

Staff Report

Date: June 14, 2016

To: Mayor Hoertkorn and Council Members

From: Heidi Scoble, Planning Manager

Subject: Young Variance, 87 Shady Lane, File No. 2016-019

Recommendation

Town Council adopt Resolution 1949 approving a Variance from lot coverage to address building code requirements resulting from a Federal Emergency Management Agency (FEMA) related building height increase.

Property Information:

Owner: Erik and Laurie Young

Architect: Jamie Romero

Location: 87 Shady Lane

A.P. Number: 073-091-13

Zoning: R-1:B-10 (Single Family Residence, 10,000 square foot minimum lot size)

General Plan: Medium Low Density (3-6 units per acre)

Flood Zone: Zone AE (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage)

PROJECT DATA			
	Zoning Requirements	Existing	Proposed
Lot Area	Min. 7,500 square feet	10,335 square feet	No change
Floor Area (FAR)	20%	3,054 sq. ft. (29.5%)	No change
Lot Coverage	20%	3,054 sq. ft. (29.5%)	3,232 sq. ft. (31.3%)
Impervious Surface	-	3,480 sq. ft. (33.7%)	2,406 sq. ft. (21.5%)
Height	30 Feet	17.43 Feet	21.43 Feet
Front Setback	25 Feet	27 Feet	No Change
Right Side	15 Feet	15 Feet	No change

Setback			
Left Side Setback	15 feet	14 Feet	No change
Rear Setback	40 Feet	64 Feet	56 Feet

Project Description

The applicant is requesting a Variance from lot coverage in order to accommodate a new front entrance and rear stairway resulting from a four foot building height increase to address FEMA related base flood building elevation requirements. The existing residence is located in a FEMA designated floodway. The new entrance and rear landing and stairway would add 178 square feet of new lot coverage. The scope of the project review is limited to the lot coverage Variance as Design Review is not required for the building height increase. Additionally, a Nonconformity Permit is not required as the foundation and crib wall to address the height increase is not considered to be a structural alteration pursuant to Section 18.12.380.

A Variance is required pursuant to RMC Chapter 18.48 to allow for 178 square feet of additional lot coverage that is necessary to accommodate the modified front entrance and new rear landing and stairway in order to provide access to the residence.

Background and Discussion

The project site is comprised of Lots C and D of the Lot 22 of the Fern Hill Tract subdivision that was recorded with the County of Marin in 1910. The project site is relatively flat with a 1.3% slope average and is located within a 100-year floodway. Access to the site is via Shady Lane. The construction date of the residence is unknown.

Other than the Residential Building Reports prepared in 2015, the Town has limited history regarding the project site. The Residential Building Report identifies the existing residence has legal nonconforming lot coverage, floor area, and a left side yard setback. The Residential Building Report also provides Town Council minutes from 1949 through 1991.

Advisory Design Review Group

Due to the scope of the project, the applicant opted not to have the ADR Group review the project.

Key Issue

Lot Coverage Variance Findings

In order to support the Variances to exacerbate the already nonconforming lot coverage, the Town Council needs to determine whether the requisite Variance findings can be achieved. Upon review of the project, staff suggests the Variance findings to support the Variance to allow for additional lot coverage can be achieved because of the special circumstance of the existing residence being located within a 100-year flood plain. The scope of the project is limited to increasing the finished floor of the building by four feet in order to comply with the base flood plain elevation requirements. The consequence of increasing the finished floor height of the residence to address the future flooding is that new stairways and porches/landings need to be constructed to access the taller house, thus increasing the amount

of lot coverage being added to the site. Staff supports the Variance as the applicant has designed the new front entrance and rear landing and stairway to be the minimum amount necessary to comply with the building code regulations pertaining to access. Furthermore, Variances from lot coverage have been granted in the Town for similar related projects. Lastly, the project is designed to comply with the building code, which includes compliance with FEMA regulations, thus ensuring the project would not adversely affect the health and safety of the property owner as well as any person residing or working in the neighborhood.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. Staff has not received comments as of the distribution of this report.

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 the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no operating or funding impacts associated with the project as the project applicant would be required to pay the necessary fees for Town staff's review of future building permit plan check and inspection fees.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

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 –*additions to existing structures*, because it involves an addition to an existing single family residence with no potential for any environmental impacts. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project 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.

Attachments

1. Resolution 1949
2. Residential Building Record Report 1955-15 (includes history)
3. Applicant project information
4. Project plans

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 1948

**A RESOLUTION OF THE TOWN OF ROSS APPROVING
VARIANCE TO ALLOW 198 SQUARE FEET OF LOT COVERAGE
AT 87 SHADY LANE, APN 073-091-13**

WHEREAS, Jaime Romero, on behalf of property owners Erik and Laurie Young, have submitted an application for a Variance from lot coverage in order to accommodate a new front entrance and rear stairway resulting from a four foot building height increase to address FEMA related base flood building elevation requirements at 87 Shady Lane (the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15301 –*additions to existing structures*, because it involves an addition to an existing single family residence with no potential for any environmental impacts. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project 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; and

WHEREAS, on June 14, 2016, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff report, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" to approve the Variance from lot coverage, subject to the Conditions of Approval attached as Exhibit "B" at 87 Shady Lane.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 14th day of June 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen Hoertkorn, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS TO APPROVE
87 SHADY LANE
APN 073-091-13

A. Findings

I. In accordance with Ross Municipal Code Section 18.48.020, a Variance is approved based on the following findings:

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

Pursuant to Section 18.48.010(1), Variances shall only be granted because of a special circumstance to the property, such as size, shape, topography, location or surroundings. The special circumstance to support the increase in lot coverage is that project site is located within a 100-year flood plain. The scope of the project is limited to increase the finished height of the building by four feet to comply with the base flood plain elevation requirements. By increasing the finished floor height of the residence, additional lot coverage needs to be added to the site in order to provide new landings and stairways to provide access to the residence. Furthermore, the project is designed so that the new front entrance and rear stairway and landing to be the minimum amount necessary to comply with the building code regulations pertaining to access.

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

The granting of the Variance to allow for additional lot coverage would be consistent with other Variances that have been granted for similar projects within the Town.

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

The project would not adversely affect health and safety of nearby residents as the project would be constructed in compliance with the building code and fire codes. Additionally, the project encroachment would not negatively impact any adjacent properties, would still allow adequate vehicular circulation and access to the detached two car garage, and would be the minimum encroachment necessary to therefore the project is consistent with this finding.

EXHIBIT "B"
CONDITIONS OF APPROVAL
87 SHADY LANE
APN 073-091-13

1. This approval authorizes a Variance from lot coverage in order to accommodate a new front entrance and rear landing and stairway resulting from a four foot building height increase to address FEMA related base flood building elevation requirements at 87 Shady Lane.
2. The building permit shall substantially conform to the plans entitled, "Young's Residence" consisting of 7 sheets prepared by Jaime Romero, date stamped received April 21, 2006.
3. Prior to issuance of a building permit, the following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit. The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
4. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
5. 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.
6. Prior to Building Permit Issuance, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). 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.
7. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:

- a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
- b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- c. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (ie temporary seedin nd mulching or straw matting).
- d. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
- e. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director, 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 building department prior to project final.

- f. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- g. 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 Planning Manager and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.
- h. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- i. A Final construction management plan shall be submitted in time to be incorporated into the job.
- j. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the project and the construction management plan.
- k. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- l. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- m. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- n. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely

by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

- o. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved. (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- q. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- r. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- s. The project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.
- t. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.

- v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- w. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The plan shall include a signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a “back-up” system. (Temporary seeding and mulching or straw matting are effective controls).
- x. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
 - i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.
 - ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.
 - iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.

8. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding (“action”) against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2



Town of Ross

Building Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453 ext. 106 Fax (415) 460-9761

www.townofross.org

Report No. 1955-15

REPORT OF RESIDENTIAL BUILDING RECORD

Ross Municipal Code Chapter 15.32

Report valid for six months from the date of inspection

Assessor's Parcel Number: 073-091-13
Street Address: 87 Shady lane
Present Owner: John Gross
Realtor: Pacific Union
Telephone: 415-302-2986, Cary Condy, Courtney
Report sent to: call for pick up
Inspection date: 3-10-15
Expiration date: 09-10-15

The Town recommends that sellers provide this report to anyone interested in purchasing the property. This report shall be delivered by the owner to the buyer or transferee of the property prior to the consummation of the sale or exchange. The buyer or transferee shall complete and return the receipt back to the Town (R.M.C. §15.32.050).

Contact the appropriate department for re-inspection after any mandatory corrections are made:

Planning Department (415) 453-1453, Extension 121

Building Department (415) 453-1453, Extension 170

Public Works Department (415) 453-1453, Option 4

Ross Valley Fire Department (415)258-4686

If corrections are required, any corrections must be made in the time periods specified in this report. **Except in the case of emergency, no permits will be issued until all mandatory corrections are made.** Permits may be required for corrections. If the current or future property owner(s) fail to make any corrections required in this report, additional enforcement options may be used to gain compliance. These options include, but are not limited to, administrative fines, civil penalties, nuisance abatement, criminal prosecution or civil litigation. If corrections are not made, no future permits will be issued (except in the case of emergency) until all listed corrections have been completed. The Town makes no recommendation as to whom, seller or buyer, makes the required corrections.

The preparation and delivery of this report shall not impose any liability upon the Town for any errors or omissions contained in the report, nor shall the town bear any liability not otherwise imposed by law (R.M.C. §15.32.090). No statement contained in this report shall authorize the use or occupancy of any building contrary to the provisions of any law or ordinance. This report does not constitute a full disclosure of all material facts affecting the property or the desirability of its sale. The scope of the report and inspection is necessarily limited and code deficiencies may exist which are not identified during the inspection.

ADDRESS: 87 Shady Lane, APN 073-091-13

Zoning Information, Ross Municipal Code Title 18

Any available Town Council minute history for the site is attached. Planning files are available for review at the Planning Department.

There are a number of issues that may arise during a discretionary planning review process that the Town will not identify in this report. For example, a structure may be considered "historic", or a site may contain sensitive archaeological resources, protected wildlife or habitat, or be considered a hillside lot subject to more restrictive development regulations. The Town does not independently verify the accuracy of any lot size, lot coverage, setback or floor area information that may be provided with this report.

All non-permitted structures cannot be included in existing floor area ratio unless the property owner can demonstrate they were built legally or prior to Town permit requirements.

Zoning District: R-1:B-10
Existing Use(s): Single Family Residential
On Site Parking Required: 3 spaces (1 covered)
Existing on site parking: 3+ uncovered 1 covered

Accessory Structures/Use: detached garage with restroom, pool equipment, pool
Nonconformities noted: Setbacks, lot coverage, floor area ratio
Comments on present use: Single family residence
Informational Items:

Notice of Town Code Violations - Corrections Required by Planning Department:

Shed on south side of garage must be removed within 6 months since no variance has been approved for the structure and 1988 plans included removal of the shed in exchange for other development.

Flood Hazard Information, Ross Municipal Code Chapter 15.36

The Town of Ross regulates construction and development in the floodplain to ensure that buildings will be protected from flood damage. Any development in flood hazard areas or the floodway will have to follow the Town Flood Damage Prevention regulations (R.M.C. Chapter 15.36). Flood insurance from the National Flood Insurance Program (NFIP) is available for any property in the Town of Ross. More information on flood insurance is attached. The Town of Ross has copies of elevation certificates for some properties in the floodplain. Questions regarding this report and the Town's floodplain management program are welcome by calling (415) 453-1453 ext. 121.

The property located at **87 Shady Lane, Ross**, has been located on the Town's Flood Insurance Rate Map (FIRM). The following information is provided:

Community ID or NFIP number: **060179**

The property is located on panel number: **0458**, Suffix: **E**

The date of the FIRM index: **March 17, 2014**

The property is located in FIRM zone: **AE**

Is the property located in a Floodway? NO YES

Is the property located in a dam inundation area? NO YES

The main building on the property:

IS located in a Special Flood Hazard Area. The base flood elevation at the property is _____, NAVD has not been determined. Federal law requires that a flood zone determination be done as a condition of a federally backed grant or loan to determine if the structure is in an SFHA and if so, to require flood insurance. This letter is not to be considered a flood zone determination. It is up to the lender to determine whether flood insurance is required for a property.

IS NOT located in a Special Flood Hazard Area. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

A decision about the building's exact location cannot be made on the FIRM. A copy of the FIRM is attached for your information.

NOTE: This information is based on the Flood Insurance Rate Map for the Town. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map.

Flood insurance from the NFIP is available for any property in this Town. The Town maintains copies of FEMA Elevation Certificates. Questions about this document or about the Town's floodplain management program are welcome at this office by calling (415) 453-1453 or emailing esemonian@townofross.org. To find a local insurance agent that writes flood insurance in your area visit www.floodsmart.gov.

Attachments (if available or applicable):

About the Mandatory Purchase of Flood Insurance

Elevation Certificate(s) for property

Historic Flood Information

Floodway Information



About the Mandatory Purchase of Flood Insurance

The NFIP: The National Flood Insurance Program (NFIP) is a federal program enabling property owners in participating communities to purchase flood insurance on eligible buildings and contents, whether they are in or out of a floodplain. This community participates in the NFIP, making federally backed flood insurance available to its property owners.

The NFIP insures most walled and roofed buildings that are principally above ground on a permanent foundation, including mobile homes, and buildings in the course of construction. Property owners can purchase building and contents coverage from any local property and casualty insurance agent. To find a local insurance agent that writes flood insurance in your area visit www.floodsmart.gov.

Mandatory Purchase Requirement: Pursuant to the Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994, the purchase of flood insurance is mandatory for all federal or federally related financial assistance for the acquisition and/or construction of buildings in Special Flood Hazard Areas (SFHAs). An SFHA is defined as any A (including AE) or V flood zone on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

The mandatory purchase requirement also applies to secured loans from such financial institutions as commercial lenders, savings and loan associations, savings banks, and credit unions that are regulated, supervised, or insured by federal agencies, such as the Federal Reserve, the Federal Deposit Insurance Corporation, the Comptroller of Currency, the Farm Credit Administration, the Office of Thrift Supervision, and the National Credit Union Administration. It further applies to all loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

Federal financial assistance programs affected by the laws include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and FEMA disaster assistance.

How it Works: When making, increasing, renewing, or extending any type of federally backed loan, lenders are required to conduct a flood zone determination using the most current FEMA FIRM to determine if any part of the building is located in an SFHA. If the building is in an SFHA, the federal agency or lender is required by law to provide written notification to the borrower that flood insurance is mandatory as a condition of the loan. Even though a portion of real property on which a building is located may lie within an SFHA, the purchase and notification requirements do not apply unless the building itself, or some part of the building, is in the SFHA. However, lenders, on their own initiative, may require the purchase of flood insurance even if a building is located outside an SFHA. Up to 25% of all NFIP flood losses arise from outside SFHAs (B, C, and X Zones).

Under federal regulations, the required coverage must equal the amount of the loan (excluding appraised value of the land) or the maximum amount of insurance available from the NFIP, whichever is less. The maximum amount of coverage available for a single-family residence is \$250,000 and for non-residential (commercial) buildings is \$500,000. Federal agencies and regulators, including government-sponsored enterprises, such as Freddie Mac and Fannie Mae, may have stricter requirements.



Town of Ross

Department of Public Works

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453 Fax (415) 453-1950

www.townofross.org

DEVELOPING IN A FLOODWAY

February 2014

As of March 17, 2014, the Town of Ross Flood Insurance Rate Maps (FIRMs) include floodways. A floodway is the channel of the creeks and the adjacent land areas that must remain open to carry water during a flood. In the Town, the floodway is not just the main creeks and areas near the creeks, but the floodway also includes areas of Shady Lane, Redwood Drive, Ross Common and adjacent areas.

Ideally, floodways should be undeveloped areas that can accommodate flood flows with minimal risk. Many areas of the newly-designated floodways are already developed. The Town must regulate further floodway development to ensure it does not increase the flood hazard on other properties. Buildings, structures and other development within the floodway are more likely to obstruct flood flows, causing the water to slow down and back up, resulting in higher flood elevations. Small increases in flood heights from individual development cumulatively can have significant impacts. Floodways may also be subject to high velocities, which can cause severe structure damage and high risks for occupants and emergency responders.

A permit is required before any construction or other development within the special flood hazard area (Ross Municipal Code Section 15.36.070). Any new development in the floodway will generally require an engineering analysis of the impact on flood hazards. The Town will prohibit encroachments, including fill, new construction, substantial improvements, and other development within the floodway unless a licensed professional engineer certifies the proposed encroachment will not result in any rise in the 100-year flood elevation. This no-rise requirement is in addition to all other floodplain development standards applicable to the proposed project. Some projects may be too small to warrant an engineering study and the certification, such as an open wire fence or on grade improvements.

Building Department Inspection Information

See building department file for construction, electrical, plumbing, mechanical permits issued for the site.

- The following building, mechanical, plumbing or electrical permits have been issued for work not yet completed on the premises:

The following corrections must be made within six (6) months of the date of this report. Please contact the Building Department at (415) 453-1453 ext. 170 to schedule a re-inspection. There is no fee for re-inspection.

Correction Required
Permit Required
Informational

Electrical

1. All Edison based fuses must be fitted with type "S" fuses. Maximum 15 Amp for size 14 wire and 20 Amp for size 12 wire.
2. All exposed Romex wiring must be protected from physical contact below eight feet in height in
3. All electrical outlet and junction boxes and switches to be covered in
4. All splices must be within junction boxes in
5. All thee prong outlets that are not grounded to be grounded or original two prong installed in
6. Ground outlets in
7. Install exterior main disconnect switch for electric service
8. Install Ground-Fault Circuit Interrupter (GFCI) outlets in garage and storage room.
9. Label all panels and breakers.
10. Pool/Spa equipment to be grounded.

Furnace

11. Gas supply pipe to be stainless steel, flexible connector
12. Provide a disconnect switch
13. Repair bad joints or loose connection in flue pipe

General

14. All stairways, interior and exterior, with more than three risers shall be provided with handrail at
15. Chimney to be swept
16. Door from garage to dwelling must be solid core and self-closing

Correction Required
 Permit Required
 Informational

- 17. Guardrails shall be at least 42 inches high with openings sized so that 4" diameter sphere cannot pass through at
- 18. Install carbon monoxide (CO) device(s) in a manner consistent with building standards applicable to new construction
- 19. Install smoke alarms: in each sleeping room outside each separate sleeping area in the immediate vicinity of the bedrooms on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics
- 20. Post minimum 4 inch address numbers, contrasting color to background, plainly visible from street or road fronting property for each unit
- 21. Provide safety barriers to code in pool area
- 22. Provide sparks arrester at top of chimney(s), screening to be half-inch maximum square openings
- 23. Repair holes in Gypsum board and tape in
- 24. Repair and fill in joints in firebricks in fireplace
- 25. The required firewall of five eighth gypsum board type x fire taped must be installed on
- 26. Dishwasher, air gap on drain system required

Water Heater

- 27. Flue to be brought up to code
- 28. Gas supply pipe to be stainless steel flexible connector
- 29. Overflow pipe from pressure relief valve to be metallic same size as valve to extend to the outside or within six inches of the floor
- 30. Provide a pressure relief valve to the hot side of the water heater piping or to the appropriate manufacturer's connection
- 31. Strap to resist earthquake motion

Unpermitted or Non-compliant Items

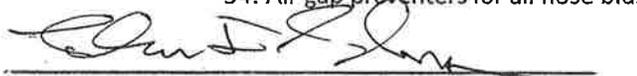
- 32. Exterior shed is on property line with exposed electrical wiring that must be removed.

32.B. Garage and storage room receptacles must be GFCI protected.

33. – 40. Additional Requirements and Corrections and Additional Informational Items

Pool Equipment room has a common wall with garage store room that has open sheetrock holes in wall that must be closed up and fire taped.

34. Air gap preventers for all hose bids.


 BUILDING INSPECTOR

3/20/15
 DATE

ADDRESS: 87 Shady Lane, APN 073-091-13

Public Works Department Inspection Information

Does the property front on a Town maintained roadway? Yes No Unknown

The following corrections must be made within sixty (60) days of the date of this report. Please contact the Public Works Streets Superintendent at (415) 453-1453, x163 to schedule a re-inspection.

Correction Required
Permit Required
Informational

Urban Runoff Pollution Prevention R.M.C. Chapter 12.28 and Stormwater Management R.M.C. Chapter 15.54

- 40. Pool equipment flushing system shall not be directly connected to storm drain system or waterway.
- 41. Roof runoff and/or area drains directly connected to the Town storm drain system. Does not comply with current Town code.
No down spouts shall be connected directly to the Town storm drain system or enter directly into any water course or creek without first going through a treatment area (such as flowing over a landscaped area, lawn or French drain, or other area that cleans, filters, slows the speed and amount of water leaving a property), or to an approved alternate location based on approved geotechnical and engineering designs. (R.M.C. Section 15.54.010(a))
- 42. Runoff from pool hardscape shall not flow directly to storm drain system or waterway.
- 43. The existing drainage system shall be cleaned, repaired or replaced as necessary.
- 44. Vegetation obstructing creek flow.
- 45. Video inspection of on-site culverts required. Contact public works for details and requirements.

Sidewalk, Etc., Repair and Construction R.M.C. Chapter 12.20

- 46. All cracked, broken or uplifted sidewalk fronting the property shall be repaired.
- 47. All cracked, broken or uplifted sidewalk fronting the property shall be replaced. A -foot wide sidewalk shall be required.
- 48. Collapsed, broken or damaged driveway culvert or driveway in a state of disrepair which causes a traffic hazard to exist or impedes the proper flow of roadside drainage. Culvert and/or driveway shall be repaired/replaced.
- 49. Curb and gutter shall be repaired/replaced.
- 50. Driveway culvert impedes the proper flow of roadside drainage because of its size, shape or elevation and shall be replaced.
- 51. Sidewalk is not ADA compliant.

Correction Required
Permit Required
Informational

Weeds, Trees and Vegetation R.M.C. Chapter 12.12

- 52. Flowers, shrubs and other growth (except trees) in the sidewalk area exceed height limit under.
- 53. Maintain the right-of-way from the property line to the edge of the pavement.
- 54. Remove Dutch Elm Disease infected trees. A tree removal permit required.
- 55. Remove Sudden Oak Death infected trees. A tree removal permit is required.
- 56. Trim branches of trees and vegetation that extend lower than seven feet above the surface of the sidewalk area or lower than thirteen feet six inches above the street used for vehicular traffic, whether planted in the sidewalk area or upon private property.
- 57. Trim trees, hedges, plants, shrubs or vegetation, obstructing or impairing the free full public use of the sidewalk area or street.

Encroachments

- 58. A Revocable Encroachment Permit is required from the Public Works Department for all work within the right-of-way.

Noted encroachments in accepted right-of-way:

- Unknown shrubs or fencing may be located within Town right-of-way
- Landscaping
- Fence or wall
- Driveway
- Other:

Public Works Informational Items

- Property owner required to maintain the section of right-of-way from the property line to the edge of the road pavement. Maintenance shall include removal of leaves and weeds. All landscaping shall be approved by the Town Manager or their designee. Maintenance of all landscaping shall be the responsibility of the property owners. (R.M.C. §12.12.015)
- Any person owning real property in the town shall repair any defective sidewalk, curb, park or parking strip lying in front of or along the side of the property. (R.M.C. §12.20.010)
- Owner of property shall, at all times, keep all creeks, channels or watercourses or portions thereof which flow upon, over, or across, the property free and clear of obstructions. (R.M.C. §13.16.010-13.16.020)
- Other: Town does not know if the creek area at the rear of site is within the property boundaries. If it is on site, property owner responsible for maintaining waterway free of debris. Existing downspouts appear to drain directly to watercourse, which is not permitted under the code.
- See attached



Ross Valley Fire Department

777 San Anselmo Avenue, San Anselmo, CA 94960

Roger Meagor
FIRE CHIEF

Property Address: 87 Shady Lane Date of Inspection: 3-10-15
 Applicant Name: _____ Fee paid: Int.: Ⓟ Date: _____
 Contact Phone Number: _____ Occupancy Number: _____
 Email address: _____ Fax Number: _____

RESALE INSPECTION FORM

Each seller must disclose that the property is required to meet the flammable vegetation clearance requirements of PRC 4291 and Ca Gov Code 51189. Section 4291 of the Public Resources Code, State of California, and Section 104.3 of the California Fire Code, authorizes the department to inspect properties for the purposes of ascertaining compliance with State and local Forest and Fire Laws.

Property located within the Wildland-Urban Interface Zone Y N

General: Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings, shall at all times do all of the following:

CFC Section 4907.2 Fire Hazard Reduction

- ___ Maintain a 30 foot firebreak around and adjacent to the building or structures by removing and clearing away all flammable vegetation or other combustible growth.
- ___ Maintain a 100 foot firebreak around and adjacent to the building or structure by removing all brush, flammable vegetation, or combustible growth.
- ___ Remove portions of trees which extend within 10 feet of the outlet of a chimney, or overhanging roofs or decks.
- ___ Maintain vegetation adjacent to or overhanging a building free of deadwood.
- ___ Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.
- ___ Minimum 4 inch address numbers shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

CFC Section 4907.3 Fire Hazard Reduction from Roadways

- ___ Clear flammable or other combustible growth within 10 feet of road or driveway.
- ___ CBC Section 2802.1 Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with an approved spark arrester.

CFC Section 4907.4 Notice to Abate. The Fire Chief is hereby authorized to require the abatement of any nuisance condition described in Section 4907.2 and 4907.3. Should the abatement of the nuisance not be accomplished by the owner of the affected property within the period set forth, the Fire Chief is authorized to perform

such abatement without further notice to the property owner, the cost of such abatement will be assessed as a lien against the property.

Notes:
 passed inspection
 * Garage may not be used as a 2nd unit.
 * ANY remodel projects may require the removal of the cypress trees.

WARNING: Section 51185 of Government Code Title 5 states violations are infractions: first offense, \$100 - \$500; second offense within 5 years, \$250 - \$500; third offense within five years, misdemeanor (not less than \$500).

Any required corrections must be made within 30 days. Contact the Ross Valley Fire Department at 258-4686 to schedule a re-inspection. There is no fee for the 1st re-inspection. However, should uncorrected items be found at the scheduled 2nd visit, a fee of \$50.00 will be charged for each additional re-inspection.

Compliance Verified Date: _____ Int.: _____

Inspector Name: Ruben Martin

Inspector Signature: [Signature]

received. Mrs. Tose was advised to submit plans and written request for relief as per the terms of Ordinance #153 for consideration of the Council at its next meeting.

Mr. James Coburn regarding the condition of the street in front of his property on Lagunitas road just before reaching the entrance to Phoenix Lake Park. He was not sure, and Mr. Oglesby the Town's engineer, was not sure whether or not this portion of the road had been accepted, nor were they sure that the Town owned all the land now used as a road, the Water District may own a portion thereof. Mr. Coburn was advised to secure the necessary facts and present his problem at a future meeting of the Council.

1949 Application of Mr. Berkeley R. Davids for relief from the provisions of Ordinance #153 for the construction of a car port on the North side of his residence on Shady Lane was denied by unanimous vote of the Councilmen present and the Clerk was instructed to write Mr. Davids so informing him and also that the structure which he had put up without a building permit should be removed.

A petition for signs on Bolinas Ave at the intersections of Shady Lane and Glenwood Ave was read. After some discussion Ordinance #161 was introduced and read in full authorizing the erection of "STOP" signs at the points mentioned. On motion of Councilman Tucker, seconded by Councilman Painter, the Ordinance was passed by a unanimous vote for first reading.

A letter from the Division of Highways was read requesting that the Town submit a program for the entire fiscal year 1949-1950 covering the Special Gas Tax funds to be received by the Town from the State. On motion of Councilman Painter, seconded by Councilman Tucker and by unanimous vote of the Councilmen present the program was adopted and the Town Clerk, Geo. R. Mosle, instructed to advise the Division of Highways.

Mr. Oglesby, the Town's Engineer, was authorized to prepare for the Town and to submit to the County Supervisors a request for their assistance in the project to widen the bridge on Shady Lane and for the project to widen and resurface Poplar Ave. Mr. Oglesby stated that it was his estimate that the widening of the bridge on Shady Lane would cost approximately \$2,750.

Ordinance #160, concerning dates when taxes become delinquent, was introduced for second reading, read by title, and on motion of Councilman Tucker, seconded by Councilman Painter, and by unanimous vote of the Councilmen present was adopted.

Correspondence was read.

In connection with the report of the Superintendent of Street regarding infringements by property owners on sidewalk and street areas, the Town's Attorney was requested to draw up a letter to be sent to such infringers by the Superintendent of Streets advising them of the seeking infringement and requesting them to remove the infringement.

Resolution #222 was introduced and read in full, authorizing Mayor Fisher to absent himself from town commencing some time in June if need be and that during his absence Councilman Tucker would be the Acting Mayor

ln t.
soln
al
lar
duce
Town
Clerk
she
la

(15% allowed)

There being no comments from the audience, Mr. Poore moved approval, seconded by Mrs. Flemming and passed unanimously.

- b. Mr. & Mrs. J. W. Johnson, 193 Prospect Ave. (AP 72-071-18) 10,000 sq. ft. zone. Constructing fence without required setback from retaining wall (3 ft.), making it a combined structure in violation of Ordinance No. 404; non-conforming house.

After discussion, Mr. Poore moved that the trellis be removed six months from tonight. This was seconded by Mrs. Flemming and passed unanimously.

- c. Mr. Curtis Hayden, 4 Allen Avenue (AP 73-241-09) 7,500 sq. ft. zone. Request is to allow construction of a garage and playroom (2 stories); addition of 1,229 sq. ft.; proposed structure to be 10 ft. from side property line (15 ft. required).

This item was withdrawn from the Agenda.

- c. Mr. M. Barriere, 87 Shady Lane, (AP 73-091-13) 10,000 sq. ft. zone. Request is to allow enclosure of existing fiber glass shed 8' x 24'; shed will butt against fence line; non-conforming house.

19-86

Lot Area	10,725 sq. ft.
Present Lot Coverage	21.3%
Proposed Lot Coverage	23.8%
Present Floor Area Ratio	21.3%
Proposed Floor Area Ratio	23.8%

(20% allowed)

After discussion, Mr. Brekhus moved that all recent improvements be removed and the variance be denied. This was seconded by Mr. Poore and passed unanimously. Mrs. Flemming moved waiver of the variance fee, seconded by Mr. Julien, and passed unanimously.

12. Show Cause.

Mr. Donald Kelleher, 61 Bridge Road (AP 73-261-31). Failure to install catch basin and drain pipe.

Mr. Kelleher did not appear at the meeting. Mr. Julien moved that the Council authorize the Building Inspector to file the two ten-day notices and Councilman Poore was to contact Mr. Kelleher, this was seconded by Mrs. Flemming and passed unanimously.

13. Planning Meeting for Tree Maintenance Program.

This item was withdrawn.

October 13, 1988

Page Four

21. Council Review of the following:

- a. Sharon Campbell Interiors, 32 Ross Common,
Use Permit No. 87, Granted 5/14/87
Approved by the Council.
- b. Use Permit No. 88 - Kelly Pacific Builders, 32 Ross
Common, Variance Granted 6/11/87.
Approved by the Council.
- c. Variance No. 754, Granted 10/10/85, 115 Laurel Grove -
Landscaping plans to be reviewed.
Approved by the Council.
- d. Variance No. 714, Granted 9/13/84, 96 Shady Lane -
Landscaping Plans to be reviewed.
Council requested further review.
- e. Variance No. 739, 15 Brookwood, Granted 7/11/85 -
Landscaping Plans to be reviewed.
Approved by the Council.
- f. Variance No. 742, Granted 8/8/85, 62 Bridge Road,
Landscaping Plans to be approved.
Approved by the Council.
- g. Variance No. 745, Granted 9/12/85, 33 Laurel Grove,
Landscaping Plans to be approved.
Council requested further review.
- h. Variance No. 780, Granted 5/8/86, 85 Bolinas,
Landscaping Plans to be approved (new property owners).
Approved by the Council.
- 10-13-88 i. Variance No. 877, Granted 4/14/88, 87 Shady Lane,
Landscaping Plans to be approved (new property owners)
Approved by the Council with the condition that the creek
be cleaned out.

Councilman Barry reminded the Council of the Creek Clean-Up
scheduled for October 23 from 10 a.m. to 1 p.m.

22. Modification of Hillside Lot Application Approval from Verner
Bueman, Morrison Road (AP No. 72-061-05) Acre Zone. Request
is to allow modification of hillside lot application for the

consideration at a special meeting.

After discussion, Councilman Lill moved that the Council should adjourn to a special meeting on Tuesday, May 24, 1988, at 7 p. m. in the Ross Town Hall, at which time this issue will be discussed further and Town Attorney Roth will be present.

This was seconded by Councilman Goodman and passed unanimously.

15. Resolution No. 1226 - Cooperative Agreement Between the County of Marin and the Town of Ross for the Purpose of Issuing Mortgage Credit Certificates.

RESOLUTION NO. 1226
ISSUANCE OF MORTGAGE CREDIT CERTIFICATES

On motion by Councilmember Flemming, seconded by Councilman Barry, Resolution No. 1226 was unanimously passed.

16. Ross Common Playing Fields - Request for Funds.

A memo had been received from Public Works Director Elias explaining that the Ross Park and Recreation Program have expended an amount of \$3,300 to repair the infield on the Ross Common and they were requesting that the Town pay one third of this amount. They also requested that the Town fund a study to improve the rest of the playing field at a cost of \$2500. The intent of the study is to develop ways to improve the turf and quality of play through better drainage and irrigation.

The Council heard from Mr. Don Scott of the Ross Park and Recreation and from Mr. Fari Amini a member of the Ross Grammar School Board.

In response to a question by Mayor Brekhus, Mr. Scott said that the school uses the field during the day, and they do charge a fee for other uses of the field when feasible.

Mr. John Scott of Allen Avenue pointed out that any work done on the Ross Common affects flooding on Murphy Creek. Councilmember Goodman said if the Town is going to do this study he would like to incorporate a study of water flow into Murphy Creek.

After some discussion, Councilmember Flemming moved approval of the \$1100 for repair of the infield to be disbursed to the Ross Park and Recreation program, seconded by Councilman Barry and passed unanimously.

Mayor Brekhus said that the Council would be having budget sessions in the next thirty days and he asked that the Streets and Parks Committee members look into the feasibility of budgeting \$2500 for the playing field study in the 1988-89 budget as a Capital Project item.

17. Richard and Bonaventura Andrews - 87 Shady Lane. Submittal of Landscaping Plans for Council Approval as Per Variance No. 877, Granted April 14, 1988.

5-1288
Mrs. Andrews addressed the Council and said that she had an agreement with Mr. & Mrs. Moore, the adjoining neighbors. She said that all landscaping in the rear is going to be done very soon and that Mrs. Moore had approved the landscaping plans subject to clarifications as outlined in the letter from Mr. & Mrs. Andrews dated May 10, 1988. Accordingly, Councilmember Flemming approved the plans as submitted subject to the condition that the Council review the area in six months, this was seconded by Councilman Lill and passed unanimously.

April 14, 1988

VARIANCE
NO. 877

f. Richard and Bonaventura Andrews, Potential Purchasers.
Michael and Doris Barriers, Legal Owners, 87 Shady Lane.
(AP 73-0914) 10,000 sq. ft. zone. Request is to allow enclosure of an existing porch, 64 sq. ft.; and enclosure of existing rear patio, 495 sq. ft. Removal of non-conforming pool house, deck and lean-to totaling 531 sq. ft.; net addition of 36 sq. ft. Non-conforming structure in floor area ratio and coverage.

Lot Area	11,539 sq. ft.
Present Lot Coverage	27.8%
Proposed Lot Coverage	24.2%
Present Floor Area Ratio	23.3%
Proposed Floor Area Ratio	235
	(20% allowed)

Councilman Brekhus pointed out that Shady Lane is one of our most sensitive and beautiful streets and great care must be exercised with the front of the lots.

Mrs. Douglas Moore an adjoining neighbor to the rear yard said that her husband had asked that this be continued to the next month.

After some discussion, Councilman Dirkes moved approval subject to the following:

- (1) The applicant return to next month's Council meeting with specific landscaping plans with renderings for Council approval.
- (2) Smoke detector be enclosed in rear patio area.

This was seconded by Councilman Poore and passed with three affirmative votes. Councilmembers Flemming and Julien voted against.

Councilman Brekhus requested that Public Works Director Elias check into the landscaping plans for Mr. E. Mack
Richard McCabe at

authorize Town Attorney Roth to submit a resolution for consideration at a special meeting. After discussion, Councilman Lill moved that the Council should adjourn to a special meeting on Tuesday, May 24, 1988, at 7 p. m. in the Ross Town Hall, at which time this issue will be discussed further and Town Attorney Roth will be present. This was seconded by Councilman Goodman and passed unanimously.

15. Resolution No. 1226 - Cooperative Agreement Between the County of Marin and the Town of Ross for the Purpose of Issuing Mortgage Credit Certificates.

RESOLUTION NO. 1226
ISSUANCE OF MORTGAGE CREDIT CERTIFICATES

On motion by Councilmember Flemming, seconded by Councilman Barry, Resolution No. 1226 was unanimously passed.

16. Ross Common Playing Fields - Request for Funds.

A memo had been received from Public Works Director Elias explaining that the Ross Park and Recreation Program have expended an amount of \$3,300 to repair the infield on the Ross Common and they were requesting that the Town pay one third of this amount. They also requested that the Town fund a study to improve the rest of the playing field at a cost of \$2500. The intent of the study is to develop ways to improve the turf and quality of play through better drainage and irrigation.

The Council heard from Mr. Don Scott of the Ross Park and Recreation and from Mr. Fari Amini a member of the Ross Grammar School Board.

In response to a question by Mayor Brekhus, Mr. Scott said that the school uses the field during the day, and they do charge a fee for other uses of the field when feasible.

Mr. John Scott of Allen Avenue pointed out that any work done on the Ross Common affects flooding on Murphy Creek. Councilmember Goodman said if the Town is going to do this study he would like to incorporate a study of water flow into Murphy Creek.

After some discussion, Councilmember Flemming moved approval of the \$1100 for repair of the infield to be disbursed to the Ross Park and Recreation program, seconded by Councilman Barry and passed unanimously.

Mayor Brekhus said that the Council would be having budget sessions in the next thirty days and he asked that the Streets and Parks Committee members look into the feasibility of budgeting \$2500 for the playing field study in the 1988-89 budget as a Capital Project item.

17. Richard and Bonaventura Andrews - 87 Shady Lane. Submittal of Landscaping Plans for Council Approval as Per Variance No. 877, Granted April 14, 1988.

Mrs. Andrews addressed the Council and said that she had an agreement with Mr. & Mrs. Moore, the adjoining neighbors. She said that all landscaping in the rear is going to be done very soon and that Mrs. Moore had approved the landscaping plans subject to clarifications as outlined in the letter from Mr. & Mrs. Andrews dated May 10, 1988. Accordingly, Councilmember Flemming approved the plans as submitted subject to the condition that the Council review the area in six months, this was seconded by Councilman Lill and passed unanimously.

S-1288

October 13, 1988

Page Four

21. Council Review of the following:

- a. Sharon Campbell Interiors, 32 Ross Common,
Use Permit No. 87, Granted 5/14/87
Approved by the Council.
- b. Use Permit No. 88 - Kelly Pacific Builders, 32 Ross
Common, Variance Granted 6/11/87.
Approved by the Council.
- c. Variance No. 754, Granted 10/10/85, 115 Laurel Grove -
Landscaping plans to be reviewed.
Approved by the Council.
- d. Variance No. 714, Granted 9/13/84, 96 Shady Lane -
Landscaping Plans to be reviewed.
Council requested further review.
- e. Variance No. 739, 15 Brookwood, Granted 7/11/85 -
Landscaping Plans to be reviewed.
Approved by the Council.
- f. Variance No. 742, Granted 8/8/85, 62 Bridge Road,
Landscaping Plans to be approved.
Approved by the Council.
- g. Variance No. 745, Granted 9/12/85, 33 Laurel Grove,
Landscaping Plans to be approved.
Council requested further review.
- h. Variance No. 780, Granted 5/8/86, 85 Bolinas,
Landscaping Plans to be approved (new property owners).
Approved by the Council.
- i. Variance No. 877, Granted 4/14/88, 87 Shady Lane,
Landscaping Plans to be approved (new property owners)
Approved by the Council with the condition that the creek
be cleaned out.

Councilman Barry reminded the Council of the Creek Clean-Up
scheduled for October 23 from 10 a.m. to 1 p.m.

22. Modification of Hillside Lot Application Approval from Verner
Bueman, Morrison Road (AP No. 72-061-05) Acre Zone. Request
modification of hillside lot application for the

10-13-88

Lot Area	11,539 sq. ft.
Present Lot Coverage	26.3%
Proposed Lot Coverage	26.3%
Present Floor Area Ratio	26.3%
Proposed Floor Area Ratio	26.3%
(20% allowed)	

At the request of the applicant, this issue was put over to the May meeting.

d. VARIANCE NO. 987. Peter Walsh, 112 Winding Way, AP 72-101-01, Acre Zoning
Request is to allow:

4/11/91

- (1) Construction of a 420 square foot, two-car garage within the side yard setback (5 feet proposed, 25 feet required) and within the front yard setback (17 feet proposed, 25 feet required).
- (2) Construction of 551 square foot second story addition to the existing house within the side yard setback (6 feet proposed, 25 feet required).

The existing house has nonconforming side and front yard setbacks.

Lot Area	22,979 sq. ft.
Present Lot Coverage	10.9%
Proposed Lot Coverage	12.9%
Present Floor Area Ratio	8.7%
Proposed Floor Area Ratio	10.5%
(15% allowed)	

Mr. Lee Gammill of 114 Winding Way addressed the Council stating that he had just seen the storey poles and they were not as bad as he thought. He said that he had spoken to Doctor Walsh and he is agreeable to planting additional foilage and trees to hide the structure from their view. Councilman Brekhus moved approval with the following conditions:

-
1. The Council has the right to request adequate and suitable vegetative screening.
 2. Applicant must install a sleeve in the existing culvert and relocate the conduit connection interfering with the water flow. Applicant must submit a bond or cash deposit in the amount of \$2000 to guarantee the work will be done.
 3. Hydrant at 114 Winding Way must be upgraded to steamer type.
 4. Smoke detector be installed as per the Building Department.

Councilman Reid seconded the motion stating that the hardship was the topography of the site. In response to a question from Mr. Gammil, Councilman Brekhus said that if he felt further landscaping was required, he should notify the Council. Mayor Goodman called for a vote and the motion passed with four affirmative votes. Councilman Barry voted against.

26. Adjournment.
The meeting adjourned at 11:55 p.m.

Charles Goodman, Mayor

A T T E S T:

Virginia Stott, Town Clerk

Laura Thomas, Town Secretary

Mrs. Robert Brown of Laurel Grove spoke from the audience and referred to her letter to the Council. She expressed concern over noise and remarked that an avaricious contractor had destroyed the landmark grove of Redwoods and Thomas Church garden on the property. She felt the site no longer retains the charm that the Town's General Plan wishes to maintain.

A letter had been received from Mr. & Mrs. S. Gilmore of 100 Laurel Grove Avenue. They expressed concern over the contractor's removal of trees on this property. They felt the property was large enough to accommodate the storage tank and children's play area without violating the existing setbacks. They urged the Council to remember the once stately Redwoods on this property.

Mrs. Gilmore addressed the Council and stated she was concerned over the root system of the existing trees because of the tank. Mr. Girvin said this would not be a problem.

A letter of concern was also received from Mrs. Carolyn Marten of 94 Laurel Grove.

After considerable discussion, Councilman Brekhus moved approval with the following conditions, seconded by Councilman Reid.

1. The structures not be visible from Laurel Grove.
- 2. The Council has the right to request adequate and suitable vegetative screening.
3. The side fence must be landscaped and painted.
4. Applicants must contact Public Works Director Elias to assure that plantings are not on public property.

Councilman Barry said that it was a crime the way the contractor developed the property.

Mayor Goodman called for a vote and the motion passed unanimously.

- * c. Phil and Joan Gross, 87 Shady Lane, AP 73-091-13, 10,000 sq. ft. zone. Request is to allow:

- (1) Use Permit is for the conversion of existing two car (tandem parking) 36' x 10' garage to a single car garage 16.5' x 10' with attached 19' x 10' guest house consisting of a room and bath.
- (2) Variance to allow guest house within the side yard setback (7 feet 8 inches existing, 15 feet required) and rear setback (22 feet existing, 40 feet required).
- (3) Alteration of existing garage exterior through construction of new windows and doors for guest house.

The existing garage has a nonconforming side yard setback (7 feet 8 inches existing, 10 feet required) and nonconforming rear yard setbacks (18 feet existing, 40 feet required). The existing house is nonconforming in front and side yard setbacks. The parcel is nonconforming in lot coverage and floor area ratios.

May 9, 1991

21. VARIANCES.

- a. VARIANCE NO> 988. Jan Booth and Mark Herrero, 12 Brookwood Road, AP 73-261-13, Single Family Residence, 10,000 square foot minimum. Request is to allow addition and alteration of existing single family residence and attached garage. Construction of 535 square feet of additional floor area, including an au pair/guest room above attached garage. The existing house has a nonconforming side yard setback of 9 feet (15 required.) The height is approximately 30 feet (30 feet permitted.)

The parcel is nonconforming in floor area ratio.

Lot Area	16,675 sq. ft.
Present Lot Coverage	15.2%
Proposed Lot Coverage	16.4% (20% allowed)
Present Floor Area Ratio	23.7%
Proposed Floor Area Ratio	26.9% (20% allowed)

This item was continued from the April meeting, allowing the applicant to submit alternative plans. Mr. Herrero stated that he had full neighborhood support for the scaled back plans. The proposed garage is narrower and lower and they had decreased the height of the connector, as well as lowering the FAR and Lot Coverage.

After consideration, Councilman Lill moved approval of the modified plans with the condition that a smoke detector be placed in the guest room. This was seconded by Councilman Reid, adding that the hardship was the inadequate garage size.

Mayor Goodman said that because of the large setback in the front the construction would not have an impact from the street.

After some discussion, Mayor Goodman called for a vote and the motion passed unanimously.

- b.  Phil and Joan Gross, 87 Shady Lane, AP 73-091-13, Single Family Residence, 10,000 square foot minimum (R-1:B-10). Request is to allow:

- (1) Addition of a bathroom to an existing 36' X 10' garage with nonconforming setbacks (7 feet 8 inches existing side yard setback, 15 feet required) and (18 feet existing rear yard setback, 40 feet required.)
- (2) Alteration of existing garage exterior through construction of new windows and doors.
- (3) Alteration of existing window and door configuration of residence, including addition of two bay windows totalling 15 square feet.

The existing house is nonconforming in front and side yard setbacks. The parcel is nonconforming in lot coverage and floor area ratios.

Lot Area	11,539 sq. ft.
Present Lot Coverage	26.3%
Proposed Lot Coverage	26.5% (20% allowed)
Present Floor Area Ratio	26.3%
Proposed Floor Area Ratio	26.3% (20% allowed)

Doctor Gross stated that due to a disability, he needed to add an outside bathroom, which would have to be raised two feet for wheel chair access.

Town Planner, Gary Broad, explained that the existing garage is in the flood zone and construction of the proposed bathroom in the garage is not allowed under the flood ordinance unless a variance is granted. However, a request for this variance was filed too late to be included in the public notice.

Councilman Brekhus said that the garage area must be maintained as a garage area and not for additional living space.

5-9-91

- (13) Applicant must construct a second exit from the third floor.
- (14) Basement areas to be one-hour fire rated as required by the Public Safety Department.
- (15) Heat rise detection sensors to be installed in garage parking areas.
- (16) Applicant must submit a signed Hold Harmless Agreement for elimination of required handrail on front stairs.
- (17) The Council reserves the right to request adequate and suitable vegetative screening.
- (18) The entrance be designed to the standards of the Public Safety Department and would include the entrance described on the site plan.
- (19) Applicant must conform to all requirements of Public Works and Public Safety Departments.

This was seconded by Councilman Reid and passed unanimously.



b

Phil and Joan Gross, 87 Shady Lane, AP 73-091-13, Single Family Residence, 10,000 square foot minimum (R-1:B-10). Request is to allow:

- (1) Addition of a bathroom to an existing 36' X 10' garage with nonconforming setbacks (7 feet 8 inches existing side yard setback, 15 feet required) and (18 feet existing rear yard setback, 40 feet required.)
- (2) Alteration of existing garage exterior through construction of new windows and doors.
- (3) Alteration of existing window and door configuration of residence, including addition of two bay windows totalling 15 square feet.
- (4) Variance from Flood Damage Prevention (Chapter 15.36) requirements to raise bathroom finished floor above the base flood elevation.

The existing house is nonconforming in front and side yard setbacks. The parcel is nonconforming in lot coverage and floor area ratios.

Lot Area	11,539 sq. ft.	
Present Lot Coverage	26.3%	
Proposed Lot Coverage	26.5%	(20% allowed)
Present Floor Area Ratio	26.3%	
Proposed Floor Area Ratio	26.3%	(20% allowed)

VARIANCE NO. 995. Doctor Gross addressed the Council explaining that this issue had been put over so the variance from the Flood Damage Prevention Ordinance could be properly noticed.

Town Attorney Roth recommended that should the Council wish to grant the variance based on the hardship for Doctor Gross, it could request recordation of the deed restricting the use of the bathroom to Doctor and Mrs. Gross and upon sale of the home, the bathroom would have to be removed. Doctor Gross agreed to do this. After some discussion, Councilman Barry moved approval with the following conditions:

- (1) Applicant must remove bathroom on sale of house.
- (2) Applicant must submit a Hold Harmless Agreement with the Town because the bathroom will not be raised two feet as per the Flood Damage Ordinance.
- (3) Applicant must record the deed restrictions as per the Town Attorney's recommendation noted above.

This was seconded by Councilman Reid and passed unanimously.

ATTACHMENT 3

2016-019



**Town of Ross
Planning Department**

Post Office Box 320, Ross, CA 94957

Phone (415) 453-1453, Ext. 121

Web www.townofross.org

Fax (415) 453-1950

Email hscoble@townofross.org

Staff Use Only	
Received By:	HS
Date:	4-21-16
Fees Paid:	2506.52
Date:	4-21-16

5315 : 170.52

5300 : 2336

2506.52

PLANNING PERMIT APPLICATION

Type of Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Residential Second Unit |
| <input checked="" type="checkbox"/> Variance(s) | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Hillside Lot Application | <input type="checkbox"/> Minor Exception |
| <input type="checkbox"/> Basement or Attic Exception | <input type="checkbox"/> Demolition Permit |
| <input type="checkbox"/> Other: | |

5300 < 433 Note

5112 < 156. Records
Retention
Maintenance

5112 < 5 per sheet Rec.
Retention

X7
35

\$1624

R-1: B10
-> 15' Side
25' Front
40' Rear

Parcel Address and Assessor's Parcel No. 073-091-13

Owner(s) of Parcel ERIK & LAURIE YOUNG

Mailing Address (PO Box in Ross) 87 SHADY LANE

City ROSS State CA ZIP 94957

Day Phone 206.681.5148 Evening Phone SAME

Email erikyoung70@yahoo.com

Architect (Or applicant if not owner) JAIMIE ROMERO (DESIGNER)

Mailing Address 428 SHERWOOD DRIVE - SUITE 102

City SALISALITO State CA ZIP 94965

Phone 310.492.3653

Email RRDESIGNERSGROUP@HOTMAIL.COM

Primary Contact for Application (name) JAIMIE ROMERO

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

Gross Lot Size 10,335 sq. ft. Lot Area 10,335 sq. ft.

Existing Lot Coverage 3,054 sq. ft. Existing Floor Area 3,054 sq. ft.

Existing Lot Coverage 29.5 % Existing Floor Area Ratio 29.5 %

Coverage Removed — sq. ft. Floor Area Removed — sq. ft.

Coverage Added 178 sq. ft. Floor Area Added — sq. ft.

AE Floodway

Net Change- Coverage 170 sq. ft. Net Change- Floor Area — sq. ft.
 Proposed Lot Coverage 3,232 sq. ft. Proposed Floor Area 3,054 sq. ft.
 Proposed Lot Coverage 31.3% Proposed Floor Area Ratio 29.5%
 Existing Impervious Areas 3,480 sq. ft. Proposed Impervious Areas 2,406 sq. ft.
 Existing Impervious Areas 33.7% Proposed Impervious Areas 21.5%
 Proposed New Retaining Wall Construction — ft. (length) — ft. (max height)
 Proposed Cut — cubic yards Proposed Fill 60.6 cubic yards

Written Project Description – may be attached.

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

PROJECT CONSIST IN RAISE THE EXISTING DWELLING (1) FOOT
ABOVE "BASE FLOOD ELEVATION" (BFE) TO BE FEMA COMPLIANT.
NEW CRIPPLE WALL AND FOUNDATION IMPROVEMENTS AS
INDICATED ON STRUCTURAL PLANS.

VARIANCE APPLICATION

INCREASE MAXIMUM LOT COVERAGE TO AN EXISTING
NON-CONFORMING LOT COVERAGE PROPERTY, BY
APPROXIMATELY 1.8% (178 sq. ft.) TO ACCOMMODATE
NEW PROPOSED FRONT AND REAR STAIRCASE TO
ACCESS/EGRESS NEW PROPOSED FINISH FLOOR
ELEVATION OF THE DWELLING.

Consultant Information

The following information is required for all project consultants.

Landscape Architect

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

Civil/ Geotechnical Engineer

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

Arborist

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

Other

Consultant STC DESIGN & ENGINEERING (STRUCTURAL PLANS)
Mailing Address 212 SAN FRANCISCO BOULEVARD
City SAN ANSELMO State CA ZIP 94960
Phone 415.300.6142 Fax _____
Email scordry007@gmail.com
Town of Ross Business License No. _____ Expiration Date _____

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.

Mandatory Findings for Variance Applications

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

Special Circumstances

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

DUE TO CONFORMING TO FEMA NATIONAL FLOOD INSURANCE
PROGRAM, A NEW SET OF LONGER STAIRCASES ARE
REQUIRED TO ACCESS/EGRESS FROM THE NEW PROPOSED
FINISH FLOOR OF THE HOUSE. THE LARGER SIZE OF THE
STAIRCASES ARE CREATING THE ADDITIONAL AREA ON
THE LOT COVERAGE CALCULATION, 178 SQ. FT. (APPROX. 1.8%)

Substantial Property Rights

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

INCREASING MAXIMUM LOT COVERAGE IS REQUIRED IN ORDER
TO ACCOMMODATE THE NEW STAIRCASES THAT PROVIDES
ACCESS/EGRESS TO THE NEW PROPOSED FINISH FLOOR
OF THE DWELLING, THIS ON COMPLIANCE WITH FEMA
ORDINANCE, TO PROVIDE SAFER CONDITIONS TO THEIR
OCCUPANTS.

Public Welfare

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

SINCE ALL PROPERTIES BELOW "BASE FLOOD ELEVATION" SHOULD COMPLY WITH FEMA FLOODPLAIN MANAGEMENT ORDINANCE, IS VERY LIKELY THAT OTHER NON-CONFORMING PROPERTIES WILL REQUIRE TO INCREASE THE MAXIMUM LOT COVERAGE IN ORDER TO ACCOMMODATE NEW ACCESS/ EGRESS TO THEIR DWELLING.

Special Privilege

That the granting of this variance shall not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Describe why the variance would not be a grant of special privilege.

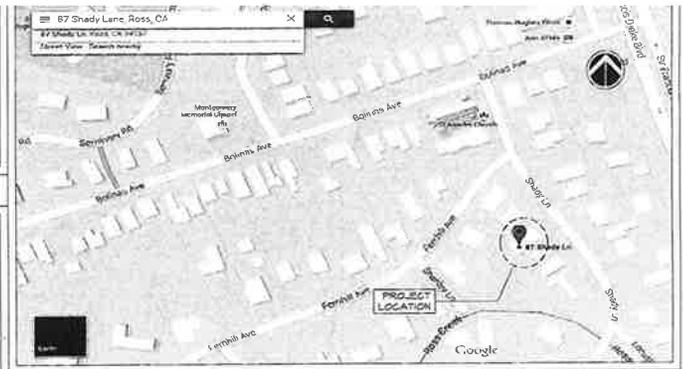
PROPERTY OWNER IS DOING THE EFFORT TO COMPLY WITH FEMA FLOODPLAIN MANAGEMENT ORDINANCE, AS A RESULT THE LOT COVERAGE HAS BEEN INCREASED BY 178 SQ.FT (1.8%). THIS CONDITION MIGHT BE APPLICABLE TO OTHER PROPERTIES IN THE AREA, THEREFORE NO SPECIAL PRIVILEGE WILL BE GRANTED.

ATTACHMENT 4

RAISING BUILDING FOR: YOUNG'S RESIDENCE

87 SHADY LANE
ROSS, CALIFORNIA 94957

DATE: 04.11.2016



PROJECT DATA

EXISTING		EXISTING	
OCCUPANCY CLASSIFICATION:	R-3	OCCUPANCY CLASSIFICATION:	R-3
TYPE OF CONSTRUCTION:	V-B	TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	1 STORY	NUMBER OF STORIES:	1 STORY
NUMBER OF UNITS:	1 UNIT	NUMBER OF UNITS:	1 UNIT
LOT AREA (RECORDS):	10,335 SQ.FT.	LOT AREA (RECORDS):	10,335 SQ.FT.
CONSTRUCTION YEAR:	1971	CONSTRUCTION YEAR:	1971
MAX BUILDING HT.:	30 FT	MAX BUILDING HT.:	30 FT
EXISTING BUILDING HT.:	17.45 FT	PROPOSED BUILDING HT.:	21.43 FT
MAX LOT COVERAGE:	20% (2,067 SQ.FT.)	MAX LOT COVERAGE:	20% (2,067 SQ.FT.)
EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE	
RESIDENCE AREA:	2,578 SQ.FT.	PROPOSED STAIRS & LANDINGS:	178 SQ.FT.
GARAGE/POOL HOUSE AREA:	476 SQ.FT.	RESIDENCE AREA:	2,578 SQ.FT.
BUILDING TOTAL AREA:	24.5% (3,054 SQ.FT.)	GARAGE/POOL HOUSE AREA:	476 SQ.FT.
		BUILDING TOTAL AREA:	31.3% (3,232 SQ.FT.)
EXISTING PERVIOUS/IMPERVIOUS AREA		PROPOSED PERVIOUS/IMPERVIOUS AREA	
PERVIOUS AREA:	36.8% (3,801 SQ.FT.)	PERVIOUS AREA:	41.2% (4,875 SQ.FT.)
IMPERVIOUS AREA:	33.1% (3,480 SQ.FT.)	IMPERVIOUS AREA:	21.5% (2,406 SQ.FT.)

SCOPE OF WORK

THIS IS A PROPOSAL FOR CONSTRUCTION TO OCCUR AT A RESIDENCE LOCATED AT 87 SHADY LANE, THE SCOPE OF WORK WILL CONSIST IN:

RAISE UP EXISTING BUILDING ONE FOOT ABOVE BASED FLOOD ELEVATION (BFE) OF 40 FEET, NEW CRIPPLE WALL AND FOUNDATION IMPROVEMENTS AS INDICATED ON STRUCTURAL PLANS.

VARIANCE APPLICATION TO INCREASE MAXIMUM LOT COVERAGE BY APPROX. 18% (178 SQ.FT.) TO ACCOMMODATE NEW PROPOSED FRONT AND REAR STAIRCASE TO ACCESS/EGRESS NEW PROPOSED FINISH FLOOR LEVEL OF THE HOUSE.

SHEET INDEX

GENERAL

CS COVER SHEET / GENERAL DATA

ARCHITECTURAL

- A1.I EXISTING & PROPOSED SITE / ROOF PLAN
- A2.I EXISTING & PROPOSED FLOOR PLAN
- A3.I EXISTING EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR ELEVATIONS
- A4.I PROPOSED BUILDING SECTIONS
- A5.I DETAILS

APPLICABLE CODES

CALIFORNIA BUILDING CODE	2013 EDITION
CALIFORNIA RESIDENTIAL CODE	2013 EDITION
CALIFORNIA FIRE CODE	2013 EDITION
CALIFORNIA PLUMBING CODE	2013 EDITION
CALIFORNIA ELECTRICAL CODE	2013 EDITION
CALIFORNIA MECHANICAL CODE	2013 EDITION
CALIFORNIA ENERGY CODE	2013 EDITION
CALIFORNIA GREEN BUILDING STANDARD CODE	2013 EDITION

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS FROM TOWN OF ROSS AND MARIN COUNTY.

PROJECT TEAM

OWNER: ERIK & LAURIE YOUNG PH: (206) 681-5148 erikyoun97@yahoo.com	DESIGN: ROMERO RIVAS DESIGNERS GROUP PH: (310) 492-3653 rdesignersgroup@hotmail.com	STRUCTURAL DESIGN: STC DESIGN & ENGINEERING PH: (415) 306-6142 sc.andry007@gmail.com
LAND SURVEYOR CONSULTANT:		

SYMBOLS

	INTERIOR ELEVATIONS
	MATERIAL DESCRIPTION
	CROSS SECTION
	HATCH TYPE
	DOOR TYPE
	ELEVATION HEIGHT
	GRID
	TOP OF ROOF
	TOP OF PLATE
	TOP OF CONCRETE
	PROPERTY LINE
	CENTER LINE
	CONTINUOUS FRAMING
	INTERRUPTED FRAMING
	FINISH LUMBER
	EXISTING WALLS TO REMAIN (2x 8/10 WALL @ 1/2" O.C. TYP)
	NEW WALLS TO BE BUILT (2x 8/10 WALL @ 1/2" O.C. TYP)
	EXISTING WALLS

ABBREVIATIONS

AB	ANCHOR BOLTS	GA	GAUZE	R.D.	ROOF DRAIN
ADJ.	ADJUSTABLE	GALV.	GALVANIZED	R.D.	REPIRACED
ALT.	ALTERNATE	G.D.	GARBAGE DISPOSAL	REF.	REFRIGERATOR
ALUM.	ALUMINUM	GFI	GROUND FAULT INTERRUPTER	REF.	REINFORCED
ARCH.	ARCHITECTURAL	GL	GLAZING	REQ.	REQUIRED
BO.	BOARD	GLULAM.	GLUE LAMINATED	RM.	ROOM
BRM.	BEDROOM	GR.	GRADE	R.O.	ROUGH OPENING
BLDG.	BUILDING	G.S.M.	GALVANIZED SHEET METAL	SC.	SOLID CORE
BLKS.	BLOCKING	GYP.BD.	GYP.SUM BOARD	S.F.	SQUARE FOOT
BM.	BEAM	H.B.	HOSE BIB	SH.	SHIELD
BOT.	BOTTOM	HC.	HOLLOW CORE	SHT.	SHEET
B.H.	BOTTOM OF WALL	HDR.	HEADER	SIM.	SIMILAR
CAB.	CABINET	HDWD.	HARDWOOD	SKYL.	SKYLIGHT
CEM.	CEMENT	HDWR.	HARDWARE	SO.	SQUARE
CER.	CERAMIC	HORIZ.	HORIZONTAL	ST.	STAIRS
CFM.	CUBIC FEET PER MINUTE	HT.	HEIGHT	STD.	STANDARD
CLS.	CEILING	INSUL.	INSULATION	STOR.	STORAGE
CLR.	CLEAR	INT.	INTERIOR	ST.STL.	STAINLESS STEEL
C.O.	CLEAN OUT	JST.	JOIST	SYM.	SYMMETRICAL
CONC.	CONCRETE	KIT.	KITCHEN	T.	TREAD
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	T.B.	TONEL BAR
CONT.	CONTINUOUS	LAV.	LAVATORY	TEL.	TELEPHONE
Ø	DIAMETER	MAX.	MAXIMUM	T.S.	TONGUE & GROOVE
DBRL.	DOUBLE	MECH.	MECHANICAL	TH.	THERMOSTAT
D.O.F.	DOUGLAS FIR	MEMB.	MEMBRANE	THR.	THREADED
DET.	DETAIL	MFR.	MANUFACTURED	T.O.C.	TOP OF CONCRETE
DISP.	DISPOSAL	MIN.	MINIMUM	TRANS.	TRANSPARENT
DN.	DOWN	MIS.	MISCELLANEOUS	T.	TUBE STEEL
DR.	DOOR	MTD.	MOUNTED	TV.	TELEVISION
DWR.	DRAWER	MTL.	METAL	T.W.	TOP OF WALL
D.W.	DISHWASHER	MX.	MIXONAVE	TYP.	TYPICAL
(E)	EXISTING	NEB.	NECESSARY	UNF.	UNFINISHED
EA.	EACH	NEG.	NECESSARY	U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	NOM.	NOMINAL	VERT.	VERTICAL
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	W.	WATER CLOSET
EQ.	EQUAL	Ø	OVERALL	WC.	WOOD
ENCL.	ENCLOSURE	O.C.	ON CENTER	WH.	WATER HEATER
E.P.	ELECTRICAL PANEL	OPNS.	OPENING	WHD.	WIND
EXT.	EXTERIOR	OPP.	OPPOSITE	WO.	WITHOUT
F.A.	FIRE ALARM	PERF.	PERFORATED	WP.	WATERPROOF
F.D.	FLOOR DRAIN	PH.	PHONE	WR.B.	WATER-RESISTANT GYP.BD.
FDN.	FOUNDATION	PLY.	PLYWOOD	WWM.	WELDED WIRE MESH
F.F.	FINISH FLOOR	PR.	PAIR		
FIN.	FINISH	PT.	POINT		
FLR.	FLOOR	PTN.	POINT		
FLUOR.	FLUORESCENT	PKDR.	POWDER		

DEFERRED SUBMITTAL

"IF REQUIRED" SEPARATE DEFERRED PERMIT FOR FIRE SPRINKLER SYSTEM NEEDS TO BE SUBMITTED, WHICH COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13-D AND LOCAL STANDARDS. PLANS AND SPECIFICATIONS FOR THE SYSTEM SHALL BE SUBMITTED BY AN INDIVIDUAL OR FIRM LICENSED TO DESIGN AND/OR DESIGN-BUILD SPRINKLER SYSTEMS

REQUIRED

- SPECIAL INSPECTIONS**
- SEISMIC RESISTANCE SHEARWALLS & DIAPHRAGMS
 - HOLDDOWNS
 - DOWEL & EPOXY
 - CONCRETE & REBAR PLACEMENT
 - WELDS
 - HERS

CITY STAMPS

DESIGN PROFESSIONAL

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

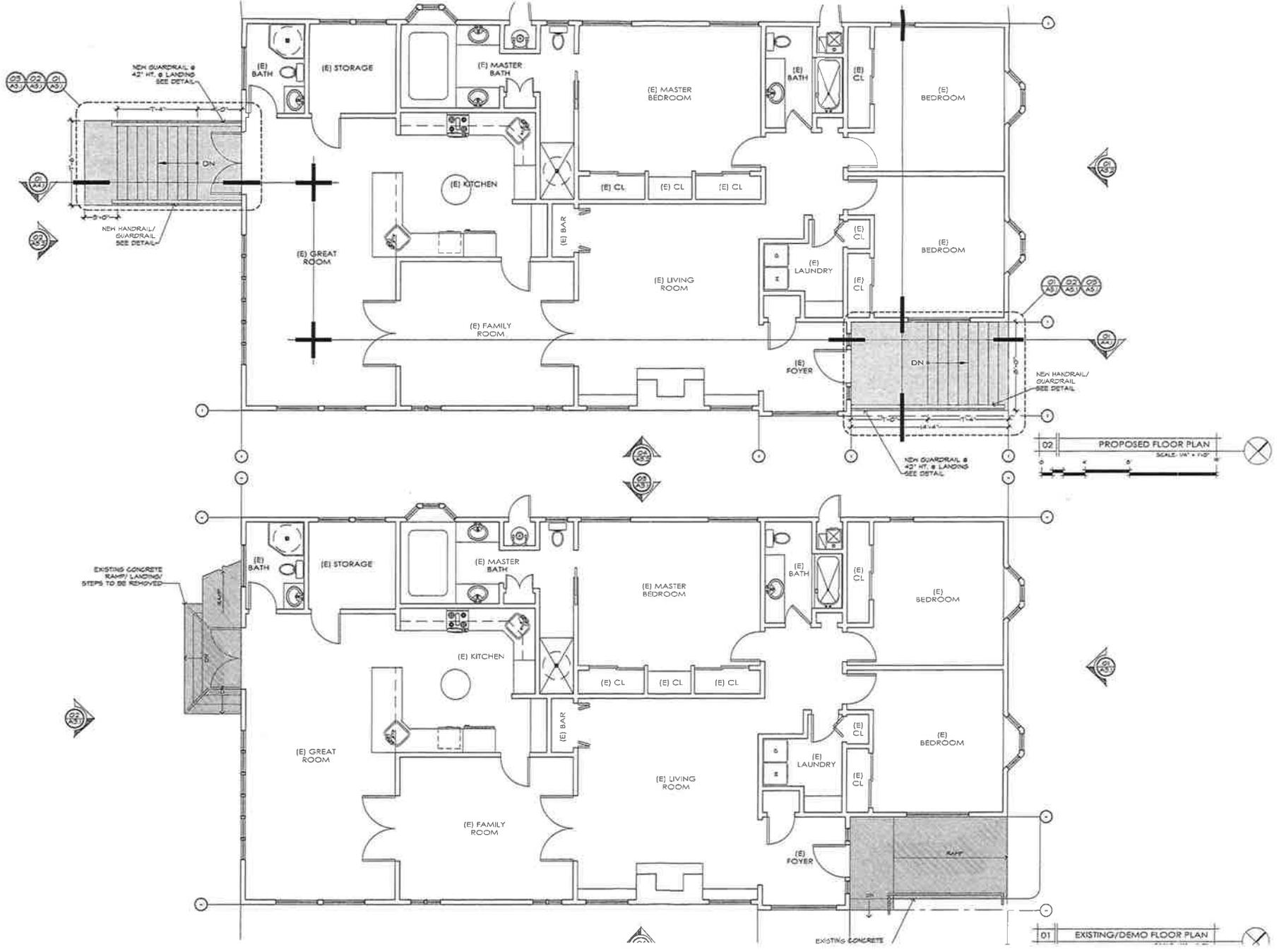
STC DESIGN & ENGINEERING

RECEIVED
Planning Department

APR 21 2016

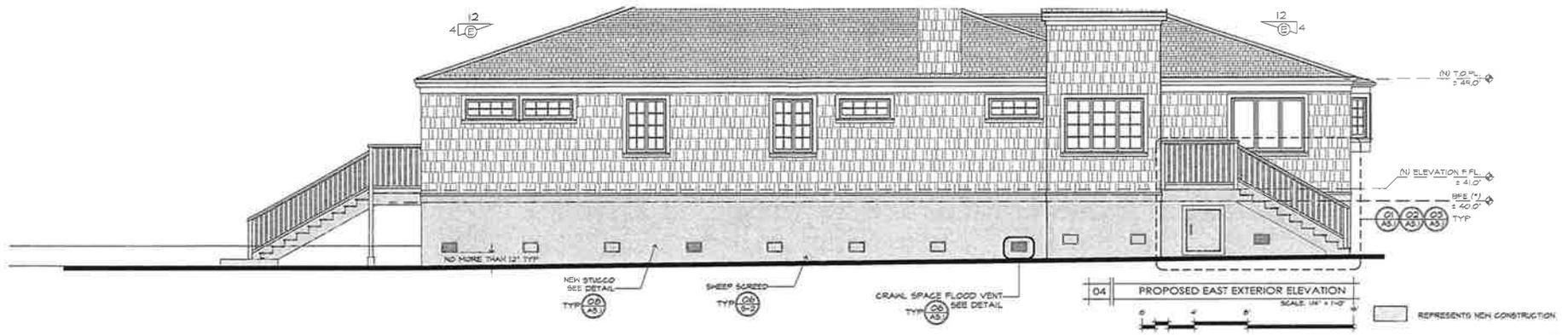
Town of Ross

2016 - 11:07am

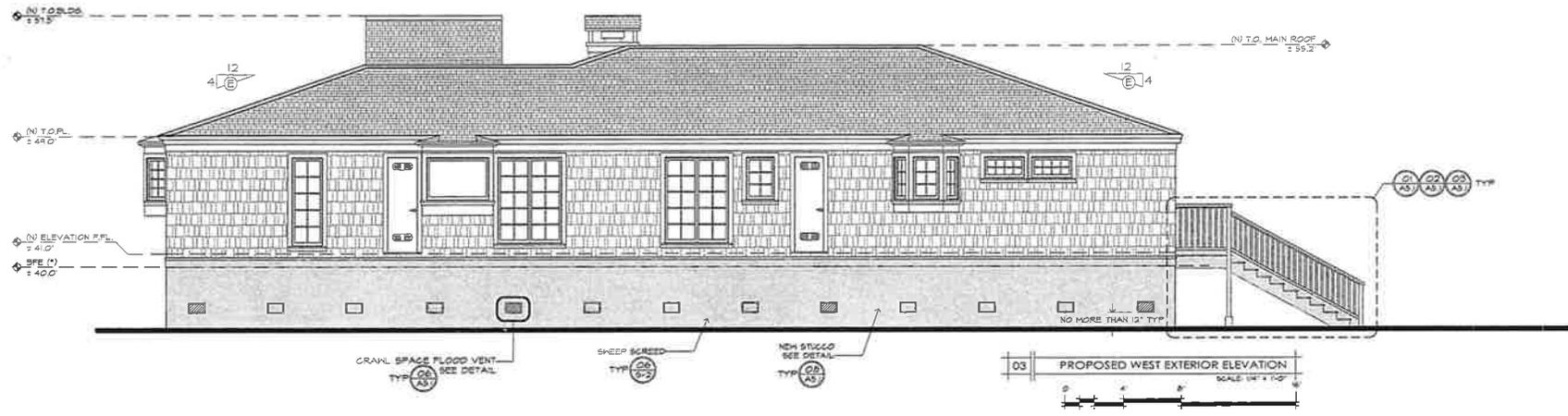


02 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

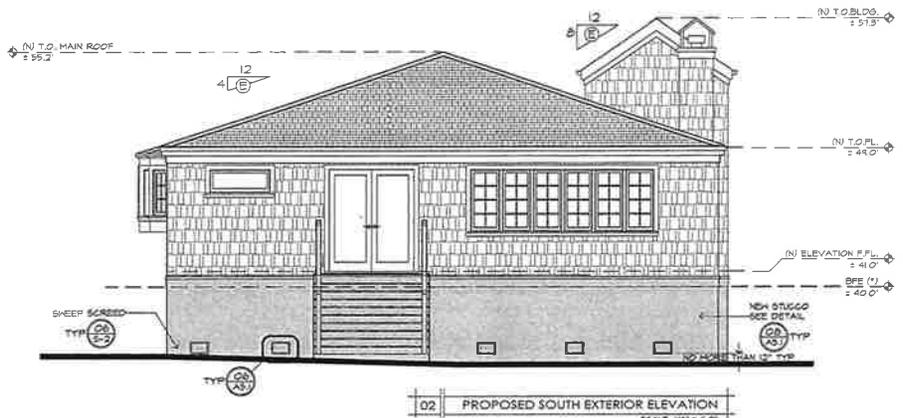
01 EXISTING/DEMO FLOOR PLAN



04 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
REPRESENTS NEW CONSTRUCTION



03 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



02 PROPOSED SOUTH EXTERIOR ELEVATION



01 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

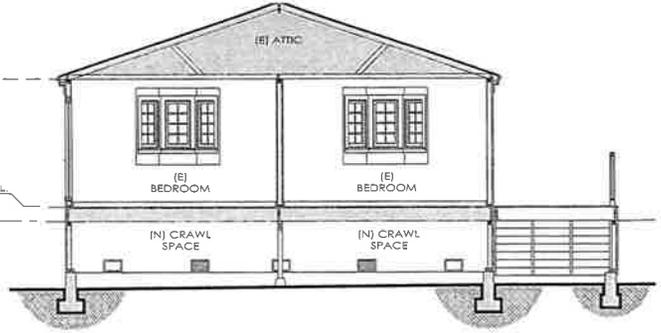
(*) INTERPRETED FROM FEMA FIRM MAP # 0604100458E

± 55.2

(N) T.O.P.L.
± 44.0'

(N) ELEVATION F.F.L.
± 41.0'

(B) F.F.E. (1)
± 40.0'

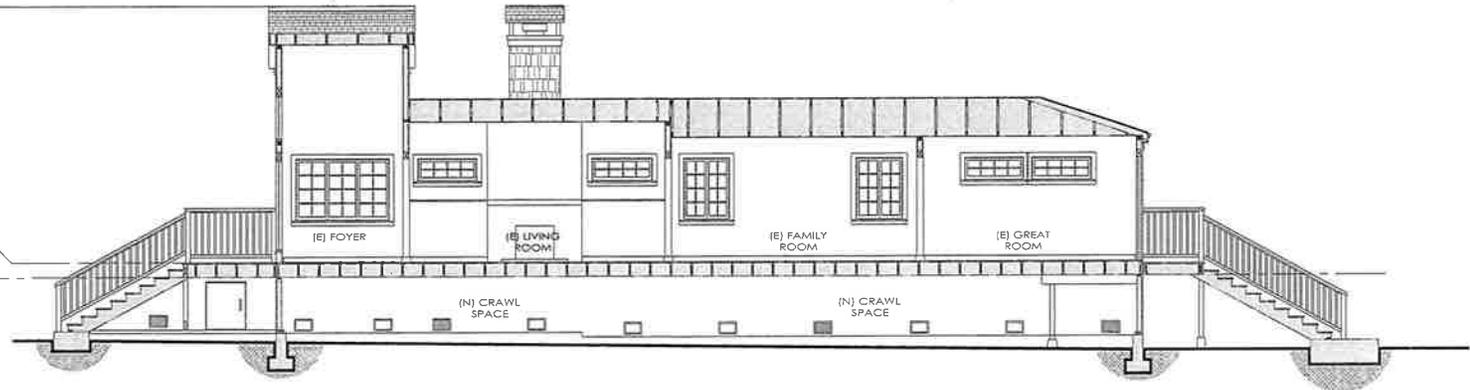


02 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

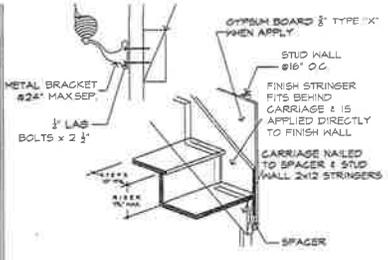
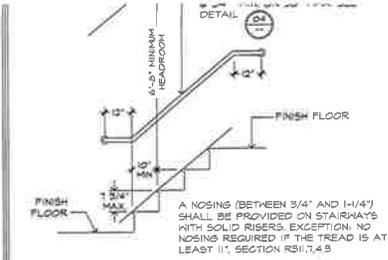
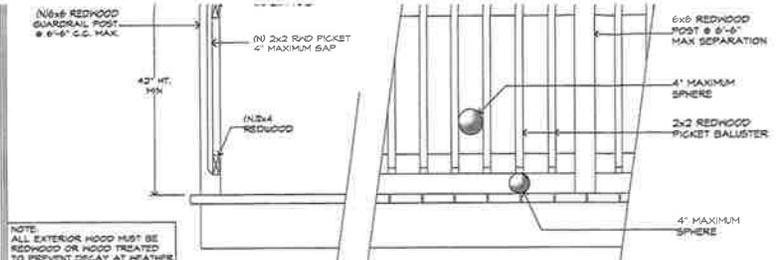
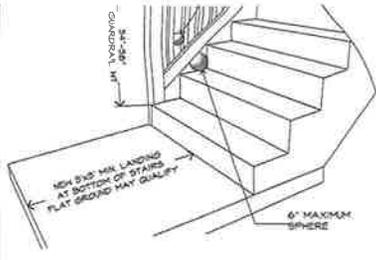
(N) T.O.B.L.D.
± 91.3

(N) ELEVATION F.F.L.
± 41.0'

(B) F.F.E. (1)
± 40.0'



01 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



NOTE:
ALL EXTERIOR WOOD MUST BE
REDWOOD OR WOOD TREATED
TO PREVENT DECAY AT WEATHER
EXPOSURE

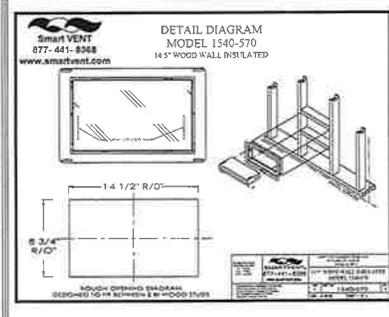
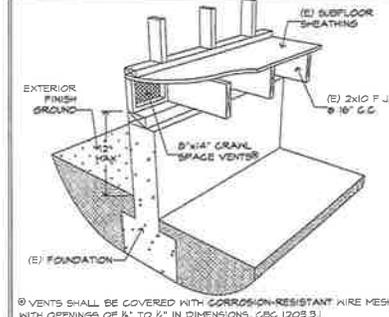
A NOSING (BETWEEN 3/4" AND 1-1/4")
SHALL BE PROVIDED ON STAIRWAYS
WITH SOLID RISERS. EXCEPTION: NO
NOSING REQUIRED IF THE TREAD IS AT
LEAST 11" SECTION RSI7.4.5

01 R.T.S. OPEN HANDRAIL DETAIL

02 R.T.S. DECK GUARDRAIL DETAIL

03 R.T.S. STAIRS DETAIL TYPICAL

04 R.T.S. HANDRAIL & STAIRS DETAIL



Smart VENT
877-441-8388
www.smartvent.com

INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540-570
14" WOOD WALL INSULATED

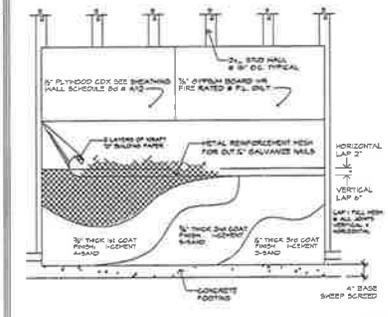
INSTALLATION INSTRUCTIONS
(SEE DIAGRAM ON BACK PAGE 2 OF 2)

- For each vent cut a CLEAN, SQUARE, and LEVEL 14 1/2" x 8 3/4" opening in the outside sheathing. Ensure that the bottom of the opening is no more than 12" above the finished first grade.
- Remove the vent door from the frame. Turn upside down, rotate bottom of door outward and slide out of frame slots.
- Position the vent frame in the opening with SERIAL NUMBER LABEL on the BOTTOM and ensure that it is square and level. Apply a small bead of polyurethane adhesive behind the vent frame as shown in the diagram.
- Use 4 cash fasteners (shown) to secure the frame through the sheathing and into the structural member. NOTE: This model does not contain steps. Details for steps by mounting the vent plate into the studs in the sub of the vent frame. Ensure the black foam gaskets are facing downward.
- Let the frames of the Vents door go as they sit rotate down into the Vent frame.
- Check that Vents door is latched on both sides.
- To open the door insert 2 coins made into the flat plate as shown in the diagram. The outside flange and covers are covered with 1/2" channel or any surface treatment like brick or stone. Use CAUTION to not apply any covering that will impede the movement of the vent door in any direction.

Smart VENT
877-441-8388
www.smartvent.com

FOR MORE INFORMATION CONTACT US AT 877-441-8388 OR VISIT US AT WWW.SMARTVENT.COM

© 2016 SMART VENT. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SMART VENT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



05 R.T.S. (M) CRAWL SPACE VENTILATION

06 R.T.S. FLOOD VENT DETAIL

07 R.T.S. FLOOD VENT INSTRUCTIONS

08 R.T.S. EXTERIOR STUCCO WALL

© VENTS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH OPENINGS OF 1/8" TO 1/4" IN DIMENSIONS. CBC 1205.5

INSULATED OVERHEAD BRIDGEMAN
DESIGNED TO FIT BETWEEN 2x4 WOOD STUDS

HORIZONTAL LAP 2"
VERTICAL LAP 6"
LAP SHALL BE FULL AND UNINTERRUPTED
4" STUCCO OVER SCREED