revised to match the slope of the main house roof. With the additional height gained with the steeper roof, we have added a door at the small deck to provide access for storage in the attic over the garage. The heights in this attic are still quite low, and this is not habitable space.
2. The wall plate height of the ADU has been lowered to 9'-0".
3. The proposed hedge along the rear lot line has been extended further south to meet the existing redwood trees in that area.

ATTACHMENT 4

MINUTES

Regular Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, November 15, 2022

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

1. 7:00 p.m. Commencement

ADR Group Chair Kruttschnitt called the meeting to order.

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

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

2. Approval of Minutes.

The ADR Group approved the minutes, noting to staff the spelling of ADR members last names.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications.

a. 78 Shady Lane (A.P.N.) 073-101-41

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.

Mark Fritts and Mark Kruttschnitt indicated that they are recused from the project. Staff presented the project, and there were no questions from ADR. The project applicant made a presentation and answered questions from the ADR members. The public hearing was opened, and Cheryl Untermann spoke about the landscape plan. Lisa Wight spoke about the garage and the design guidelines. Sean Swenson spoke in favor of the project.

Laura Dewar

- The ADR only asked for a landscape plan to be returned, no intention of reviewing the architectural plans, they have already been recommended for approval by the ADR.
- Since a landscape plan was submitted, she can support the project.

Joey Buckingham

- Agrees with Laura regarding the architectural plans, recommended approval at previous ADR meeting.
- Wanted a landscape plan, and the proposed plantings are not enough. Need larger, more robust plantings and carried down the property line to the street.
- Wants a deer fence included in the plans.
- Summarized the project, that one ADR member can approve the project as it proposed. One ADR member who can approve it if height of the hedge is specified. One ADR member who could work with applicant and staff to amend the landscape plan before the Town Council hearing.

Stephen Sutro

- Approved it as submitted if there is a condition about the plantings

b. Property Address: 118 Winding Way

Project Summary: The applicant is requesting approval of an Accessory Dwelling Unit (ADU), to construct a 788 square foot (ADU). Due to the natural grade, the ADU is over 16 feet in height, therefore requires an ADU Exception Permit. The project also proposes a new 250 square foot patio with a trellis, exterior work on the main house including a skylight above the stairs, replacement of a pair of French doors with a single door on the south elevation, and adding a small window on the east elevation.

Steven Sutro

- Sympathetically designed, windows are compatible with existing house.
- Height exception okay
- Approves as submitted

Joey Buckingham

- Supports the project as designed
- Agrees with Stephen 100 percent.

Lara Dewar

- Agrees and supports the project as designed.

Mark Fritts

- Supports the project
- Likes the lower portion stone blending into the home.

Mark Kruttschnitt

- Designed well, can support the project as designed.

c. 196 Lagunitas Road (073-171-11)

Project Summary: The applicant requests approval of Demolition, Design Review and Nonconformity Permit to demolish the existing single-family home and accessory structures. The project proposes to construct a new 6,901 SF two-story single-family home, attached garage, outdoor dining area and pool. The project also proposes new landscaping and hardscape throughout the property, including a new driveway, and guest parking.

The public hearing was open to the public. The property owner at 194 Lagunitas spoke about the project and wanted deer fence and fencing as shown on the plans.

Stephen Sutro

- Very well designed.
- Approves as submitted except the small balcony on the east.
- If they go solar, could they be flat.
- Contemporary design and materials are very successful. Fits into the context of the neighborhood, meets the design criteria.
- Can move the project forward with a condition that the small balcony be removed.
- Overall great project.

Mark Kruttschnitt

- Agrees with everything Stephen said.
- Loves that it is taking nonconforming structures and creating one conforming structure.

Joey Buckingham

- Discussed the materials and how well they fit into the neighborhood and Town.
- Recommends lowering the height one foot on each story, given the modern roof form.
- The trellis seemed tall when walking the property.
- East balcony should be removed.

Laura Dewar

- Agrees with the others
- Remove the balcony on the east.
- Glazing should be reviewed at the east side bedroom as well
- Neutral on the height, given that it is really setback from the neighbor.
- Feels like there is a lot of glazing on the west side, perhaps increase the number of trees on that side.

Mark Fritts

- Overall height, given that it is a modern design the height should be lowered two feet overall.
- Trellis in the back seems taller than shown on the plans.
- There seems to be a lot of exterior lighting in the eaves, should review the number and reduce while keeping it safe.
- Would recommend an ADU application
- Appreciates the materials
- The front landscaping was discussed, and the trellis was discussed as well. The grade will be raised under the trellis so the trellis will not appear as tall.

The ADR members discussed the interior and exterior heights, and that they would be comfortable with the architect lowering the overall height by two feet. Additionally, the glazing needs to be addressed.

d. 8 North Road (073-173-06)

Project Summary: The applicant requests approval of Demolition, Design Review, Nonconformity Permit, and Accessory Dwelling Unit (ADU). The project proposes to demolish a portion of the front porch, two bay windows, and an attached garage with a roof deck. The project also proposes to construct a new two-car garage which will connect to the main house by a passageway. A new deck is being proposed above the passageway and will have painted wood guardrails. A new driveway gate, entrance gate, an outdoor kitchen is proposed in the backyard, new landscaping and hardscape is proposed throughout the property.

The public hearing was opened. Herb and Nancy Tully, 180 Lagunitas Road spoke. They are supportive of the project, specifically the ADU and the window placement.

Mark Fritts

- Appreciates the design and the modifications, supports the dormer and ADU and the overall project.
- Is okay with the tree removal if it is helpful for both properties.
- The ADU felt tall on site, but can support the overall project as designed.

Joey Buckingham

- At first site, thought that the ADU/garage was too tall, however now understands why it is tall, so that it matches the predominant gable pitch.
- The plate at the ADU is 9'9", recommends that it be reduced to 9' so that the pitches match the home.
- Beautifully designed.

Laura Dewar

- Recommends that the hedge continues the length of the lot line.
- Agrees with the roof pitch suggestions.

Mark Kruttschnitt

- Pitch on the garage should match the pitch of the house
- Hedge should run the length of the property line
- Reduce the height of the ADU.

5. **Conceptual ADR**
6. **Information and Discussion.**
7. **New Agenda Items.**
8. **Adjournment, 9:06 PM.**

Next scheduled regular meeting date and time: December 13, 2022, at 7:00 PM.