

Existing Floor Area Ratio	2,256 sq. ft.	20.4%
Approved Floor Area Ratio	2,774 sq. ft.	24.9% (20% permitted)
Existing Lot Coverage	1,306 sq. ft.	11.8%
Approved Lot Coverage	2,046 sq. ft.	18.5% (20% permitted)
Existing Impervious Surfaces	2,592 sq. ft.	23.5%
Approved Impervious Surfaces	1,804 sq. ft.	16.4%

Background and discussion

The Council approved the project under construction at the site in May 2013. The project included setback and floor area variances. The plans included full demolition of the attached garage and bedroom above, but the plans indicated most existing walls would remain for the remainder of the residence.

Staff expected wall demolition for the window and door modifications and roof modifications to support the additional weight of the slate roofing. However, the applicants exceeded the demolition shown on the approved Council plans and building permit demolition plan (attached). The entire roof and nearly every interior and exterior wall of the original residence has been removed. The applicants indicate that the demolition was recommended by their engineer due to the poor condition of the structure (the rot is readily visible in the framing that remains) and to bring the residence up to current structural requirements. While a few areas of wall remain, these are likely to be replaced as the project is continued. The applicants will preserve the floor joists that remain.

The project included setback variances and a floor area ratio variance. The setback variances were requested to build a larger garage that encroached partially within the front and side setbacks, and for a pool that encroached in the side setback. The additional floor area was requested for a second covered parking space, to add approximately 100 square feet to a small kitchen, and to expand the floor over the larger garage for a 4th bedroom.

Staff required the applicants to return to the Council since different findings may have made if this was proposed as a new house. Remodeling an older residence constrains the design of improvements. Applicants are not constrained when a site is fully redeveloped and variances can often be eliminated. In addition, the Town may impose certain conditions of approval for new houses that may be excessive when a house is remodeled (for example, undergrounding electric and communication lines, upgrading fire hydrants, replacing sidewalks and replacing sewer and water lines). In addition, neighbors may have relied on the proposed demolition plan when commenting on the project.

The Council approved the variances to the living space since the applicants were proposing to retain the structure, and to provide additional off street parking to this site that has no adjacent street parking. Staff has considered the findings made, the approved design, and the site constraints, and believes Council may still make the findings to approve the variances, even if this is essentially a new house. The setback variances are warranted since the site is constrained by mature trees, its topography and corner lot location. Council supported the

floor area variance request since there is little street parking. An alternative design would not have modified the street parking situation.

Staff generally does not support floor area ratio variances for new buildings. However, by substantially maintaining the design of the former structure, staff cannot see any reasonable way to eliminate the additional floor area without completely redesigning the house. If the house is redesigned, the former floor area may be maintained, but the applicants are likely to request standard plate heights and create a design with more bulk and mass than the Council-approved design. For this reason, staff continues to support the project.

Staff has reviewed the project with the building department and other relevant agencies. Staff recommends the following additional conditions of approval:

1. Revised plans shall be submitted to the building department for review and approval that indicate the extent of the demolition and reconstruction. The \$485,000 project valuation will require independent verification by the Building Department. Modifications may be required to comply with the Building and Fire Codes based on the revised project scope.
2. The existing demolition is approved and the remaining walls may be replaced as necessary. With the exception of the additional demolition, the reconstruction of the residence (including, but not limited to, materials, plate heights and roof design) shall be in conformance with the building permit plans issued for the site on April 30, 2014, as revised in August 2014, which are consistent with the Town Council approved plans. Staff may require any future modifications to the plans to be considered by the Town Council.

Alternative actions

1. Amend any findings or conditions of project approval.
2. Deny the application and direct staff to return with a resolution of denial reflecting the comments and findings of the Town Council.

Attachments

1. Prior staff report and attachments
2. Minute history
3. Council approved plans
4. Approved building permit demolition plan

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Mayor Russell agreed not to skin the field and storage containers should not be allowed. The idea of a lip for safety on the backstop seems appropriate. He had no objection to changing the color of the fencing. He suggested looking into rollaway fencing in regard to minimal fencing. He further believed the Common looks much more attractive now.

Council Member Small stated that the overall use of the Common must be addressed because it is a park, not a schoolyard. They must review what occurs during the week and weekends. Whatever funds not spent on this field, which is \$105k to refurbish the Common, they should consider spending the funds on additional beautification of the Common. Her children grew up on the old baseball field that was significantly larger. They must remember there are kids that play all the time, so several families play at the park. She supported the black vinyl fencing. The wood paneling in back will increase mass and density, and not sure that beautifies or if the kids at that level need it. Because other kids play with parents, she would support a slanted ceiling panel on the backstop from a legal standpoint.

Consensus of the Council:

- No skinning of the infield
- Support skinning the baselines not to exceed 24-in. in late February and then replace with grass at the end of the season, which is June
- No storage boxes, but the Council is open to review a suitable design in the future
- Majority of the Council support fencing to better enclose the dugouts not to exceed 4 ft.
- No wooden planks, but the item can be discussed in the future
- Support black clad vinyl fencing
- Support a slanted ceiling panel to the backstop to increase protection from foul balls

Mayor Russell asked for a motion.

Mayor Pro Tempore Kuhl moved and Council Member Small seconded, to approve the plan as outlined above. Motion carried 4-1. Russell opposed.

The Council took a short recess at 8:05 p.m. and then reconvened with the next agenda item at 8:18 p.m.

Public Hearings on Planning Applications.

11. 33 Wellington Avenue, Variance, Design Review & Demolition Permit No. 1909

Ken and Alison Pickart, 33 Wellington Avenue, A.P. No. 72-071-17, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size), Medium Low Density (3-6 units per acre). Town Council review of revised plans for a design review, demolition permit and variance application for the following: 1.) significant remodel and alterations to each elevation of the residence, including replacement of all windows and doors; 2.) 488 square foot addition to the residence and attached garage (2-car garage proposed), partially within required east side (15 feet required, 11 feet 8 inches proposed) and front (25 feet required, 23 feet 5.5 inches proposed) yard areas; and 3.) landscape improvements including new pool partially within required side yard area (15 feet required, 11 feet 7.5 inches proposed), outdoor fireplace, new fencing and landscape retaining wall.

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Proposed Floor Area Ratio	2,744 sq. ft.	24.9% (20% permitted)
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Senior Planner Semonian summarized the staff report and recommended that the Council approve the project based on the staff report and supporting materials and subject to the conditions of approval in Attachment 1.

Max Crome, architect, agreed with the staff report. He explained that the swimming pool is 3.5 ft. in the setback, which will protect the trees and he felt a reasonable compromise. He also provided photographs of the chimney that is relatively obtrusive and difficult to view from the street level.

Council Member Small believed they did a great job incorporating the comments into the design.

Senior Planner Semonian noted that it cannot be in the setback and the actual alignment can be worked out. The trees are beautiful trees that should not be harmed.

Mayor Russell opened the public hearing on this item.

Amy Knaus, Wellington Avenue resident, apologized to the Pickart's for the lateness of her comments. When she wrote the letter she was clear that the noise went directly into her bedroom and in an attempt to be neighborly, she did not want to object to the pool, but not every property in Ross should have a pool. She worked on an assumption that they would convey this to the Council and the Council would understand this is not appropriate. It is a late date, but she asked the Council to consider placing this pool in a different location. She loves the improvements to the home, but it is not fair for her property value to decrease due to the location of the Pickart's pool. She further hoped the location of the pool is shifted.

There being no further public testimony on this item, the Mayor closed the public portion and brought the matter back to the Council for discussion and action.

Council Member Hoertkorn noted that they are 3.5 ft. in the setback and asked staff if the pool were moved out of the setback, would it improve the noise impact. Senior Planner Semonian responded that if moved to a different location it could potentially impact the beautiful trees and moving it 3.5 ft. out of the setback would not change the noise level experienced by the neighbor.

Council Member Small is not comfortable granting the variance. Council Member Brekhus stated that the Pickart's would not need a variance if they did not have to accommodate the tree root intrusion zone. She visited the site today and understands the neighbors concerns, but it is not affected by the 3.5 ft.

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Mayor Russell stated in order to grant a variance there must be findings. The other fundamental issue is that they must decide the setback. It is in reality intruding on the life of the neighbors and it is within the tree setback.

Council Member Brekhus added that the variance is to make exceptions for such a tight size lot and shape. Mayor Russell objected to increasing the home by 25%. What they are doing tonight is fundamentally undermining their existing rulebook. They must make consistent decisions otherwise they are sending the wrong message.

Council Member Brekhus feels a variance is appropriate for a home of this size. This is completely consistent with the home on Woodside. It is grossly unfair for an applicant to come in and for the Council to provide guidance and then for an applicant to come back with what the Council indicated and then for the Council to object is unfair in her view.

Council Member Small looks at this as a triangle and a side yard setback. As far as going up to 24.9% for this particular lot, the hardship finding in the sense that all of the frontage road on their street is red. They are creating more off street parking which is a benefit to that neighborhood without significantly increasing the visual mass of the home, so she feels comfortable in that regard. Since this is a small variance in terms of the pool, the pool should be moved out of the setback unless it is going to harm the trees.

Mayor Russell feels when looking at it from a strategic point of view as to the best interest of the Town, they must change the rules first. Many will come back and ask for the same. They must change the rules and not on a one-on-one basis. Everyone must be treated equally.

Council Member Small stated part of the struggle in this Town is the majority of homes are nonconforming and every neighborhood is different and unique. When looking at 84 Glenwood, the Council wanted them to stay within 20% because that was a total teardown. In this case, they are taking the original character of the home and working with that. Every neighborhood is so unique and this is where the Council over the years struggles. They must use their best judgment.

Mayor Pro Tempore Kuhl is sympathetic to several items. Given the past circumstances, he does not like the idea of telling the Pickart's that they are not allowed to move forward as they have. They do have rules and they must enforce the rules fairly. Almost every month they discuss granting variances. They must seriously consider changing the rules, which will be very difficult to do since every neighborhood is different. Making the Pickart's move the pool 3.5 ft. will not have any effect on the noise issue that concerns the neighbor, so he would approve the variance.

Ms. Knaus believed putting neighbors in this position is very unfair and it is a horrible position to be in as neighbors. She hoped the Council considers a precedent of visiting sites. She further noted that this is an impact on her property value.

Mayor Russell asked for a motion.

Council Member Brekhus moved and Mayor Pro Tempore Kuhl seconded, to approve 33 Wellington Avenue, Variance, Design Review & Demolition Permit No. 1909 subject to the findings and conditions outlined in the staff report. Motion carried 4-0-1. Russell abstained.

33 Wellington Avenue Conditions:

Based on the staff report, public testimony and materials submitted by the applicant, the Town Council can make findings to approve the project, Staff recommends that the Town Council approve the project subject to the applicant's findings and subject to the following conditions of approval, which shall be reproduced on the cover sheet of the plans submitted for a building permit:

1. Except as otherwise provided in these conditions, the project shall comply with the plans approved by the Town Council on May 9, 2013. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.

2. The proposed exterior elevations and roof plan do not show any chimney, chimney cap, flues or vents (including vents for air circulation, stoves and mechanical equipment), skylights, or any other equipment that will protrude through the structure. Therefore, no skylights or roof projections are approved without prior review and approval by the planning department. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any roof projections that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided for any roof projections and the proposed color and finish material shall be specified. Where a roof area is visible from off site, roof projections shall be located to minimize their appearance. Exposed galvanized material is discouraged. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces. If possible, vents may be concealed from view in forms compatible with the structure. Vents for cooking appliances should be located or directed to avoid noise and odor impacts to adjacent sites and shall be located out of required setback areas.

3. All visible exterior plumbing shall be removed and no new exterior plumbing is permitted.

4. No gutters or downspouts are shown on the elevations. The plans submitted for the building permit shall detail the gutter and downspout design and location for review and approval by the planning department. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any gutters or downspouts that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided and the proposed color and finish material shall be specified. Downspouts should be located to minimize their appearance from off site locations. Gutters and downspouts should have a finish to blend into adjacent surfaces or underlying trim. Exposed galvanized material is not permitted.

5. Impervious surfaces shall be limited as proposed on the project plans. Pervious surfaces shall not be converted to impervious surfaces, even after project final, without prior Town Council approval.

6. The fireplaces shall comply with the Bay Area Air Quality Management District and the Town of Ross Chapter 15.42 (Outdoor Wood Burning Devices). Building permit plans shall contain sufficient notes and details so that the building department may confirm this requirement.

7. The project is over floor area and lot coverage and no accessory structures, including play structures and storage sheds, shall be permitted at the site without prior Town approval and variances may be required. Existing play structures within setbacks shall be removed prior

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to project final.

8. Landscaping shall be installed in substantial conformance with the approved landscape plan prior to project final. The Town staff reserves the right to require modifications to the landscape to protect mature trees and to comply with MMWD water conserving landscape requirements. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.

9. A tree protection plan for all protected trees on or near the project site is required with the building permit application. The plan shall comply with the requirements of Ross Municipal Code Section 12.24.100. The applicants'/project arborist shall review the final construction-level drawings and landscape plans, including civil, structural, grading, drainage, irrigation and utility plans (arborist should note the dates of the plans reviewed). All tree protection conditions recommended by the project arborist shall be included on all relevant sheets of the building permit plans to ensure compliance with the arborist recommendations. The plan shall include a schedule of when the consulting arborist should inspect the site or be present for activities such as trenching in the tree protection area. The applicant shall submit a deposit to cover the cost of town arborist review of the Tree Protection Plan and periodic site inspections.

10. Tree protection fencing and other tree protections, such as mulch, steel plates or other protection against compaction around un-fenced trees, shall be installed prior to building permit issuance as recommended by the project arborist on the tree protection plan. Tree protection fencing shall be constructed of sturdy material and identified with signs that include the words, "tree protection fence" and "do not remove without permission from the Town of Ross." The project arborist shall inspect the site prior to issuance of a building permit to determine if tree protection fencing has been properly installed and shall submit written confirmation to the town planner that the tree protection is in place prior to building permit issuance.

11. The garage doors shall be automatic. Any vehicular gates installed at the site shall also allow for automatic entry of vehicles. The garage shall be available for vehicle parking and shall have a noncombustible concrete floor (carpet and tile is not permitted).

12. 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.

13. The Town may collect a deposit in advance of building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist and town arborist. 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.

14. No demolition is permitted until a building permit is issued for the project.

15. No brightly colored temporary fencing is permitted where it may be seen by neighbors or the public.

16. Any exterior lighting shall be included on plans submitted for the building permit and is subject to the review and approval of the town planner. Lighting shall be shielded (no bare bulb light fixtures or up lights). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or

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public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.

17. Prior to any demolition or issuance of a building permit for the new structure, which was constructed prior to 1985, an asbestos and lead-based paint survey shall be provided to the Town building department. If asbestos-containing materials are determined to be present, the materials should be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the Bay Area Air Quality Management District. If lead-based paint is identified, then federal and state construction worker health and safety regulations should be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified, it should be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.

18. 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 department, who may consult with the town hydrologist at the applicants' expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town prior to project final.

19. The property owner shall replace the sidewalk, concrete curb and gutter along the street frontage prior to project final. Plans submitted for building permit shall include specifications for this work.

20. The applicant shall be responsible for securing an encroachment permit from the Department of Public Works prior to any encroachment within a public right-of-way.

21. 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 toilet out of public view, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.

22. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.

23. 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.

24. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

25. 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,

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Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

26. 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.

27. Applicants shall comply with all requirements of PG&E prior to project final.

28. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 - Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements online at www.marinwater.org. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559. For questions contact Joseph Eischens, Engineering Technician, at (415) 945-1531.

29. Applicants shall comply with the following requirements of the Ross Valley Sanitary District No. 1 prior to project final: since this project involves an extensive demolition and rebuild, the Ross Valley Sanitary District (415) 259-2949 will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count, the applicant has the option of installing a new lateral or the old sewer lateral needs to be tested in the presence of a District Inspector and found to meet all current District requirements. Sanitary District No. 1 will place a hold on the property once the building permit is issued. This hold prevents the new building from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit from this office and meet all District requirements pertaining to the private side sewer/lateral prior to project final.

30. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works.

31. The project shall comply with the Fire Code, including these minimum requirements (A complete review of the project will be required at time of building permit application):

a) All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of

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all stairways with a minimum of one detector per story of the occupied portion of the residence.

b) Carbon monoxide alarms shall be provided outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit.

c) Address numbers at least 4" tall shall be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. The address numbers shall be illuminated by an adjacent light controlled by a photocell and switched only by a breaker so the numbers will remain illuminated all night.

d) The property owner shall maintain an effective firebreak around the structure by removing and clearing all flammable vegetation and/or other combustible growth. Ross Valley Fire Department Fire Protection Standard 220 Vegetation/Fuels Management Plan is available online at Rossvalleyfire.org to assist the applicant in meeting the minimum defensible space requirements.

Based on the scope of the remodel and addition project, and to further the goals of design review and the policies of the Ross General Plan, sprinklers shall be installed in the residence even if the project is exempt under the Building Code. A fire sprinkler system should be noted on the building permit plans as a deferred submittal. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems. All sprinkler systems in the Town of Ross shall be monitored by a UL listed central station.

32. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance (copies available at www.townofross.org). If construction is not completed by the construction completion date provided for in that ordinance, the owner will be subject to automatic penalties with no further notice. As provided in the Town of Ross Municipal Code Section 15.50.040, construction shall be complete upon the final performance of all construction work, including: exterior repairs and remodeling; total compliance with all conditions of application approval, including required landscaping; and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and written approval of the applicable work by Town Building, Planning and Ross Valley Fire Department staff shall mark the date of construction completion.

33. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

12. 110 Winding Way, Design Review, Demolition Permit and Hillside Lot Permit No. 1916
Kimberly Nunes, 110 Winding Way, A.P. No. 72-101-02, R-1:B-5A (Single Family Residence, 5-acre minimum lot size), Very Low Density (.1-1 units per acre). Town Council review of application for design review, demolition permit and hillside lot permit for the following: 1.) new lap pool to the rear (northeast) of the residence and



Staff Report

Date: April 30, 2013
To: Mayor and Ross Town Council
From: Elise Semonian, Senior Planner
Subject: 33 Wellington Avenue, Variances, Design Review and Demolition Permit, File No. 1909

Recommendation

That the Town Council approve the project based on the staff report and supporting materials and subject to the conditions of approval in Attachment 1.

Project Summary

Owner: Ken and Alison Pickart
Design Professional: Crome Architecture
Location: 33 Wellington Avenue
A.P. Number: 72-071-17
Zoning: R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size)
General Plan: Medium Low Density (3-6 units per acre)
Flood Zone: Zone X (outside special flood hazard area)

Town Council review of revised plans for a design review, demolition permit and variance application for the following: 1.) significant remodel and alterations to each elevation of the residence, including replacement of all windows and doors; 2.) 488 square foot addition to the residence and attached garage (2-car garage proposed), partially within required east side (15 feet required, 11 feet 8 inches proposed) and front (25 feet required, 23 feet 5.5 inches proposed) yard areas; and 3.) landscape improvements including new pool partially within required side yard area (15 feet required, 11 feet 7.5 inches proposed), outdoor fireplace, new fencing and landscape retaining wall.

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Background and discussion

The Town Council considered this item at the March 2013 Town Council meeting and continued the item to allow the floor area to be reduced and for preparation of a tree protection plan. The March staff report and minutes are attached.

A contract arborist, retained by the Town, has reviewed and approved the applicant’s preliminary tree protection plan.

The applicant has revised the design to reduce the floor area by: 1.) eliminating the enclosed porch; 2.) eliminating a bay window; 3.) reducing the width of the garage and the floor area above the garage; 4.) reducing the size of the kitchen; and 5.) eliminating a bedroom that was proposed above the kitchen. The residence continues to have four bedrooms as requested in March. However, they are within a smaller area on the second floor.

The kitchen is a two-story addition that is counted only once as floor area. While staff may not support this for some sites due to the added mass, the design and mass of this project was not a concern in March and this volume helps tie the garage wing with the main residence (see east elevation and roof plan).

Staff continues to support the design of the project, which will result in an attractive upgrade of the residence and maintains its design character and scale. The modifications would improve the appearance of the garage area of the structure, which currently does not integrate well with the main portion of the residence. Staff believes that findings may be made for the minor setback variances requested based on the location of the existing residence and to protect mature trees. The floor area ratio variance proposed is reasonable to allow the creation of additional off street parking in an area with limited street parking. The variance also permits the existing residence to be upgraded to modern living standards without demolition of the residence.

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 in part on the valuation of the work proposed. 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. The Town currently serves the site and there would be no operating or funding impacts associated with the project.

Alternative actions

- 1.) Amend any findings or conditions of project approval.

- 2.) Deny the application and direct staff to return with a resolution of denial reflecting the comments and findings of the Town Council.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301, existing facilities, as an addition to an existing single-family residence in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. No exception set forth in Section 15300.2 of the CEQA Guidelines (including but not limited to Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources, applies to the project.

Attachments

1. Draft Conditions of Approval
2. Minute history
2. Material submitted by applicant

Attachment 1

Based on the staff report, public testimony and materials submitted by the applicant, the Town Council can make findings to approve the project, Staff recommends that the Town Council approve the project subject to the applicant's findings and subject to the following conditions of approval, which shall be reproduced on the cover sheet of the plans submitted for a building permit:

1. Except as otherwise provided in these conditions, the project shall comply with the plans approved by the Town Council on May 9, 2013. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.

2. The proposed exterior elevations and roof plan do not show any chimney, chimney cap, flues or vents (including vents for air circulation, stoves and mechanical equipment), skylights, or any other equipment that will protrude through the structure. Therefore, no skylights or roof projections are approved without prior review and approval by the planning department. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any roof projections that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided for any roof projections and the proposed color and finish material shall be specified. Where a roof area is visible from off site, roof projections shall be located to minimize their appearance. Exposed galvanized material is discouraged. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces. If possible, vents may be concealed from view in forms compatible with the structure. Vents for cooking appliances should be located or directed to avoid noise and odor impacts to adjacent sites and shall be located out of required setback areas.

3. All visible exterior plumbing shall be removed and no new exterior plumbing is permitted.

4. No gutters or downspouts are shown on the elevations. The plans submitted for the building permit shall detail the gutter and downspout design and location for review and approval by the planning department. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any gutters or downspouts that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided and the proposed color and finish material shall be specified. Downspouts should be located to minimize their appearance from off site locations. Gutters and downspouts should have a finish to blend into adjacent surfaces or underlying trim. Exposed galvanized material is not permitted.

5. Impervious surfaces shall be limited as proposed on the project plans. Pervious surfaces shall not be converted to impervious surfaces, even after project final, without prior Town Council approval.

6. The fireplaces shall comply with the Bay Area Air Quality Management District and the Town of Ross Chapter 15.42 (Outdoor Wood Burning Devices). Building permit plans shall contain sufficient notes and details so that the building department may confirm this requirement.

7. The project is over floor area and lot coverage and no accessory structures, including play structures and storage sheds, shall be permitted at the site without prior Town approval and variances may be required. Existing play structures within setbacks shall be removed prior to project final.

8. Landscaping shall be installed in substantial conformance with the approved landscape plan prior to project final. The Town staff reserves the right to require modifications to the landscape to protect mature trees and to comply with MMWD water conserving landscape requirements. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.

9. A tree protection plan for all protected trees on or near the project site is required with the building permit application. The plan shall comply with the requirements of Ross Municipal Code Section 12.24.100. The applicants'/project arborist shall review the final construction-level drawings and landscape plans, including civil, structural, grading, drainage, irrigation and utility plans (arborist should note the dates of the plans reviewed). All tree protection conditions recommended by the project arborist shall be included on all relevant sheets of the building permit plans to ensure compliance with the arborist recommendations. The plan shall include a schedule of when the consulting arborist should inspect the site or be present for activities such as trenching in the tree protection area. The applicant shall submit a deposit to cover the cost of town arborist review of the Tree Protection Plan and periodic site inspections.

10. Tree protection fencing and other tree protections, such as mulch, steel plates or other protection against compaction around un-fenced trees, shall be installed prior to building permit issuance as recommended by the project arborist on the tree protection plan. Tree protection fencing shall be constructed of sturdy material and identified with signs that include the words, "tree protection fence" and "do not remove without permission from the Town of Ross." The project arborist shall inspect the site prior to issuance of a building permit to determine if tree protection fencing has been properly installed and shall submit written confirmation to the town planner that the tree protection is in place prior to building permit issuance.

11. The garage doors shall be automatic. Any vehicular gates installed at the site shall also allow for automatic entry of vehicles. The garage shall be available for vehicle parking and shall have a noncombustible concrete floor (carpet and tile is not permitted).

12. 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.

13. The Town may collect a deposit in advance of building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist and town arborist. 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.

14. No demolition is permitted until a building permit is issued for the project.

15. No brightly colored temporary fencing is permitted where it may be seen by neighbors or the public.

16. Any exterior lighting shall be included on plans submitted for the building permit and is subject to the review and approval of the town planner. Lighting shall be shielded (no bare bulb light fixtures or up lights). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.

17. Prior to any demolition or issuance of a building permit for the new structure, which was constructed prior to 1985, an asbestos and lead-based paint survey shall be provided to the Town building department. If asbestos-containing materials are determined to be present, the materials should be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the Bay Area Air Quality Management District. If lead-based paint is identified, then federal and state construction worker health and safety regulations should be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified, it should be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.

18. 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 department, who may consult with the town hydrologist at the applicants' expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town prior to project final.

19. The property owner shall replace the sidewalk, concrete curb and gutter along the street frontage prior to project final. Plans submitted for building permit shall include specifications for this work.

20. The applicant shall be responsible for securing an encroachment permit from the Department of Public Works prior to any encroachment within a public right-of-way.

21. 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 toilet out of public view, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.

22. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.

23. 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.

24. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

25. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

26. 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.

27. Applicants shall comply with all requirements of PG&E prior to project final.

28. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 - Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. You

can also find information about the District's water conservation requirements online at www.marinwater.org. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559. For questions contact Joseph Eischens, Engineering Technician, at (415) 945-1531.

29. Applicants shall comply with the following requirements of the Ross Valley Sanitary District No. 1 prior to project final: since this project involves an extensive demolition and rebuild, the Ross Valley Sanitary District (415) 259-2949 will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count, the applicant has the option of installing a new lateral or the old sewer lateral needs to be tested in the presence of a District Inspector and found to meet all current District requirements. Sanitary District No. 1 will place a hold on the property once the building permit is issued. This hold prevents the new building from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit from this office and meet all District requirements pertaining to the private side sewer/lateral prior to project final.

30. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works.

31. The project shall comply with the Fire Code, including these minimum requirements (A complete review of the project will be required at time of building permit application):

a) All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.

b) Carbon monoxide alarms shall be provided outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit.

c) Address numbers at least 4" tall shall be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. The address numbers shall be illuminated by an adjacent light controlled by a photocell and switched only by a breaker so the numbers will remain illuminated all night.

d) The property owner shall maintain an effective firebreak around the structure by removing and clearing all flammable vegetation and/or other combustible growth. Ross Valley Fire Department Fire Protection Standard 220 Vegetation/Fuels Management Plan is available online at Rossvalleyfire.org to assist the applicant in meeting the minimum defensible space requirements.

32. Based on the scope of the remodel and addition project, and to further the goals of design review and the policies of the Ross General Plan, sprinklers shall be installed in the residence even if the project is exempt under the Building Code. A fire sprinkler system should be noted on the building permit plans as a deferred submittal. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems. All sprinkler systems in the Town of Ross shall be monitored by a UL listed central station.

33. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance (copies available at www.townofross.org). If construction is not completed by the construction completion date provided for in that ordinance, the owner will be subject to automatic penalties with no further notice. As provided in the Town of Ross Municipal Code Section 15.50.040, construction shall be complete upon the final performance of all construction work, including: exterior repairs and remodeling; total compliance with all conditions of application approval, including required landscaping; and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and written approval of the applicable work by Town Building, Planning and Ross Valley Fire Department staff shall mark the date of construction completion.

34. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

Public Hearings on Planning Applications – Part II.

- 16. 33 Wellington Avenue, Variance, Design Review, and Demolition Permit No. 1909**
Ken and Alison Pickart, 33 Wellington Avenue, A.P. No. 72-071-17, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size), Medium Low Density (3-6 units per acre). Town Council review of design review, demolition permit and variance application for the following: 1.) significant remodel and alterations to each elevation of the residence, including replacement of all windows and doors; 2.) 990 square foot addition to the 2,256 square foot residence and garage (total floor area of 3,246 square feet is proposed), partially within required east side (15 feet required, 11 feet 8 inches proposed) and front (25 feet required, 23 feet 5.5 inches proposed) yard areas; and 3.) landscape improvements including new pool partially within required side yard area (15 feet required, 11 feet 7.5 inches proposed), new fencing and landscape retaining wall.

Gross Lot Area	11,028 square feet
Existing Floor Area Ratio	20.0%
Proposed Floor Area Ratio	29.4% (20% permitted)
Existing Lot Coverage	10.3%
Proposed Lot Coverage	15.3% (20% permitted)
Existing Impervious Surfaces	23.5%
Proposed Impervious Surfaces	22.4%

Senior Planner Elise Semonian summarized the staff report and recommended that the Council continue the project to allow the floor area to be reduced and for preparation of a tree protection plan. If the Council can make the findings to approve the variances requested, that the Council approve the project subject to the applicant's findings and subject to the conditions outlined in the staff report.

Alison Pickart, applicant, explained that this is a very expensive arduous process to go through. The house is in poor condition. Just getting the house safe and up and running represents a commitment to the home, neighborhood and property. They have reduced the property in size. She discussed the bulk of FAR being in the garage addition. Given her investment in the plans and meetings, she wanted to discuss the matter tonight. They are taking down the missed matched garage and doing everything possible to preserve that design. In order for the home to be safe, it must be lifted with a new foundation. The windows will stay the same. She further noted that the garage and kitchen will closely match the design of the house.

Senior Planner Semonian noted that she brought up the same concerns in the ADR (*Advisory Design Review*) staff report. Council Member Brekhus discussed the property on 61 Sir Francis Drake Boulevard doubling in size. Senior Planner Semonian noted that it doubled in finished area but the lower level was already considered floor area. The project did not change the floor area. Mrs. Pickart toured 61 Sir Francis Drake Boulevard and pointed out that the downstairs area has the largest mudroom, two bedrooms, and playroom/media room. They created an entire living space in that flood area, which they were technically lifting themselves out of. She does not have an attic or a basement. She felt there are all these guidelines to preserve the Town and make it beautiful, but there is a lot of gray area, just like 61 Sir Francis Drake Boulevard. She further wanted to know where her special clause is or added benefit.

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Council Member Small noted that when realtors talk to staff, it is clear about what can and cannot be done. Mrs. Pickart has been diligently trying to make findings. Percentage wise they are asking for an average home size according to properties in her neighborhood. The neighbors are very excited to have this property developed in a meaningful way. This house is specific in nature and what it will take to get it up to safety and code is quite significant. She further noted that the plan presented does not impact any neighbors.

Ken Pickart, applicant, indicated that they have full neighborhood support. The garage addition drives the FAR. They could leave their vehicles in the driveway, but that is not their desire due to tree droppings. He further noted that the garage represents the majority of the mass.

Mayor Russell opened the public hearing on this item.

Peter Nelson, Circle Drive resident, noted that the variance in terms of state and federal guidelines, requires finding and fact that this house cannot be done in the existing footprint or meeting the code in order to have a variance. It was discussed somewhat at ADR in terms of looking at other properties in the area in terms of FAR around the house. He further believed there should be a way to have this argument presented consistently.

Diane Rudden, Willow Avenue resident, pointed out that not every home in Ross has a garage, so it is a compromise. She further noted that she does not have a garage.

There being no further public testimony on this item, the Mayor closed the public portion and brought the matter back to the Council for discussion and action.

Council Member Brekhus believed the applicant did a great job looking at this property and what it uniquely presents. She further added that the applicant provided proper analysis to present arguments in favor of a variance.

Council Member Small noted that staff's original recommendation is to allow the garage, the square-footage for the entry, bay window and second bathroom for a total of 24.39%, which she is willing to support. She understands the philosophy of other homes are bigger, but then every home will keep inching up and there is never an end. She has no justification to tell the next person "no." She relies heavily on the expertise of the Town planner to come up with fair and just decisions.

Council Member Hoertkorn is conflicted because she likes the design. She feels they have to support staff's recommendation. She would rather continue the matter to allow the applicant an opportunity to work with staff.

Mayor Pro Tempore Kuhl agreed with staff's recommendation.

Council Member Small supported the two-car garage, not an extra bedroom. In part of staff's recommendation is that there are justifications and findings because of the benefit of the parking in that area and having the two-car garage and vehicles not visible. She agreed with

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staff to allow a side yard setback for the pool, which historically she has never supported. She further agreed the matter should be continued.

Mayor Russell noted that they must stay within approximately 24% FAR with a two-car garage. Personally, he is sympathetic to the idea about looking at neighbors, but that is not how the rules work. The Council must be consistent with what they apply. He is in favor of a continuance as well.

Mrs. Pickart noted that this property may remain in disrepair. Mayor Russell noted that they must stay within the 24% FAR. Mrs. Pickart would rather not do a redesign and eliminate some square-footage.

Mr. Nelson stated that they should review a plan; otherwise they are just approving a number. Council Member Small desired a continuance in order to allow the applicant the opportunity to work with staff.

Mayor Russell asked for a motion.

Council Member Hoertkorn moved and Mayor Pro Tempore Kuhl seconded, to continue the matter to a later date. Motion carried unanimously.

End of Public Hearings on Planning Applications – Part II.

17. No Action Items:

a. Council correspondence received

- * Send out notices to landscaping firms in regard to working on Saturdays
- * No purpose to consider gun control
- * Doug Abrams letter in regard to April Town Council meeting during spring break

b. Future Council items

18. Adjournment.

Mayor Russell moved to adjourn the meeting at 10:50 p.m.

P. Rupert Russell, Mayor

ATTEST:

Linda Lopez, Town Clerk



MINUTES
Regular Meeting of the
Ross Advisory Design Review Group
Tuesday, January 22, 2013

1. 7:00 p.m. Commencement.

Chair Jim Kemp, Dan Winey and Peter Nelson were present.

2. Approval of October 30, 2012 and November 27, 2012 Minutes.

No minutes were approved.

3. Open Time for Public Comments.

(Limit 3 minutes per speaker on items not on agenda)

None.

4. 33 Wellington Avenue; Ken and Alison Pickart, Owners; Crome Architecture, Design Professional; APN 72-071-17; R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size) Zoning; General Plan Designation Medium Low Density (3-6 units per acre); FEMA Flood Zone X (area outside the 1% annual chance floodplain).

Review of plans that would require Town Council approval of design review, demolition permit and variances for the following: 1.) partial demolition of walls, decks and landscape; 2.) 1,051 square foot addition to the 2,256 square foot residence and garage (total floor area of 3,307 square feet is proposed), partially within required east side (15 feet required, 9 feet proposed) and front (25 feet required, 19 feet proposed) yard areas; and 3.) new landscaping including new pool, fencing and retaining wall partially within required side yard area (15 feet required, 9 feet proposed).

Gross Lot Area	11,028 square feet
Existing Floor Area Ratio	20.0%
Proposed Floor Area Ratio	30.0% (20% permitted)
Existing Lot Coverage	14.0%
Proposed Lot Coverage	19.9% (20% permitted)
Existing/Proposed Impervious Surfaces	no change proposed

Owner Allison Pickart was present and reviewed the plans and proposed materials. Max Chrome, architect, was also present. No one wished to speak for or against the project.

Dan Winey was concerned with the setback variances and believed they could be mitigated by reducing the width of the garage and pushing it back. The balcony could be removed. Jim Kemp agreed. Mr. Kemp and Mr. Winey thought the addition was competing with the design of the existing residence because of the massing of the dormer and suggested lightening up the dormer by use of details. Mr. Winey believed the proportion of the new stairway and window could be improved.

The applicant indicated that the pool setback is necessary to avoid damaging the large oak tree.

Peter Nelson suggested that the applicant refine why they have a hardship for the FAR variance requested, since the property is currently in compliance. Ms. Pickart indicated that the proposed house size is in line with the other houses in the neighborhood. Mr. Nelson suggested that the applicant submit information on neighboring home sizes to the Council. The applicant may want to consider minimizing the number of variances requested.

ADR (Kemp, Winey, Nelson) made the following comments and recommendations regarding the project:

- Provide information to the Council regarding why the FAR variance is warranted
- Minimize the setback variances requested
- Minimize the massing of the new dormers, look at the existing window details
- Reduce the size and scale of the two-story window at the stairway

5. 6 Woodside Way; Dan Rosenthal, owner; James Coy Architect, Design Professional; A.P. Number 73-231-04; R-1:B-6 Zoning (Single Family Residence, 6,000 sq. ft. minimum lot size); Medium Density (3-6 units per acre); Flood Zone X (outside 1-percent annual chance floodplain).

Public meeting to review revised plans that would require Town Council approval of variances for the following: 1.) elevation of the residence approximately 1.5 feet to a maximum roof ridge of 27' 9" (30 feet permitted) and excavate the lower level by approximately 1.5 feet to increase the ceiling height of the lower/basement story for living space and garage area; 2.) new porches and stairs to grade, partially within the front (25 feet required, 20.6 feet proposed) and side (15 feet required, 11.28 feet proposed) yard setbacks; and 3.) new upper level deck on west-facing elevation, partially within the north side yard setback (15 feet required, 6.25' proposed). Town Council approval of design review and a demolition permit would also be required for alteration of windows and doors on each elevation of the residence.

Gross Lot Area	6,560 square feet
Existing Floor Area Ratio	50.6%*
Proposed Floor Area Ratio	50.4% (20% permitted)
Existing Lot Coverage	36.1%
Proposed Lot Coverage	38.0% (20% permitted)
Existing Impervious Surfaces	37.0%
Proposed Impervious Surfaces	36.0%

*Existing floor area includes the ground floor/basement level space

REVISED PLAN

Revised app fee
(minor)
1125.00



**Town of Ross
Planning Department**

Post Office Box 320, Ross, CA 94957
Phone (415) 453-1453, Ext. 121 Fax (415) 453-1950
Web www.townofross.org Email esemonian@townofross.org

Staff Use Only	
Received By:	_____
Date:	_____
Fees Paid:	_____
Date:	_____

Technology surcharge \$78.75

\$1203.75

VARIANCE/DESIGN REVIEW/DEMOLITION APPLICATION

Parcel Address and Assessor's Parcel No. 072-071-17

Owner(s) of Parcel Ken and Alison Pickart

Mailing Address (PO Box in Ross) 33 Wellington Ave

City Ross State CA ZIP 94960

Day Phone 415-785-4561 Evening Phone 312-925-8935

Email alison@alisonpickart.com

Architect (Or applicant if not owner) Crome Architecture

Mailing Address 905 4th street

City San Rafael State CA ZIP 94901

Phone 415-453-0700

Email max@cromearchitecture.com

Existing and Proposed Conditions (For definitions please refer to attached fact sheet.)

Gross Lot Size 11,034 sq. ft. Lot Area 11,034 sq. ft.

Existing Lot Coverage 1,306 sq. ft. Existing Floor Area 2,256 sq. ft.

Existing Lot Coverage 11.8 % Existing Floor Area Ratio 20.4 %

Coverage Removed 0 sq. ft. Floor Area Removed 0 sq. ft.

Coverage Added 740 sq. ft. Floor Area Added 488 sq. ft.

Net Change- Coverage +740 sq. ft. Net Change- Floor Area +488 sq. ft.

Proposed Lot Coverage 2,046 sq. ft. Proposed Floor Area 2,744 sq. ft.

Proposed Lot Coverage 18.4 % Proposed Floor Area Ratio 24.9 %

Existing Impervious Areas 2,592 sq. ft. Proposed Impervious Areas 1,804 sq. ft.

Existing Impervious Areas 23.5 % Proposed Impervious Areas 16.3 %

Proposed New Retaining Wall Construction 40 ft. (length) 6 ft. (max height)

Proposed Cut 400 cubic yards Proposed Fill 0 cubic yards

Tech surcharge 539.35
 Planning 7165.
 Fee program admin. 295.
 record management 150.
 record retention 95.
 Staff Use Only
 Fees Paid: \$8244.35
 Date: # paid, ES



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 Web www.townofross.org Email esemonian@townofross.org

VARIANCE/DESIGN REVIEW/DEMOLITION APPLICATION

Parcel Address and Assessor's Parcel No. 072-071-17

Owner(s) of Parcel Ken and Alison Pickart

Mailing Address (PO Box in Ross) 33 Wellington Ave

City Ross State CA ZIP 94960

Day Phone 415-785-4561 Evening Phone 312-925-8935

Email alison@alisonpickart.com

Architect (Or applicant if not owner) Crome Architecture

Mailing Address 905 4th street

City San Rafael State CA ZIP 94901

Phone 415-453-0700

Email max@croemarchitecture.com

Existing and Proposed Conditions (For definitions please refer to attached fact sheet.)

Gross Lot Size 11,028 sq. ft. Lot Area 11,028 sq. ft.

Existing Lot Coverage 2,592 sq. ft. Existing Floor Area 2,256 sq. ft.

Existing Lot Coverage 23.5 % Existing Floor Area Ratio 20.0 %

Coverage Removed 586 sq. ft. Floor Area Removed 0 sq. ft.

Coverage Added 459 sq. ft. Floor Area Added 990 sq. ft.

Net Change- Coverage -127 sq. ft. Net Change- Floor Area +990 sq. ft.

Proposed Lot Coverage 2,465 sq. ft. Proposed Floor Area 3,246 sq. ft.

Proposed Lot Coverage 22.4 % Proposed Floor Area Ratio 29.4 %

? Existing Impervious Areas 1,454 sq. ft. Proposed Impervious Areas 773 sq. ft.

Existing Impervious Areas 12.9 % Proposed Impervious Areas 7.0 %

Proposed New Retaining Wall Construction 40 ft. (length) 6 ft. (max height)

Proposed Cut 400 cubic yards Proposed Fill 0 cubic yards

← does not include structure?

**Alison & Ken Pickart
33 Wellington Ave
Ross, CA**

**VARIENCE APPLICATION:
Special Circumstances**

1. Age of House
 - a. Built in 1932, 33 Wellington has not been significantly updated since the 1950s. Floor plans were designed with a different way of life than the one that is currently lived today. Our hope is to be able to create a meaningful and lasting home, with 21st century usefulness.
2. Original usage of this house Vs. Modern usage of this house
 - b. The original use of the house was as a summer cottage, not a permanent family home. Many of its characteristics are indicative of that i.e. toilet on the back screen porch, large living room and master bedroom, small 'service' kitchen.
 - c. As most all of the surrounding houses in this Winship neighborhood have been updated and added to over the past few decades in order to accommodate permanent year round family living, 33 Wellington has been left in its near original condition.
3. Size of House with regard to the Other houses on the block (in the neighborhood)
 - a. Because 33 Wellington has not been updated in more than 60 years, many of the houses immediately surrounding 33 Wellington have changed, increased in size and modernized.
 - b. The AVERAGE size of a house on Wellington Avenue with direct relationship to 33 is 3687 sqft (NOT including 1 Garden Road)
 - c. The improved house at 33 Wellington Ave would still be **LESS** than the AVERAGE FAR of all of its adjacent and surrounding houses
4. Scale and Design
 - a. Because the original house was designed simply, utilizing the full span of the roof for its primary living areas (Living Room and Master Bedroom) those spaces are out of scale with the existing other rooms. They also represent more than half of the current FAR, if adjusted or split up; the architecture of the house would be sacrificed. To do an appropriate and meaningful addition, we would like to keep the size of the rooms in scale with the original main rooms. We believe that in doing this, we will be able to keep the same character and 'feel' of the house, making it look as if the house was originally designed and built that way. We also feel that shrinking down the size of the addition(s) would lead to a similar situation as the current conditions with a mismatched garage addition and non-cohesive aesthetic... Since 33 is

such a prominent house in the neighborhood and has such a grand curb, we feel the house should be representative of that. The scale of the house should be in scale with the amount of street frontage we currently have, which the proposed addition would create.

5. Non-Disruptive nature of our changes to the neighbors
 - a. Because we are a pie shaped lot and our two 'lot line' neighbors are technically 'behind' us beyond a steep incline (to us), the impact these new areas of construction will have on the livability of those two neighbors is minute.
 - b. The kitchen addition sets back on the flat portion of our property and is almost immediately greeted at its farthest point by a steep incline that rises almost 2 stories, which conceals this portion of the house from both neighbors view. The non-conforming garage at 41 Wellington that sits between our house and theirs also blocks this portion of the proposed addition. This variance request, because of this, will have little, if any impact on the neighboring properties.
 - c. The garage addition will provide two covered parking spots in this almost completely 'Red Curb' area of Winship. The garage addition is set back from the neighbors (41) view. Our neighbors at (41) were actually quite excited at the prospect of our proposed plan because it will provide them with a far more beautiful and interesting roof line view, which is only even visible to them through one window on their second floor. This variance request will provide MUCH needed off street and driveway parking and will add curb appeal to this main thoroughfare.

6. General neighborhood excitement for the project
 - a. The neighbors in Winship care greatly for the neighborhood. There have been great investments by the homeowners in this area to maintain and improve their homes, cultivating this charming neighborhood. 33 Wellington is an extremely prominent property in Winship and it has fallen in to disrepair over the past decades. The overwhelming sentiment of neighbors to this project is EXCITEMENT!! The neighbors on Wellington and the surrounding streets are excited at the prospect that the home could be tastefully renovated to accommodate the needs of a family. Creating a useful and modern family home creates stability in the neighborhood because the home, with the appropriate proposed additions can be lived in for the long term. The neighbors are also extremely excited at the prospect of this corner being revitalized and in doing so accentuating all of the other properties in the neighborhood!

VARIANCE REQUEST

Substantial Property Rights

1. Age of House

- a. Because the house is very old and has not been updated there are significant structural issues that need to be addressed. In order to live safely in this home, the following needs to be done:
 - i. A foundation needs to be laid
 - ii. The structure needs to be strapped to the foundation
 - iii. The existing garage needs to be raised and rebuilt
 1. Currently is not to code
 2. Presents degree of hazard
 - iv. Roofs need to be replaced

****ALL** of the above would be considered a substantial property right of a homeowner. The significance of the work that needs to be done to make the house **safe** and to **code** represent the commitment of the homeowner to the property and to the neighborhood. It would be fair to consider that to go to that length to improve the structure and not have a finished product that could accommodate modern family life, would not be worth it to the homeowner. The house might then stay in its downtrodden and unsafe condition.

2. Functionality of the House

- a. The house only has one full bath, which is difficult to maintain privacy in for the members of the family.
- b. The 'guest bath' is basically outside, which render it pretty much useless during the winter months based on temperature alone.
- c. The kitchen is one of the smallest spaces in the house. It is dated with 1950s appliances, and has severe water intrusion. As design and construction professionals, we can identify that in this house there is no 'quick fix'... to remodel will require substantial work. In order to make this a 'functional' family home kitchen, additional square footage is required.
- d. The house is currently three bedrooms, 1.5 baths... The most common configuration in our neighborhood is 4 bedrooms 3.5 baths. We would like to bring the house up to the standards of the neighborhood, while also being able to accommodate our own family which includes four children (ages 28, 26, 7 and 5) and two parents comfortably, with an appropriate amount of personal space and privacy, which we currently do not have.

- e. We would like to be able to park our cars under roof. Not only will this be a benefit to the neighborhood, but it will also protect our vehicles from the discharge of the giant evergreen in our driveway. Throughout the year our cars are covered with sap, pollen and other debris. The tree also drops large rock sized acorns (?) This has caused damage to our finishes and dents in our vehicles. It would be a substantial property right to be able to safely house our vehicular property without threat of damage.

Public Welfare

1. The variance is compatible to the neighboring properties because it bringing the house to the appropriate size for the neighborhood. It would also be equivalent in FAR percentage to the neighboring houses (i.e. Lot Line neighbors are at 3285 sq ft/28% FAR and 3431 sq ft /32% FAR) . The proposed house would be consistent in size and 'value' to the other houses on Wellington Ave. The proposed house would be a 'value add' to the surrounding houses because it would be updated and cared for, instead of run down and mismatched (architecturally). It would meet if not exceed the quality and care of the other homes on the street, and improve the look and feel of the whole neighborhood.
2. The variance is also NOT harmful to the other properties because the majority of the addition is NOT visible to our lot line neighbors. Due to the positioning of the house on the lot, the back is protected from sight by a large upslope. The variance, I have been told *by my lot line neighbor* would improve her quality of life because she would no longer have to look at the mismatched rooflines of the current house.
3. Both the FAR variance and the setback variance have been addressed with neighbors, and the overall sentiment is that improvement to our house equals improvement to the property value on our street and our neighborhood.

Special Privilege

1. The proposed additions and improvements to 33 Wellington are not exorbitant... they are bringing a VERY old, VERY run down house up to modern standards, also bringing it up to **neighborhood** standards. Adding the proposed square footage is not 'special privilege' when most all of the other houses on the street with equivalent lot size **or** less have the same amount of living space if not more.
2. The variance does not adversely affect any of the neighboring homes and does not negatively impact any part of their property rights. If anything, this project IMPROVES the neighboring property enjoyment, since most Winship residents must pass by this home in order to access their own homes.

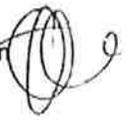
3. It is a privilege we have worked very hard for, to live in such a beautiful neighborhood... we feel it is our right as homeowners to be able to improve the property appropriate to our needs so that we may live in it long term and enjoy the fruits of our labors.

March 23, 2013

To Whom it may concern:

We totally support Ken and Allison Pickart's plans. As their next door neighbors we
Feel the plans are an attractive enhancement to their home and the neighborhood,
As well as providing important safety upgrades to their home.

Jeff and Rochelle Mishkin

A handwritten signature in black ink, appearing to be 'Rochelle Mishkin', written over the printed name.A handwritten signature in black ink, appearing to be 'Rochelle Mishkin', written to the right of the printed name.

41 Wellington

415 459 4477

Elise Semonian

From: Diane Parente [dp@theleadershipstylecenter.com]
Sent: Sunday, March 03, 2013 2:43 PM
To: Elise Semonian
Subject: Support of Allison and Ken Pickart remodel plans on Wellington 3.3.13

Dear Elise,

We are neighbors of Ken and Allison Piickart who want to remodel their home at 33 Wellington Avenue. Lou and I are in favor of their plans. They have been a wonderful addition to the neighborhood.

We know that whatever they do it will be done with good taste and will comply with the Ross high standards for quality neighborhoods.

We look forward to seeing the house updated.

Best Regards,

Lou and Diane Parente
Diane Parente, Founder
The Leadership Style Center
Helping Women Become Effective Leaders

415-258-0285 Skype imagesellsyou

www.theleadershipstylecenter.com
dp@theleadershipstylecenter.com



Elise Semonian

From: Cammeron McLaughlin [cammeronmclaughlin@gmail.com]
Sent: Tuesday, February 26, 2013 4:55 PM
To: Elise Semonian
Subject: 33 Wellington Avenue

Hi Elise,

Hope you are well! My husband, George, and I have lived at 23 Wellington Avenue in Ross with our two young children since November 2009. We had the pleasure of meeting Alison and Ken Pickart, and their two children, when they purchased their home at 33 Wellington Avenue in 2011 (two homes down from us). They have been eager to make the much needed improvements to their home and we are pleased that they are starting that process. We have had the opportunity to review their plans and believe that the proposed changes would have a dramatic impact on the home and be a significant upgrade to the overall appeal of the Winship Park neighborhood. Accordingly, I am writing to express our sincere support of the project that Alison and Ken Pickart are proposing at 33 Wellington Avenue. Given how the Pickart's home is situated so prominently on the corner as you pass Prospect Avenue, it almost serves as the "gateway" to the homes that are in the hills above Winship Park. Accordingly, having such a gorgeous home at the corner, would not only be an enormous upgrade to the charm of the neighborhood for those that live close by in the flats (like myself), but for the many neighbors, and future neighbors, that live in the hills and pass 33 Wellington Avenue each day. Not only do Alison and Ken Pickart have the professional capabilities to tastefully and properly upgrade a residence, but they are also wonderful additions to the Winship Park neighborhood. From organizing an annual Winship Park Halloween get together for the neighbors, to hosting welcome dinners for new neighbors, to their children selling lemonade in front of their home...the Pickart family is an outstanding addition to the neighborhood and we would love to see them stay in that home for a very long time. We fully support the Pickart's proposed plans for 33 Wellington Avenue and urge the Council to approve the project. Please feel free to contact me with any questions - 415-271-8980. Thank you!

Best Regards,
Cammeron McLaughlin
23 Wellington Ave, PO Box 97, Ross

Elise Semonian

From: Courtney Smith [courtney.b.smith@gmail.com]
Sent: Monday, February 25, 2013 12:08 PM
To: Elise Semonian
Cc: Greg Smith
Subject: letter of support for 33 Wellington

Elise,

We are writing in support of Alison and Ken Pickart's proposed project at 33 Wellington Ave.

We are thrilled with the plans they have proposed. Their attention to detail concerning style of the home and curb appeal of the property are apparent. Meaningful property improvements like the ones they are contemplating are exciting -- they make our neighborhood more beautiful, and more valuable.

We value Alison and Ken as neighbors, and admire the work that they do in our community. We are thrilled with what they have proposed, and eager to see them break ground.

Please let us know if you have questions regarding our support - we are more than happy to discuss!

Thank you,

Courtney and Greg Smith
50 Wellington Ave.

Elise Semonian

From: Craig Slayen [cslayen@gmail.com]
Sent: Tuesday, February 19, 2013 3:46 PM
To: Elise Semonian
Subject: 33 Wellington Ave.

Dear Elise,

Melissa and I wanted to let you know that we spoke to Alison & Ken Pickart regarding their project and are fully supportive of the improvements that they are requesting.

We saw their designs and believe that the remodel will keep with the character of the neighborhood and in the long run make all of our homes more valuable.

Thank you for your daily efforts for keeping Ross such a beautiful place to live.

Warmly,

Craig & Melissa

51 Wellington Ave, Ross
415.456.9870

Elise Semonian

From: Amy Knaus [amyknaus@comcast.net]
Sent: Tuesday, February 12, 2013 6:47 AM
To: Elise Semonian
Subject: Email from Town of Ross Website

This message was sent from:

http://www.townofross.org/pages/contact/email_semonian.php

Name of sender: Amy Knaus
Email of sender: amyknaus@comcast.net
Phone of sender: 415.686.6144

----- MESSAGE -----

Hi, I left a message for you, but not sure you received it. Regarding our neighbors at 33 Wellington the Pickart's pool plans. As it stands the pool location on the lot is directly below our bedroom window and the houses are very close. We are very concerned about the noise and are especially concerned about the constant noise of pool equipment. I have spoken with her about this and she agreed that if they would locate pool equipment away from our shared fence line and burry it near the back of their house on the north side. She also agreed that they would include significant landscaping to help try and mitigate some of the noise. I cannot attend the meeting on the 14th so I wanted to make sure that our concerns have been noted. Thanks!



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Phone (415) 453-1453, Ext. 121

Fax (415) 453-1950

Web www.townofross.org

Email esemonian@townofross.org

NEIGHBOR ACKNOWLEDGEMENT FORM

Written acknowledgement of the proposed development is required from the owners, lessees, and occupants of all abutting property, including property across any street, lane or roadway.

Project Address and Assessor's Parcel No. 07207117

Owner(s) of Parcel Kenneth & Alison Pickart

Architect (Or applicant if not owner) Crome Architecture

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work. My signature below indicates that I am aware of the project and does not constitute approval or disapproval of the project.

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

Amy K...s
Neighbor Name(s)

[Signature]
Neighbor Signature(s)

1.7.13
Date

Neighbor Address

Neighbor Phone Number and Email

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



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Rochele Mishkin
Neighbor Name(s)

[Signature]
Neighbor Signature(s)

1/7/13
Date

41 Wellington Ave Ross
Neighbor Address

415-459-4477 itsamishkin@comcast.net
Neighbor Phone Number and Email

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Planning Department

JAN 14 2013

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Hilary & Tyler Foster
Neighbor Name(s)

Hilary Foster
Neighbor Signature(s)

1/8/2013
Date

16 Baywood Ave
Neighbor Address

415 341 2783 hilary_foster@yahoo.com
Neighbor Phone Number and Email

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Jim + Megan Calhoun
 Neighbor Name(s)

Megan I. Calhoun
 Neighbor Signature(s)

1/9/13
 Date

220 Wellington Ave.
 Neighbor Address

613-1624 Megan@socialmans.com
 Neighbor Phone Number and Email

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LOU & DIANE PARENTE

Neighbor Name(s)

(Signature)

Neighbor Signature(s)

1-12-2013

Date

40 NEWINGTON AVE. ROSS CA

Neighbor Address

453-5449

Neighbor Phone Number and Email

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JAN 14 2013



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Mimi LYON
Neighbor Name(s)

Mimi Lyon
Neighbor Signature(s)

1/12/13
Date

2 Fallen Leaf Ave
Neighbor Address

461-3736 mimi@lyongroup.us
Neighbor Phone Number and Email

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Courtney & Greg Smith
Neighbor Name(s)

Courtney Smith
Neighbor Signature(s)

1.11.13
Date

50 Wellington Ave
Neighbor Address

917.434.0007 Courtney.b.smith@gmail.com
Neighbor Phone Number and Email

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Linda Lopez

Subject: FW: Council Meeting Agenda

From: John Chittick [<mailto:chittick1231@comcast.net>]

Sent: Wednesday, March 13, 2013 9:53 PM

To: Linda Lopez

Cc: John Chittick

Subject: RE: Council Meeting Agenda

Dear Linda,

I am a Winship Park resident, and nearby neighbor to 33 Wellington. I reside at 44 Wellington.

I am curious as to why this property deserves a 50% increase in FAR. Perhaps others have concerns about the setback variances. I don't.

My curiosity in the FAR increase aside if, in the opinion of Planning and Town Council, the property's housing design envelope is complementary and additive to the neighborhood, I accept and welcome those opinions without reservation.

However, my concern is that such large increase in FAR might be precedent setting. In the future, will this large increase in FAR cause/force Planning and Town Council to favor questionable developments at the expense of the community?

This concern aside, if the Pickart's project truly contributes to our Winship Park neighborhood, I support it.

Sincerely,

John Chittick

44 Wellington Ave

Ross, CA 94957



~~MARCH~~
MAY COUNCIL
PLAN 2013

Pickart Residence

33 Wellington • Ross • CA

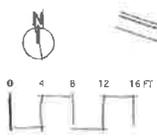
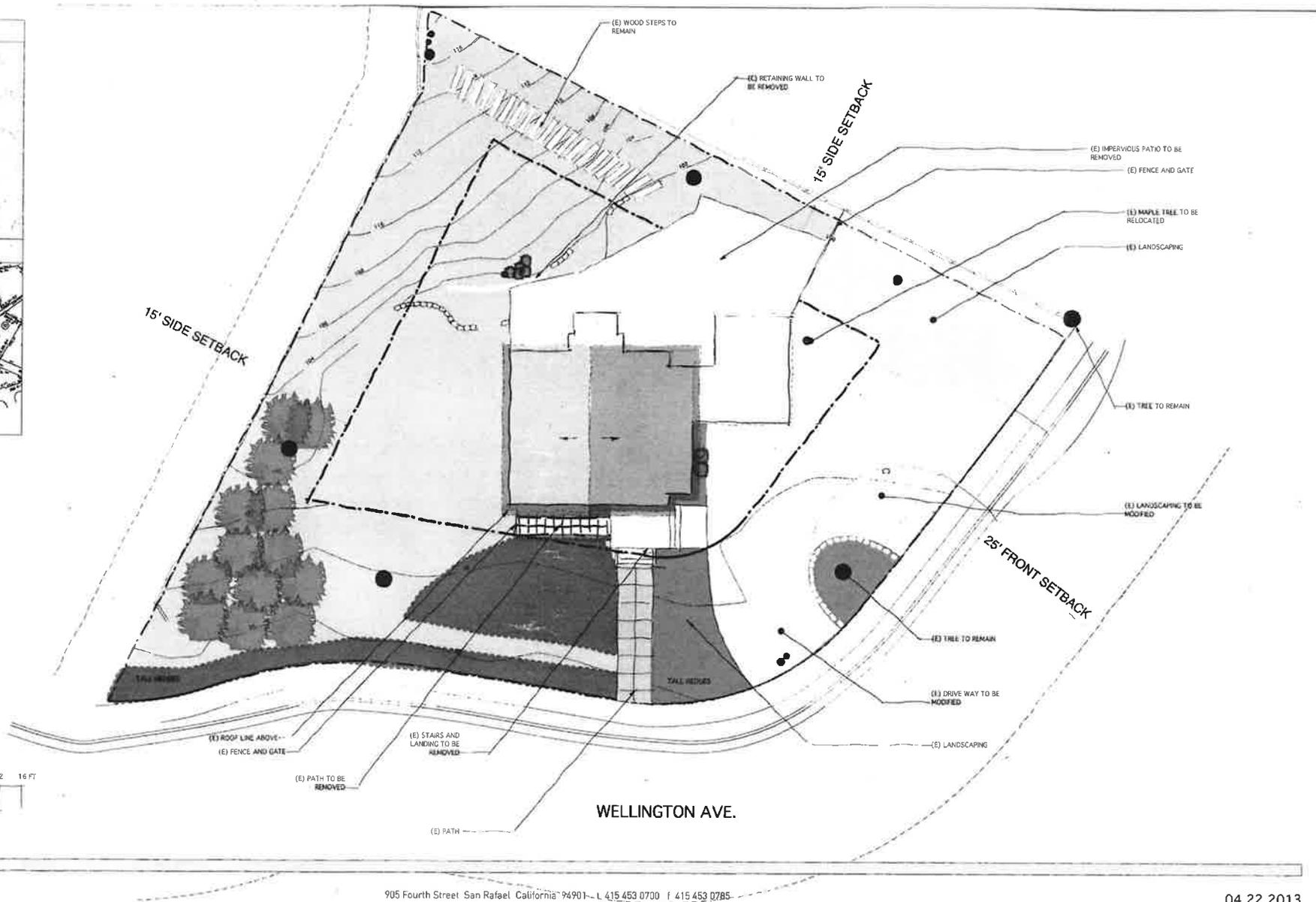
ER
ON & KEN PICARD
ELLINGTON
CA 94960
E: 415.785.4561
P: 312.925.8935

ARCHITECT
CROME ARCHITECTURE
905 FOURTH STREET
SAN RAFAEL, CA 94901
P. (415) 453-0700
CONTACT: MAX CROME

Vicinity Map



Parcel Map



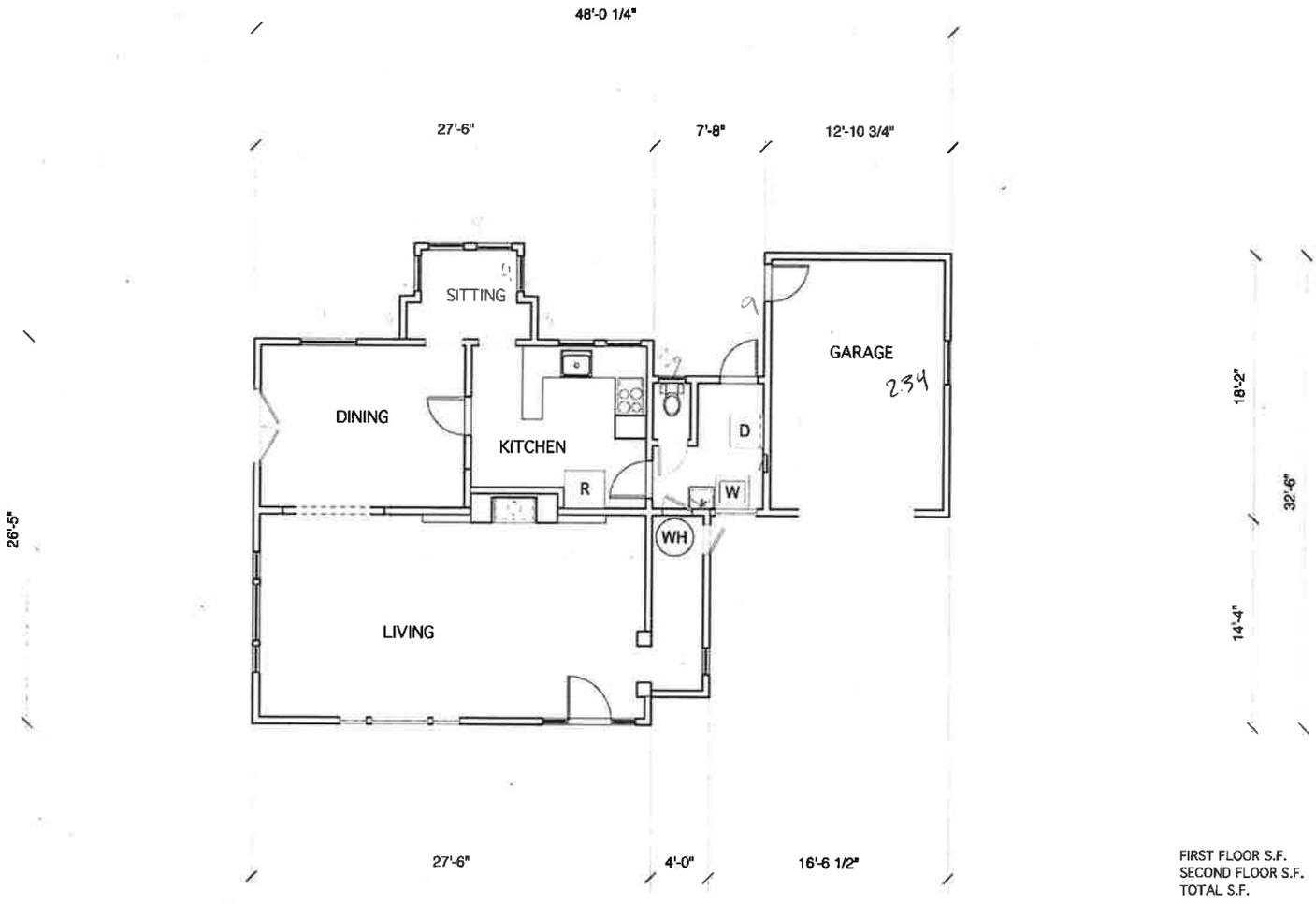
905 Fourth Street San Rafael California 94901 - L 415 453 0700 F 415 453 0785

04 22 2013
1/8" = 1'-0"

Pickart Residence
13 Wellington • Ross • CA

Crome Architecture

Existing Site Plan



1161 w/sitting + garage

FIRST FLOOR S.F.	1,138
SECOND FLOOR S.F.	1,118
TOTAL S.F.	2,256

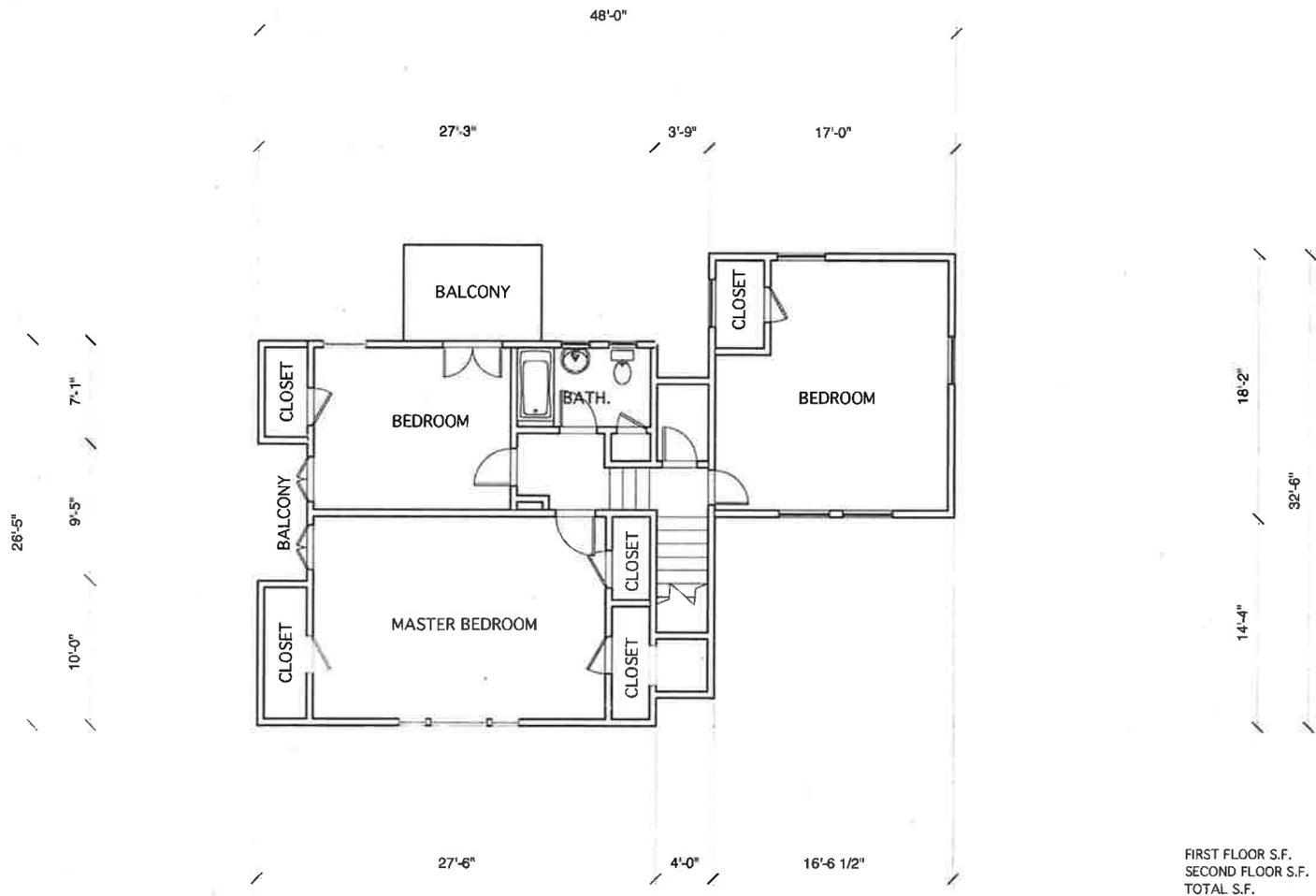
905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0785

04 22 2013
1/4" = 1'-0"

ickart Residence
3 Wellington • Ross • CA

Crome Architecture

Existing Ground Floor Plan



FIRST FLOOR S.F.	1,138
SECOND FLOOR S.F.	1,118
TOTAL S.F.	2,256

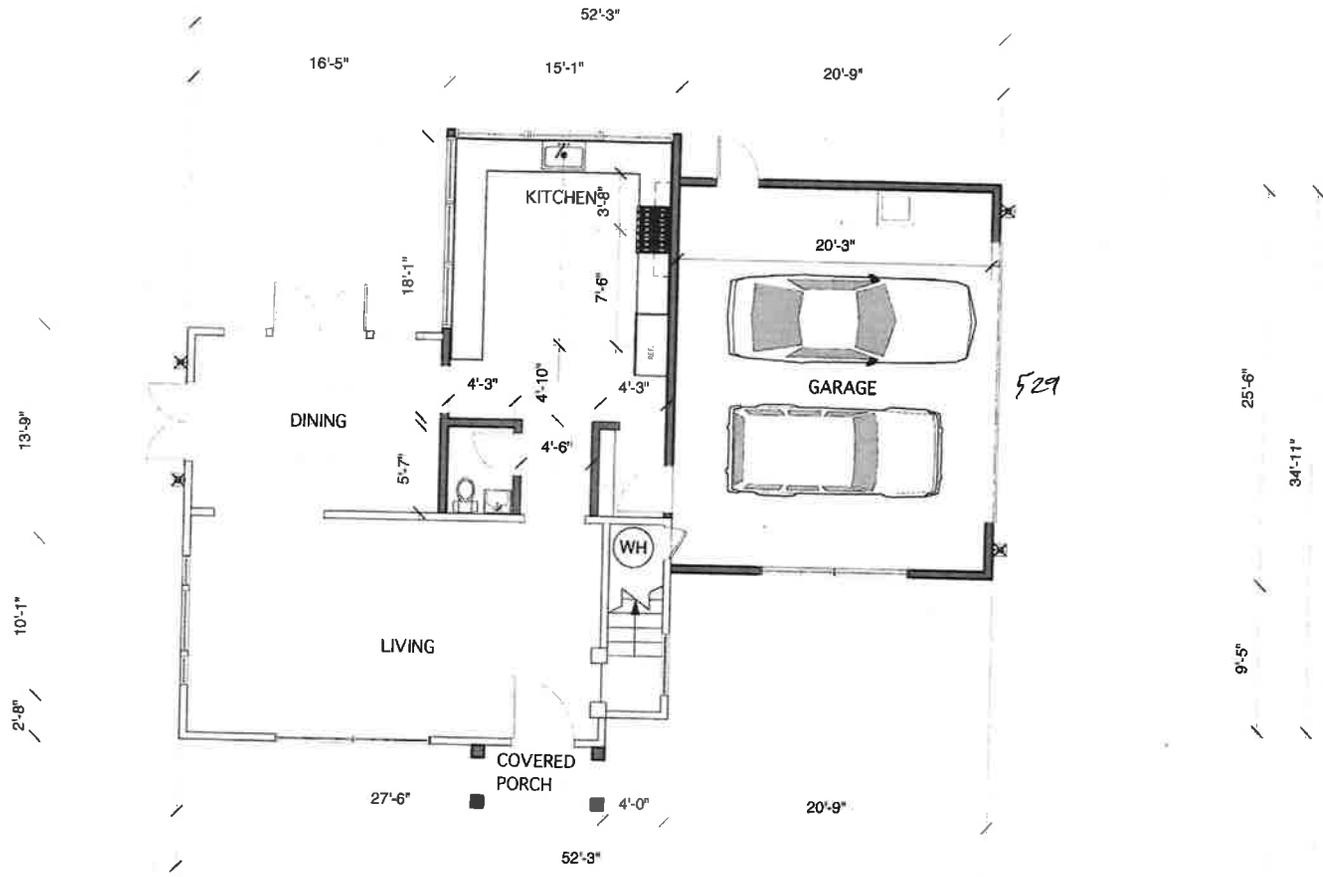
905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0785

04 22 2013
1/4" = 1'-0"

ickart Residence
3 Wellington • Ross • CA

Crome Architecture

Existing Second Floor Plan



F29

1138
1023
115
75

1138
1023
115

FIRST FLOOR S.F.	1,023	↓ 528 = 1551
SECOND FLOOR S.F.	1,193	
TOTAL LIVING AREA S.F.	2,212	
GARAGE	528	
TOTAL S.F.	2,744	

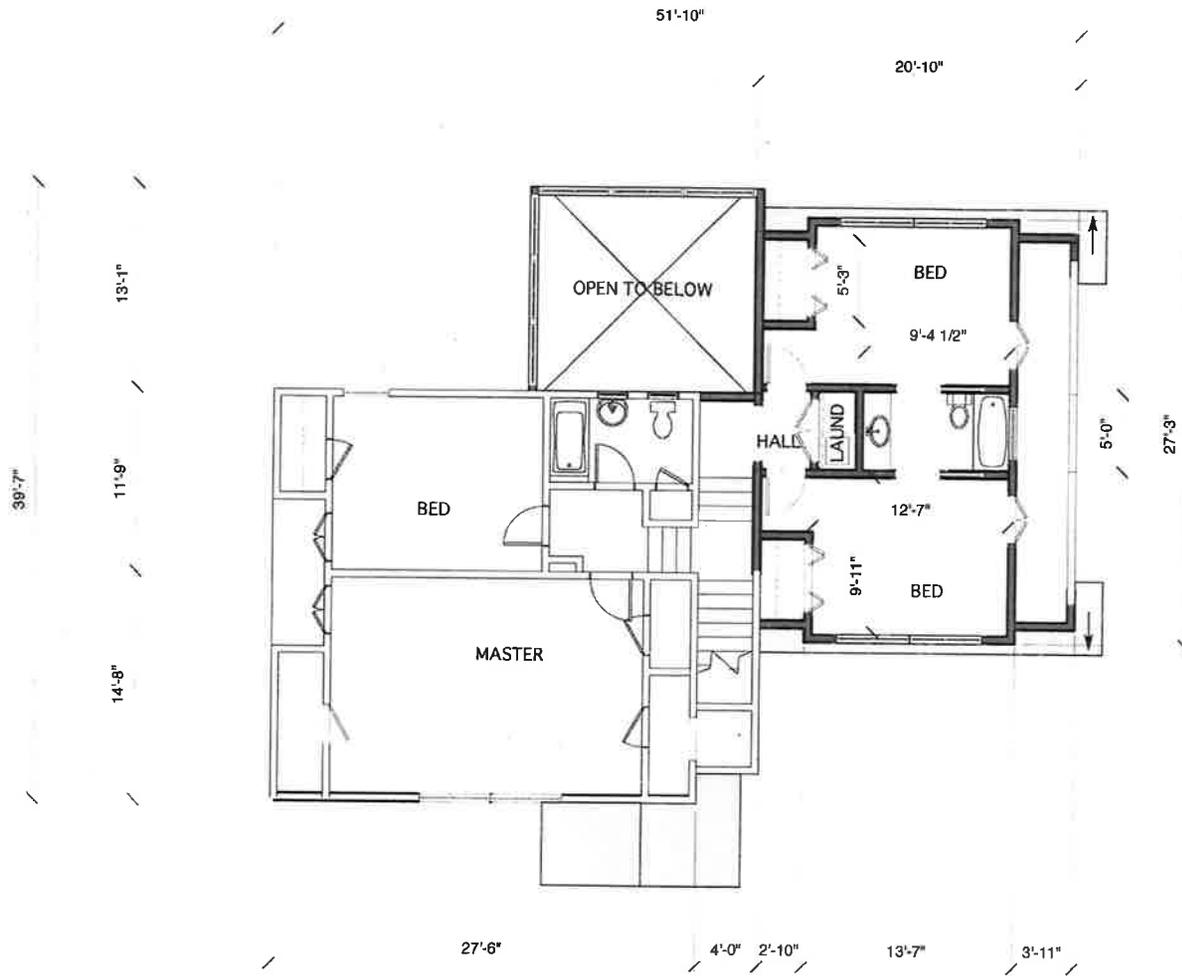
905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0785

ickart Residence
Wellington • Ross • CA

Crome Architecture

Proposed First Floor Plan

04 22 2013
1/4" = 1'-0"



FIRST FLOOR S.F.	1,023
SECOND FLOOR S.F.	1,193
TOTAL LIVING AREA S.F.	2,212
GARAGE	528
TOTAL S.F.	2,744

1561

905 Fourth Street San Rafael California 94901 | 415 453 0700 | 415 453 0785

04 22 2013
1/4" = 1'-0"

ckart Residence
Wellington • Ross • CA

Crome Architecture

Proposed Second Floor Plan

NOTE:
ALL EXTERIOR DOORS AND WINDOWS WILL BE
REPLACED WITH MARVIN DOORS AND WINDOWS



EXAMPLE PEDESTRIAN GATE AND ROCK WALL



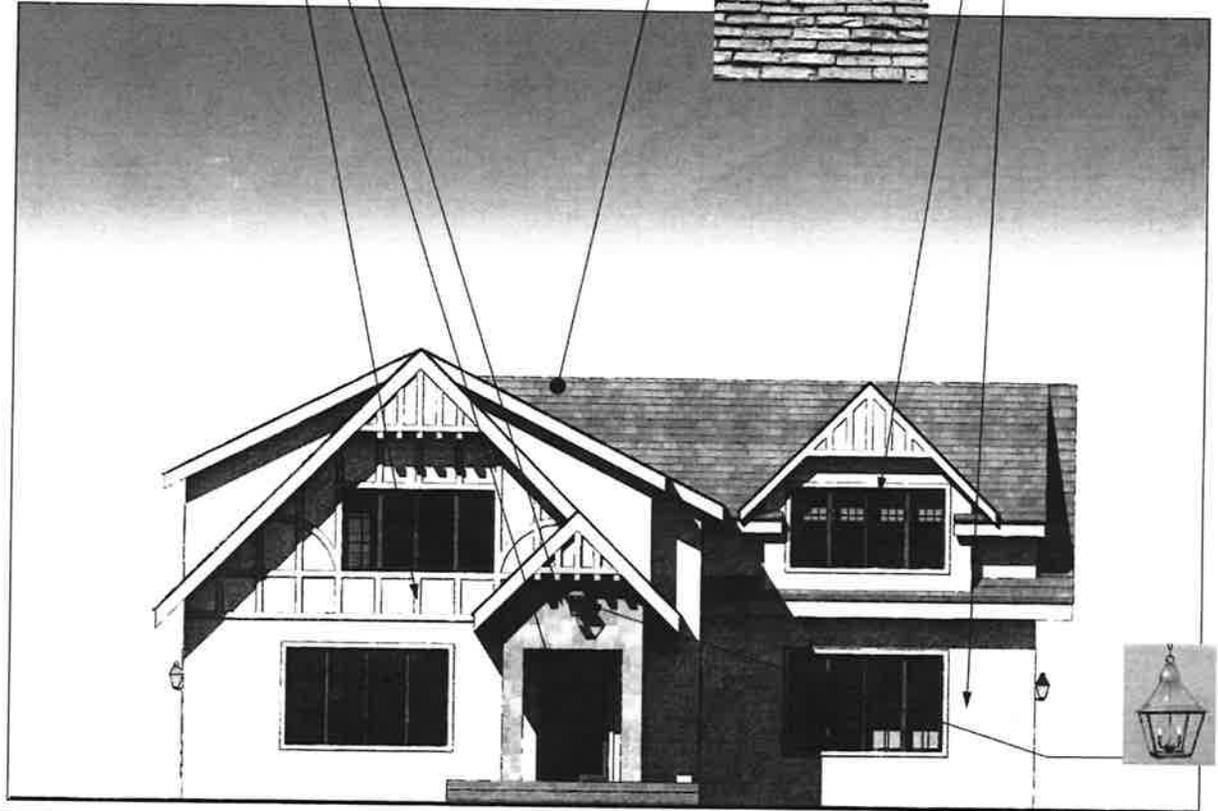
NEW COVERED PORCH

Front Door: Farrow & Ball,
Green Smoke No.47

Strapping: Farrow & Ball,
Light Gray No. 17

Window Trim: Farrow & Ball,
Mouse Back No. 40

Stucco: Farrow & Ball,
Stony Ground No.211



905 Fourth Street San Rafael, California 94901 t 415 453 0700 f 415 453 0785

04 22 2013
Not To Scale

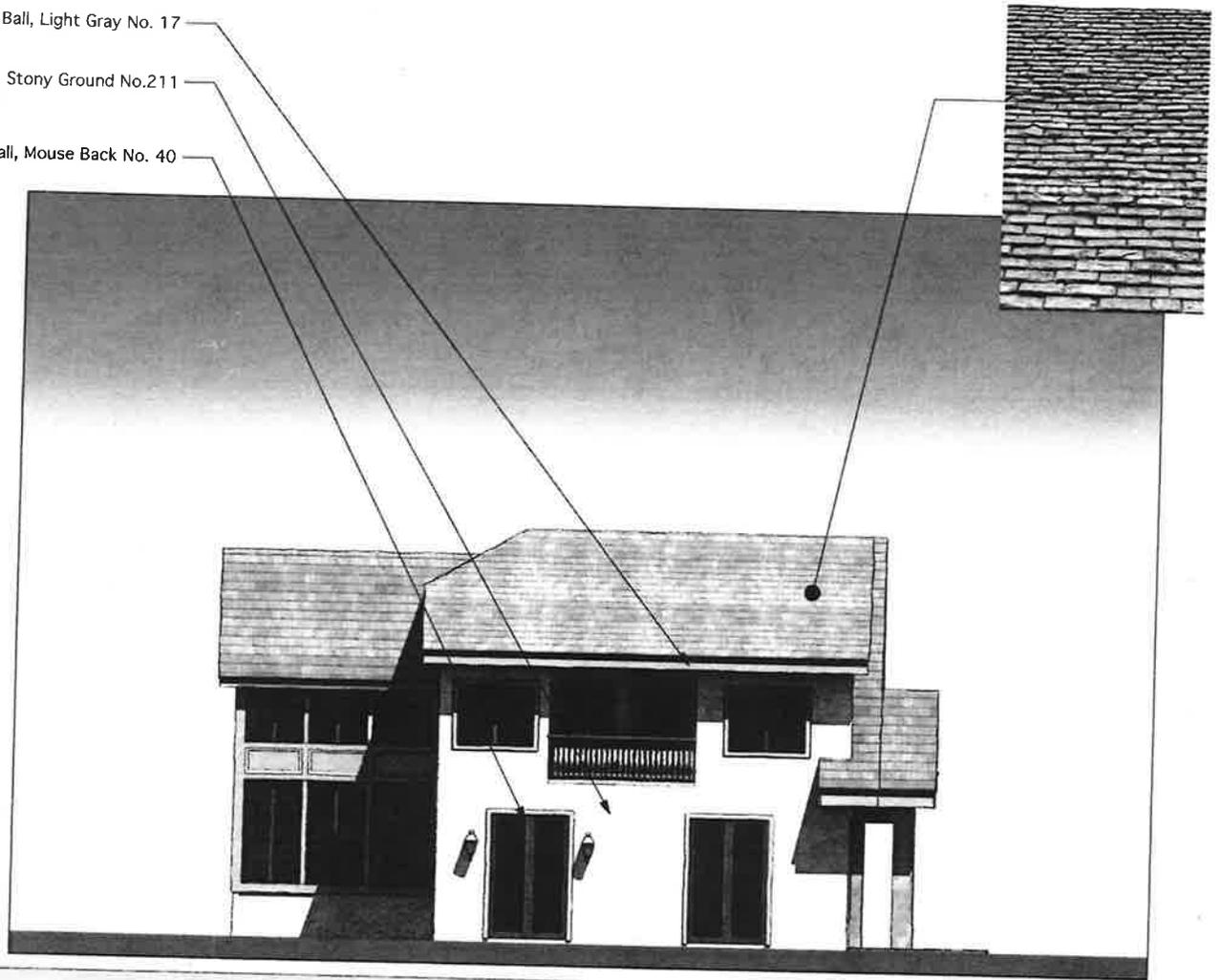
Pickart Residence
3 Wellington • Ross • CA

Crome Architecture

Proposed Elevation

NOTE:
ALL EXTERIOR DOORS AND WINDOWS WILL BE
REPLACED WITH MARVIN DOORS AND WINDOWS

Strapping: Farrow & Ball, Light Gray No. 17
Stucco: Farrow & Ball, Stony Ground No.211
Window Trim: Farrow & Ball, Mouse Back No. 40



905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0785

04 22 2013
Not To Scale

ckart Residence
Wellington • Ross • CA

Crome Architecture

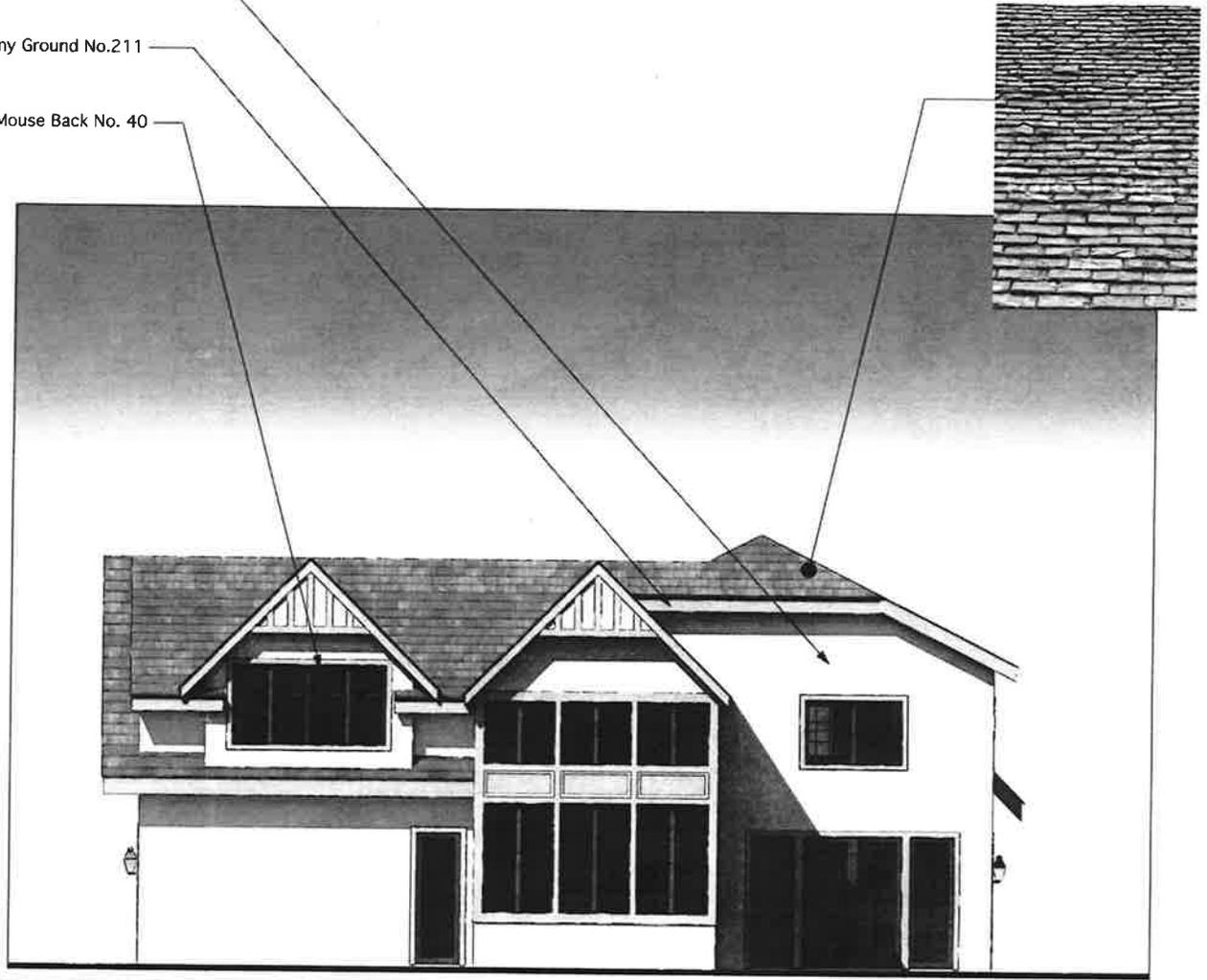
Proposed Elevation

NOTE:
ALL EXTERIOR DOORS AND WINDOWS WILL BE
REPLACED WITH MARVIN DOORS AND WINDOWS

Strapping: Farrow & Ball, Light Gray No. 17

Stucco: Farrow & Ball, Stony Ground No.211

Window Trim: Farrow & Ball, Mouse Back No. 40



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04 22 2013
Not To Scale

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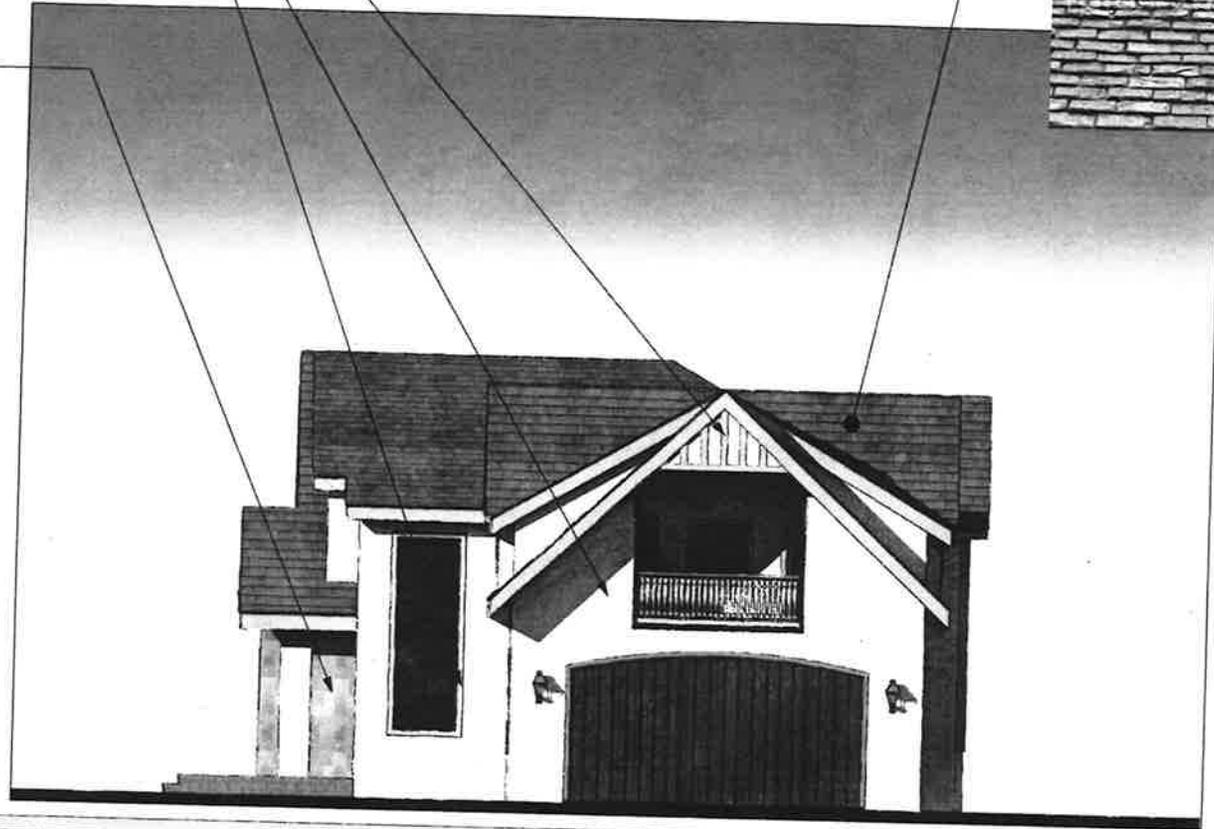
Crome Architecture

Proposed Elevation

NOTE:
ALL EXTERIOR DOORS AND WINDOWS WILL BE
REPLACED WITH MARVIN DOORS AND WINDOWS



- Strapping: Farrow & Ball, Light Gray No. 17
- Stucco: Farrow & Ball, Stony Ground No.211
- Window Trim: Farrow & Ball, Mouse Back No. 40
- Covered Porch



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Proposed Elevation



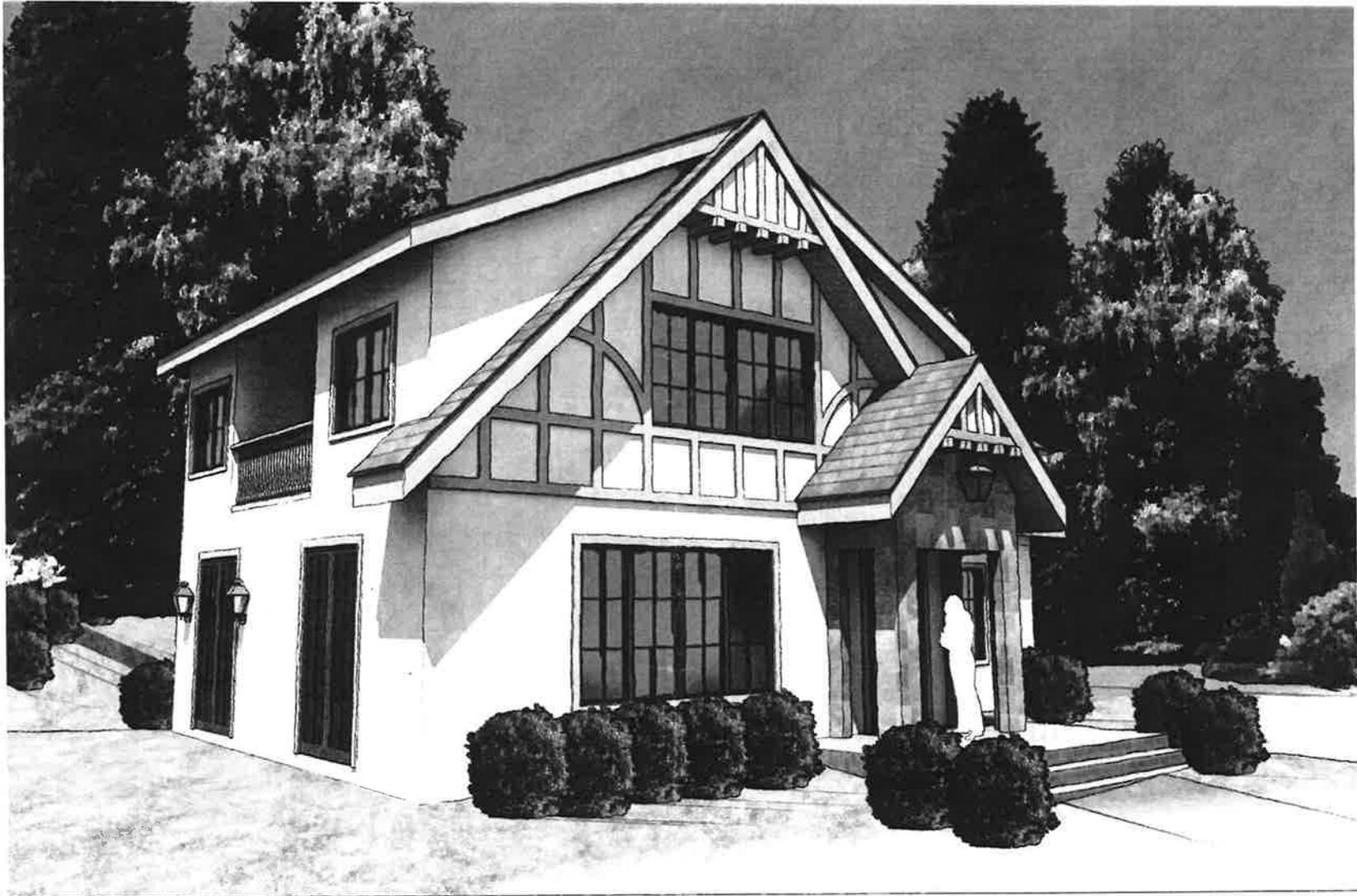
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View 01



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View 02



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View 03



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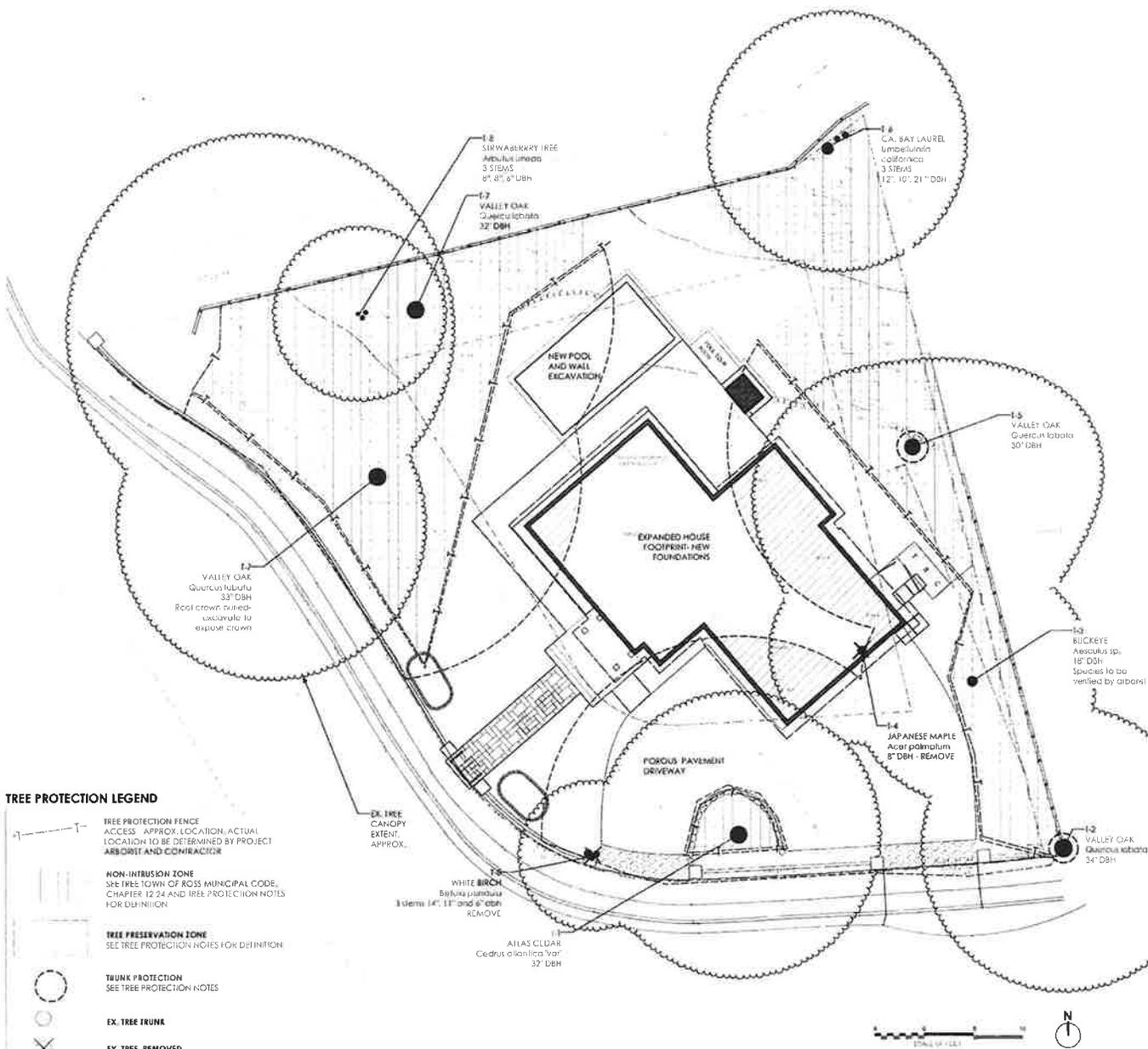
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View 04

TREE PROTECTION LEGEND

-  TREE PROTECTION FENCE ACCESS APPROX. LOCATION, ACTUAL LOCATION TO BE DETERMINED BY PROJECT ARBORIST AND CONTRACTOR
-  NON-INTRUSION ZONE SEE TREE TOWN OF ROSS MUNICIPAL CODE, CHAPTER 12.24 AND TREE PROTECTION NOTES FOR DEFINITION
-  TREE PROTECTION ZONE SEE TREE PROTECTION NOTES FOR DEFINITION
-  TRUNK PROTECTION SEE TREE PROTECTION NOTES
-  EX. TREE TRUNK
-  EX. TREE REMOVED
-  EX. TREE CANOPY EXTENT - APPROX.



Requested by the Town of Ross.

TREE PROTECTION MEASURES

Development of the project infrastructure, including roads, utilities, drainage facilities, etc. will alter the natural terrain and affect existing trees growing close to the construction areas. Impacts will primarily occur as a result of the site grading requirements. The following guidelines are intended to minimize grading impacts and maximize tree survivability.

TREE PROTECTION ZONES - (TPZ)

There are two primary tree protection zones: 1) "Non-intrusion Zone", which shall be a designated area that is properly fenced off from construction activities; and 2) Tree Preservation Zone, which is a specified area where the soil and trees are disturbed to prevent damage to the root zone soil, roots, and overall structure of the tree.

All construction activity (grading, filling, paving, landscaping) will respect the Tree Protection Zones (TPZ) around trees to be protected. The TPZ will be a distance of one-foot radial distance from the trunk for each one-inch of trunk diameter. Exceptions to this standard may occur depending upon the age and condition of individual trees.

CONSTRUCTION OBSERVATION AND SUPERVISION

1. All arboricultural and related soil work should be performed under the observation of an International Society of Arboriculture (ISA) Certified Arborist or City designated representative.
2. All specified arboricultural work should be completed prior to site grading (root pruning, canopy pruning, fencing, etc.)
3. The contractor is required to meet with the Supervising Arborist or City designated representative to review all the tree protection requirements.

TREE PROTECTION FENCING (For Non-intrusion Zones)

1. Fencing of a minimum of four feet in height (orange polypropylene) and clearly marked to prevent inadvertent encroachment by heavy machinery should be installed either at the edge of the Tree Protection Zone (TPZ), crown drip line (whichever is further from the trunk), or at the edge of the construction zone. If the construction zone adjoins into the TPZ, the supervising Arborist, or County designated representative, should approve location of fencing. All fencing should be in place prior to any site grading. Exact location of fencing to be determined by supervising Arborist, Owner, Landscape Architect, and Contractor to maintain maximum TPZ while allowing access to the site. For this project, it is impossible to fence all of the TPZ and as such, mulch and plywood should be employed for root zone protection. (See #4 below for requirements)
2. Contractor should maintain the protection fencing and prohibit all access to fenced areas by construction personnel or equipment until all site work is completed.
3. All structures including construction trailers, equipment storage areas and any other construction traffic are prohibited within fenced areas. Burning or debris piles are prohibited within fenced areas. No materials, equipment, spoil, waste, or washwater should be deposited or stored within fenced areas. Fences may not be moved without written permission of the Supervising Arborist or town designated representative.
4. If temporary access within a fenced area is determined to be necessary, then a slash layer of bark mulch should be placed at all access requiring access. This requirement for mulching should apply to all areas within the fenced area and subject to access. If equipment is used, it requires, then the slash should be overlaid with a material of sufficient thickness to adequately distribute bearing loads. 3/4" Plywood is sufficient for foot traffic.
5. Where access is required within the TPZ, see #4 requirements above.

DEMOLITION/ SITE CLEARING

1. The supervising arborist will review any tree removal work within 50 feet of a TPZ. Areas requiring removal should be left over from protected areas. Roots of trees to be removed may require pruning with approved root cutting equipment just to allow it intermingled with roots of related trees.
2. Excavation equipment should operate from outside the TPZ. Brush and wood chips generated from tree and brush removal should be placed in the TPZ to a maximum depth of six inches. Where equipment access is necessary within the TPZ, the equipment should operate on a prepared pad with steel plates over 2" of mulch to prevent soil compaction and root disturbance.
3. All required pruning should conform to the pruning section of these guidelines.
4. All brush removal should be performed with hand equipment when within a TPZ.

SITE GRADING/TRENCHING AND ROOT PRUNING

1. Keep site grading within designated construction zones. Grading cuts, hole or trenching within the TPZ of a retained tree trunk requires special trenching procedures. Trenches, pier holes and other site excavations should be dug manually or with the use of a root cutting machine, rock cutter, or other approved root pruning equipment. A non-pruning trench should be placed one foot inside the edge of the grading cut or trench edge. The depth of the trench should equal the depth of the grading cut to a maximum depth of 40 inches.
2. A trench cut by mechanically dug toward a tree until the edge of the TPZ is reached, from the edge of the TPZ, the special trenching procedures should apply.
3. Underground utilities, dish and irrigation lines should be routed outside the TPZ. When lines must cross the TPZ, the lines should be bored or tunneled through the area at a depth approved by the supervising arborist. In these instances, a single shared utility conduit should be used to reduce impacts to trees. Where tunneling is impractical, use of an air-spade by a certified operator is required.
4. Any roots one inch in diameter or larger requiring removal should be cut cleanly in sound tissue. The roots and surrounding soil should be mulched and covered with a thick mulch (4") to prevent desiccation. No pruning stubs or points should be used on wounds. Cut and exposed roots should be protected from drying. A viable dispersal material (e.g. bark) should be secured at the top of the trench and should be disposed over the exposed roots. This material should be kept moistened and soil should be replaced as soon as practicable.
5. Porous pavements are recommended for use within the TPZ. Construction of the pavement substrate should avoid grading cuts where possible, where grading cuts are necessary within the TPZ, special trenching procedures shall apply.
6. On steep slopes where grading will occur, protect trunk or downslope trees from soil creep, collapse, or placement of soil displaced by the grading activity. Place buffer basins upslope from tree trunks to catch sloughing soil and remove to native grade upon completion of grading.

PRUNING AND CAGING

1. Any tree pruning, cabling, or other similar activity which may be proposed as part of site construction will be included on Planting Plan notes and be reviewed by a qualified arborist or town representative.
2. Pruning methods shall conform to the ANSI A 300 1995 Pruning Standard Practices and be performed by an ISA Certified Arborist or Certified Tree Worker. Cabling or other support systems shall conform to the ANSI A 300 part 3-2000 Standard Practices.

TRUNK AND LIMB PROTECTION

1. Extent and method of trunk and branch protection to be reviewed and approved by supervising arborist.
2. Fully protect potentially impacted circumference of live (min. 48" above base of trunk with cut logs) wrapped around trunk. Place 2x4 slats with 6" max. space between and min. 3 stars per trunk. Slat ends to cut and ensure that slats do not contact tree. Wrap plastic orange polypropylene fencing around trunk with 12" max. overlap. Secure with wire ties. Slats to be placed so as not to rest on exposed roots. Top of slats to be flush top of cut log.
3. For limb protection, use one wrap of cut log, or three wraps of polypropylene fencing, around length of limb intended for protection.

REFERENCED STANDARDS AND REPORTS

REFER TO TOWN OF ROSS MUNICIPAL CODE CHAPTER 12.24, PLANTING, ALTERATIONS, REMOVAL OR MAINTENANCE OF TREES, FOR DEFINITIONS AND REQUIRED TREE PROTECTION MEASURES.

PICKART RESIDENCE
 33 WELLINGTON
 ROSS, CA
 APN: 072-071-17

TREE PROTECTION PLAN

NO.	DATE	ISSUE NUMBER
1	3/7/13	PLANNING SUB
2	4/17/13	SUBMITAL

NO.	DATE	REV. NUMBER

DATE: 3/5/13
 DRAWN BY: AS SHOWN
 CHECKED BY: GAR/CW
 DESIGNED BY: GAR

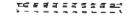
L1.0

Approved
Building
Permit
Demo. Plan
Sheet A1.0

Demo Plan General Notes

1. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH DEMO WORK.
2. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING OR SHORING TO SUPPORT (E) STRUCTURES.
3. CEASE OPERATIONS AND NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
4. PROVIDE GUARD RAILS IF REQUIRED. PROTECT ALL (E) CONDITIONS TO REMAIN IN THE IMMEDIATE VICINITY OF THE WORK.
5. DEMOLITION WORK TO BE EXECUTED CAREFULLY TO BEST ACCOMMODATE NEW WORK.
6. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION AND LL APPROVAL.
7. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
8. REMOVE ALL ABANDONED IMPROVEMENTS THAT ARE NOT PART OF THE FINISHED SCOPE OF WORK, INCLUDING ELECTRICAL AND MECHANICAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.

Demo Plan Legend

-  (E) WD STUD WALL TO REMAIN.
-  DEMO WALL
-  (E) DOOR, FRAME AND TRIM TO BE REMOVED
-  (E) WINDOW, FRAME AND TRIM TO BE REMOVED
-  (E) FLOOR TO BE REMOVED



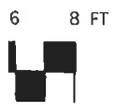
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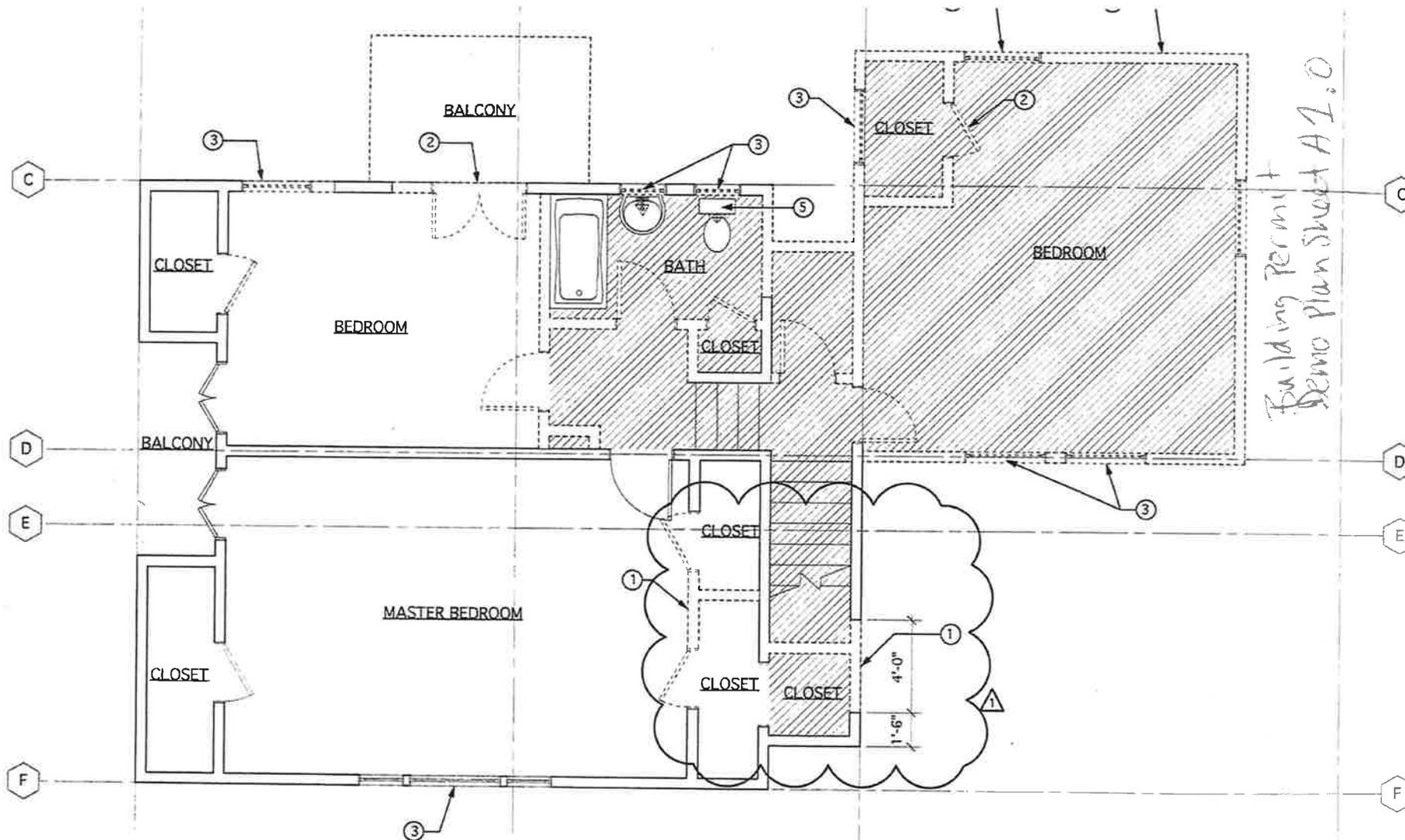
	SUBMITTAL	
PERMIT SET		2/3/14
 PERMIT COMMENTS REPLY		3/24/14

DEMO PLANS

SHEET NUMBER



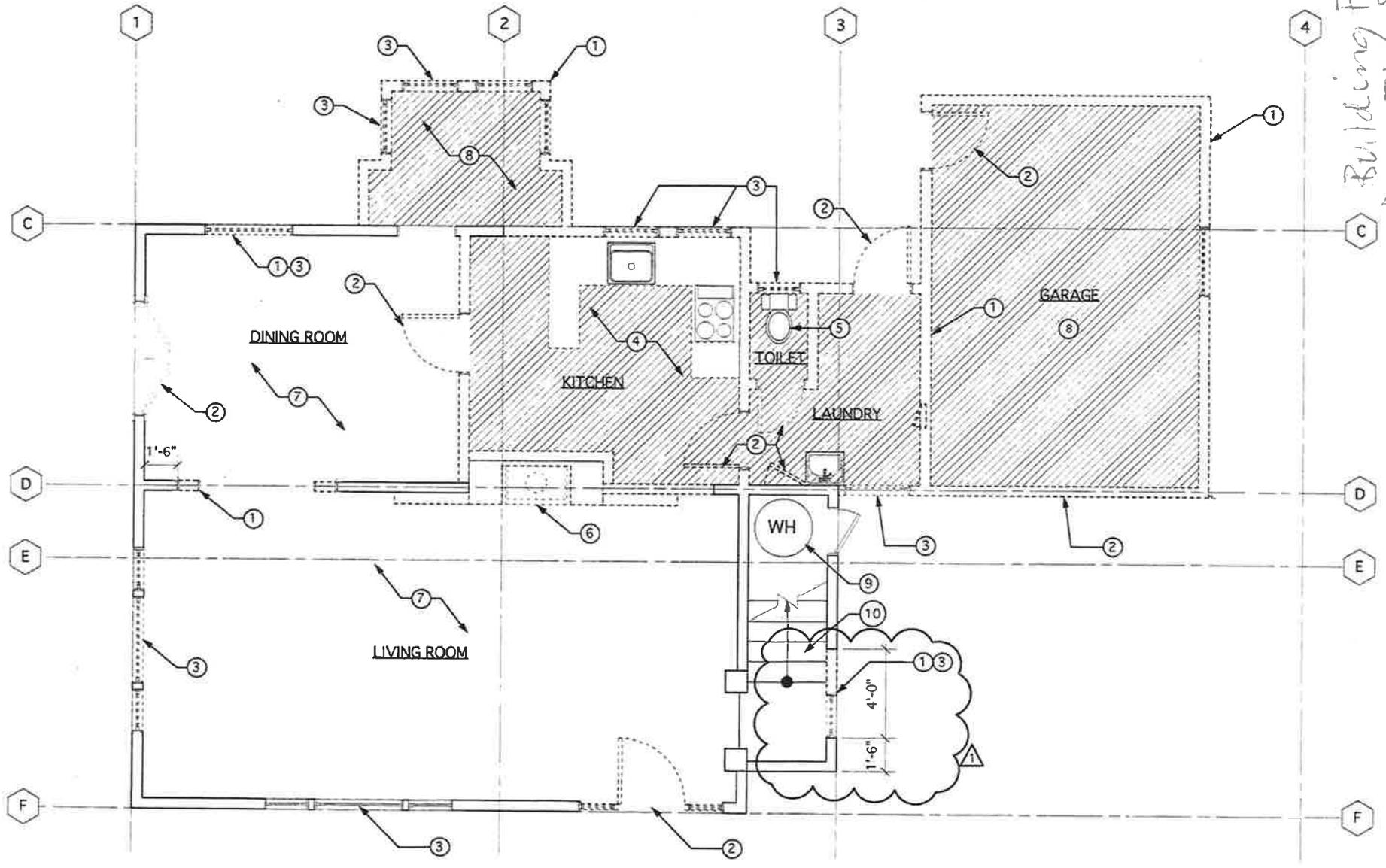
COASTLAND ENGINEERING HAS REVIEWED THIS SHEET AND FINDS IT IN GENERAL CONFORMANCE WITH THE CURRENTLY ADOPTED BUILDING CODES OF THE JURISDICTION.



2 UPPER FLOOR DEMO PLAN
 Scale: 1/4" = 1'-0"



Building Permit
Demo Plan Sheet
A1.0



1 LOWER FLOOR DEMO PLAN
Scale: 1/4" = 1'-0"

- A0.2a EXISTING SITE PLAN
- A0.2b PROPOSED SITE PLAN
- A1.0 DEMO PLANS
- A2.0 LOWER FLOOR PLAN
- A2.0a LOWER FLOOR ELECTRICAL PLAN
- A2.1 UPPER FLOOR PLAN
- A2.1a UPPER FLOOR ELECTRICAL PLAN
- A2.2 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 SECTIONS
- A5.0 ENLARGED PLANS
- A6.0 DOOR & WINDOW SCHEDULES
- A7.0 DETAILS
- A7.1 ROOF DETAILS
- A7.2 DETAILS

- L3.1 HYDROZONE PLAN
- L4.0 SITE SECTIONS
- L5.0 CONSTRUCTION DETAILS

STRUCTURAL

- S1.1 GENERAL NOTES
- S2.1 LOWER FLOOR PLAN
- S2.2 UPPER FLOOR PLAN
- S2.3 ROOF PLAN
- S3.1 SECTION & DETAILS I
- S3.2 SECTION & DETAILS II
- S3.3 SECTION & DETAILS III
- S3.4 SECTION & DETAILS IV

Project Team

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 EMAIL: ken@ap-build.com

OWNER

ALISON & KEN PICKART
 33 WELLINGTON
 ROSS, CA 94960
 PHONE: 415.785.4561
 MOBILE: 312.925.8935

Project Data

SCOPE OF WORK: SCOPE OF WORK CONSISTS OF PARTIAL DEMOLITION OF EXTERIOR AND INTERIOR WALLS, BALCONY, WINDOWS AND DOORS. PARTIAL DEMOLITION OF SELECTED INTERIOR, WALLS, DOORS, PLUMBING FIXTURES, CASEWORK, STAIRS AND RAILING. CONSTRUCTION OF NEW INTERIOR AND EXTERIOR WALLS, DOORS & WINDOWS. REMODEL OF THE INTERIOR STAIRS, KITCHEN, GARAGE, BEDROOMS & BATHROOMS. THIS IS A "SUBSTANTIAL REMODEL."

ASSESSOR'S PARCEL NUMBER: 072-071-17

CODE:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA HISTORICAL BUILDING CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA REFERENCED STANDARDS CODE

BUILDING TYPE: V

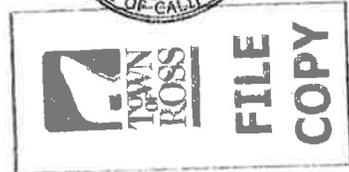
OCCUPANCY GROUP: R

Deferred Submittals

**PICKART
 RESIDENC**

APN: 072-071-17

33 Wellington
 Ross, CA 94960



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DATE RECEIVED
 3-26-14
 TOWN OF ROSS
 BUILDING DEPT

306665

	SUBMITTAL	
PERMIT SET		2/3/14
PERMIT COMMENTS REPLY		3/24/14