TOWN OF ROSS

Agenda Item No. 16.

Staff Report

Date: March 9, 2017

To: Mayor Hoertkorn and Council Members

From: Heidi Scoble, Planning Manager

Subject: Shewey Demolition Permit, Design Review, Variance, Nonconformity Permit, and Tree Removal Permit, 45 Bolinas Avenue, File No. 2016-049

Recommendation

Town Council approval of Resolution 1989 conditionally approving a Demolition Permit, Design Review, Variances, a Nonconformity Permit, and a Tree Removal Permit to allow the remodel of the existing single family residence and guest house, in addition to the new construction of a swimming pool located within a side and rear yard setback.

Property Information:

Owner:	Matt and Collin Shewey
Design Professional:	Ann Bool
Location:	45 Bolinas Avenue
A.P. Number:	073-051-08
Zoning:	R-1 (Single Family Residence, 5,000 sq. ft. min. lot size)
General Plan:	Medium Density (6-10 Units/Acre)
Flood Zone:	Zone AE (1-percent annual chance floodplain)

Project Summary:

Lot Area	**12,800 square feet**		
Existing Floor Area/Ratio	**3,737 sq. ft.**	**28%**	**(20% permitted)**
Proposed Floor Area/Ratio	**No Change**		
Existing Lot Coverage	**4,145 sq. ft.**	**32%**	
Proposed Lot Coverage	**4,388 sq. ft.**	**34%**	**(20% permitted)**
Existing Impervious Surfaces	**5,234 sq. ft.**	**40%**	
Proposed Impervious Surfaces	**4,998 sq. ft.**	**39%**	

Project Description

The applicant is requesting a Demolition Permit, Design Review, Variances, a Nonconformity Permit, and a Tree Removal Permit to allow the remodel to an existing single family residence, the remodel of the existing guest house, and the new construction of a 388 square foot one car garage. The project would also include raising the main residence's building height by approximately two feet to meet base flood plain regulations. As a result of the building height increase, the applicant is seeking a lot coverage Variance in order to raise and reconstruct an existing deck that provides access to the residence. The existing deck does not currently meet the Town's definition to count towards lot coverage, however the raised deck would count towards floor area. Other project features would include new landscape and hardscape features, including new plantings to screen neighboring properties and replacement tree planting associated with a previous Tree Removal Permit that was issued last year.

The project materials for the primary residence would include the retention, repair, and/or replace the existing vertical wood siding, the reconfiguration and retention of new wood windows, and the installation of a new Class "A" asphalt composition shingle roof would replace the existing roof. The project would also include the construction of a new roof element over the front porch.

The guest house project materials would also consist of vertical wood siding to match the primary residence, wood windows, and a new Class "A" asphalt composition shingle roof to match the primary residence.

The project includes the removal of a 78" and 34" American Elm that is located on the side property lien adjacent to 37 Bolinas Avenue. An Arborist Report prepared by Uriel Barron dated December 2, 2016 is attached to the staff report.

The project includes variances for the following:

1. Construct a new one car garage seven feet within the left side yard (easternmost property line) setback, where a 10 foot setback is required for a garage.
2. Construct a new swimming pool three feet from the right side yard (westernmost property line) setback, where a 15 foot setback is required.
3. Construct a new swimming pool 27 feet from the rear yard (southernmost property line) setback, where a 40 foot setback is required.
4. Construct 243 square feet of additional lot coverage to allow new replacement deck related to the increase in building height to meet FEMA base flood elevation requirements

The proposed improvements require the following permits.

- **A Demolition Permit is required pursuant to Ross Municipal Code (RMC) Section 18.50.020** because the project would result in demolition of more than 25% of existing walls and exterior wall coverings of the main residence, in addition to the demolition of the existing detached garage.

- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the proposed improvements would result in demolition of more than 25% of existing walls and exterior wall coverings, in addition to grading more than 50 cubic yards of soil for the proposed swimming pool.

- **A Non-Conformity Permit is required pursuant to Ross Municipal Code (RMC) Section 18.52.030** to allow for the structural alteration to a nonconforming residence and guest house.

- **A Variance is required pursuant to RMC Chapter 18.48** to allow for additional lot coverage and structures to be located within the side and rear setbacks.

- **A Tree Removal Permit is required pursuant to Ross Municipal Code (RMC) Section 12-24.080** to allow for the removal of significant tree (12" in diameter or greater) on improved land.

Advisory Design Group Review

The project received Advisory Design Review (ADR) review on July 26, 2016. The ADR Group's generally supported the mass, scale, and proportions of the project and suggested the following comments be considered prior to submittal of a formal application to the Town Council:

1. Try to reduce the amount of new impervious surfaces and use permeable materials.
2. Consider pushing back the swimming pool away from the common property line at 47 Bolinas Avenue.
3. Provide details on any fencing and sports court equipment.
4. Consider using rough natural siding material for the residence in order to blend better with the site and the context of the neighborhood.

Since the July 2016 ADR Group meeting, the project has been revised to address the ADR Group comments.

Key Issues

Design Review

The overall purpose of Design Review is to provide excellence in design consistent with the same quality of the existing development, to preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, to discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression, and to upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site. Accordingly, pursuant to Section 18.41.100 of the Ross Municipal Code, a series of Design Review criteria and standards have been developed to guide development.

In reviewing the project, the following design review criteria and standards are most relevant to the project:

1. **Preservation of Natural Areas and Existing Site Conditions.** Specifically, sites should be kept in harmony with the general appearance of neighboring landscape.

2. **Minimizing Bulk and Mass**. New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves.

3. **Visual Focus**. Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure.

4. **Privacy.** Building placement and window size and placement should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties. Where nonconformities are proposed to be retained, the proposed structures and landscaping should not impair the primary views or privacy of adjacent properties to a greater extent than the impairment created by the existing nonconforming structures.

Upon review of the project, staff suggests the project is designed to be consistent with the Town's Design review criteria and standards of Section 18.41.100 of the Ross Municipal Code and generally supports the size, location, and materials of the project. However, there are two elements of the project relative to the height of the remodeled guest house and landscape screening that the adjacent property at 8 Fernhill Avenue has raised. Specifically, regarding the height of the remodeled guest house, the neighboring property at 8 Fernhill Avenue has identified that the proposed 16-foot height would adversely impair the view from the interior of their family room and the exterior views from their deck. In discussing this concern with the property owner, the property owner has volunteered to reduce the height of the guest house by 1.5 to 2 feet so that post construction, the ridge height would be at the same level of the existing hedge screening that was planted along the common side property line of 6 and 8 Fernhill Avenue (the property owner has stated that the proposed height reduction would be demarcated with spray paint on the story poles by the time the Council members conduct their site visits).

To lessen any impact on the neighbor relative to privacy, staff is recommending a 2 foot decrease in height unless the applicant can demonstrate that a 1.5 foot decrease in height will result in the same reduced visual effect. With the reduced height of the guest house, the property owner at 8 Fernhill Avenue may see a filtered view of the guest house roof/roof ridge, however, based on the surrounding built environment, the filtered view would be similar to other filtered views of surrounding residences currently viewed from the property, and therefore it would not appear that the lowered guest house would create an adverse view impact. A condition of approval is recommended to ensure the height is reduced by 2 feet.

The second concern raised by the property owner of 8 Fernhill Avenue is that the proposed landscape plan is not sufficient to provide adequate landscape screening between the two properties. The two properties used to have considerable screening, however, three unhealthy trees were permitted to be removed in December 2015, thus creating more visibility between the two properties. Although three 24-inch box replacement trees were required to be planted consistent with the Town's regulations as a condition of the Tree Removal Permit, the property owner has deferred the planting of the trees and has incorporated the tree replacement plantings into the proposed landscape plan.

The proposed landscape plan includes the planting 15 gallon English Laurels planted along the rear property line abutting 8 Fernhill Avenue. Due to the proposed planting size of the English Laurels and the amount of time it would take for the Laurels to provide adequate screening, the property owner at 45 Bolinas has volunteered to plant a 12 foot tall evergreen tree to provide screening (the property owner has indicated that a story pole will be installed prior to the Council members site visit to demarcate the proposed location and height of the proposed tree). Staff suggest the planting of an additional tree, in addition to the Laurels would provide sufficient privacy screening between the two properties. As such, a condition of approval is recommended to require the planting of the tree.

With the above conditions of approval, staff suggests the project is consistent with the Design review criteria and standards as follows:

1. As conditioned, the project would maintain the bucolic appearance of the grounds and appearance to neighboring properties.
2. As conditioned, the mass and scale of the project would be more in keeping with character of the setting and the surrounding neighboring properties.
3. As conditioned, the exterior modifications to the primary residence and guest house would be in keeping with the architectural style and materials of the existing residence.
4. The project is designed within high quality, long lasting materials and colors.
5. The project would maintain its previously approved driveway access and circulation.
6. The project would not impact any creeks and drainage ways to ensure protection of any natural resource area of the riparian area.
7. The project would not reduce the Town's housing stock.

Impervious Surfaces

The project is designed with a net reduction in existing impervious surfaces by substituting existing impervious surfaces with permeable materials. The practice of substituting impervious materials with permeable materials is commonly proposed by applicants and approved by the Council. Additionally, the Town's Design review criteria and standards also advocates the reduction of impervious surfaces through the use of permeable materials for driveways, parking areas, patios and paths.

A question has been raised as to whether concrete permeable pavers are permeable since they are concrete. It is common practice in the building industry that permeable concrete pavers can be developed to allow stormwater to percolate and infiltrate the surface area. The permeable

concrete pavers are developed to be porous, which again, allows water to percolate in to the ground (see attached specification sheet).

Swimming Pools within a Floodplain

A question has been raised as to whether or not swimming pools can be located on properties within a floodplain. Neither the Town's Municipal Code regulations preclude the construction of a swimming pool in a flood plain, nor do the building code and FEMA regulations preclude the construction of swimming pools in floodplains. Furthermore, Matt Smeltzer, who has worked for the Town as the Town's Hydrologist, has prepared a technical memo regarding the installation of swimming pools within floodplains. The memo states that is designed properly, new swimming pools and appurtenances may be installed within floodplains (see attachment). The memo also suggests that the swimming pools may facilitate minor flow reducing detention effects if the pool water surface is drawn down 3-6 inches prior to an impending winter storm forecasted event.

Setback Variance for the Swimming Pool

A question that has been raised is what has been the Town's past practice in terms of approving setback variances for swimming pools within setbacks. As seen from googlemaps and Marinmaps, there are many swimming pools and/or hot tubs that have been constructed within front yard, side yard, and rear yard setbacks. Past Town Council minutes also demonstrate approvals for past setback variances for swimming pools and hot tubs (e.g., 124 Winding Way approved in 1974). Furthermore, the following table provides the Town Council actions regarding the new construction of pools and/or hot tubs in setbacks from 2011 to present (hot tubs were included in the table since they are considered to have similar noise impacts related to swimming pools):

Date	Address	Description	Action
February 10, 2011	29 Makin Grade	Rear yard (22 feet) and side yard (19 feet) variances to allow a hot tub	Approve
May 12, 2011	1 Southwood	Rear yard (20 feet) setback variance for new swimming pool	Approve
December 8, 2011	98 Shady Lane	Rear yard (8 feet) and side yard (12 feet) variance for a swimming pool and spa	Deny
December 8, 2011	60 Baywood	Rear yard (36 feet) variance for a hot tub	Approved
February 9, 2012	10 Morrison	Front yard (14 feet) variance for a hot tub	Approved
June 14, 2012	93 Bolinas	Rear yard (3.5 feet) and side yard (3.5 feet) variances for a hot tub	Approved
July 12, 2012	30 Wellington	Rear yard (39 feet) variance for a hot tub	Approved
December 13, 2012	92 Shady	Rear yard (33 feet) variance for a hot tub	Approved

June 13, 2013	53 Winship	Side yard (10 feet) setback variance for a hot tub	Approved
July 11, 2013	50 Willow	Front yard (5 feet) and side yard (5 feet) variances for a spa and pool extension	Approved
May 9, 2013	33 Wellington	Side yard (11 feet) variance for a new swimming pool	Approved
November 13, 2014	12 Brookwood	Rear yard (15 feet) setback variance to allow for a new pool and spa	Approved
July 9, 2015	90 Glenwood	Rear yard (26 feet) setback variance for a new swimming pool	Approved

As shown in the above table, the Town Council typically approves swimming pools and/or hot tubs in setbacks. Out of the above 13 projects, only one project was denied.

In terms of the project, a Variance is required to allow the installation of the swimming pool to be located approximately 3 feet from the side yard setback and 27 feet from the rear yard setback. Pursuant to Section 18.48.010, a Variance may only be permitted if :

1. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

3. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to use permits.

Staff suggests that a special circumstance does exist based on the constraints associated with the existing development of the site. The only reasonable area to locate a swimming pool within the project site would be within the area of where the swimming pool is proposed. Even if the pool were slightly shifted from the side and rear property lines, a Variance from the setbacks would be required due to the shape and the only available location to construct a swimming pool. Therefore, staff suggest the special circumstance finding can be achieved. Staff further suggest that the use is consistent with the zoning and that approving the swimming pool would not be a grant of special privilege as supported by the above table which demonstrates that other properties in the Town have received variances for swimming pools in setbacks.

Lot Coverage Variance

The project is proposing a lot coverage Variance to allow the construction of a new replacement deck related to the increase in building height to meet FEMA base flood elevation requirements. The existing deck that provides access to the family room and a bedroom is currently elevated, but does not meet the Town's definition as counting towards building (lot) coverage. Pursuant to section 18.12.070 of the Ross Municipal Code, "The area of any wooden, concrete or masonry deck, porch or patio area that is at ground level or not over 18 inches from ground level shall not be so included provided such structure is not roofed." As the project consists of raising the primary residences foundation to meet FEMA base flood elevation requirements, the applicant is proposing to reconstruct the existing deck in its current configuration, however, the deck would be taller than 18 inches and therefore would count towards floor area.

Staff suggest that the Variance findings can be supported to address the Variance based on the FEMA base flood elevation requirements as it relates to the primary residence and that the Town has previously approved similar variances for elevated decks in floodplains.

Nonconformity Permit

Pursuant to Section 18.54.030(c), a nonconforming structure in a residential zoning district may be enlarged, extended reconstructed or structurally altered with a nonconformity permit approved under Section 18.52.040, except that a floor area ratio variance shall be required to increase the square feet of nonconforming floor area. Staff suggests the Nonconformity Permit findings can be achieved as the project would meet the intent and purpose of the regulations as follows:

1. The primary residence and the guest house were constructed prior to the Town's zoning regulations and therefore considered to be legal nonconforming.
2. The scope of the project would allow for structural alterations to the existing nonconforming walls associated with a legal nonconforming primary residence and the guest house.
3. The project would be in keeping with the architectural, cultural and aesthetic value of the primary residence and guest house by designing a project that would architecturally consistent and compatible with the design and massing of the built environs, and therefore consistent with the Design review criteria and standards as described in the Design Review section of the staff report. The project is also subject to conditions of approval to provide project screening to ensure a balanced and harmonious relationship among structures on the site, between structures and the site itself, and between structures on the site and on neighboring properties.
4. A condition of approval would require the maximum height of the guest house to be reduced by two feet or unless the property owner can demonstrate a 1.5 foot height reduction would result in the same reduced visual effect at a 2 foot height reduction.
5. The project would not result in a net increase in existing floor area associated with the project site.

6. The project would be required to comply with the Town's Municipal Code and California Building Code to ensure the public health, safety, and welfare to properties or improvements in the vicinity.
7. The project is designed to comply with the Town's Flood Damage Prevention regulations of Chapter 15.36.
8. The project is designed to provide one enclosed on-site parking space where an enclosed parking space does not currently exist.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. A number of public comments have been attached to the staff report. The comments provide both support and concerns relative to the project. As summarized in the Public Comment attachments, the opposition comments raise concerns regarding the applicability and conformance with the land use permits being requested.

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 net funding impacts associated with the project.

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, including a detached accessory structure with no potential for impacts as proposed. 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 1989
2. Project plans
3. Applicant's letter to the Council
4. Arborist Report prepared by Uriel Barron dated December 2, 2016
5. Advisory Design Review Group minutes dated July 26, 2016
6. Technical Memo prepared by Matt Smeltzer dated February 27, 2017
7. Concrete paver information
8. Public Correspondence

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 1989
A RESOLUTION OF THE TOWN OF ROSS APPROVING A DEMOLITION PERMIT, DESIGN REVEW, VARIANCE, A NONCONFORMITY PERMIT, AND A TREE REMOVAL PERMIT TO ALLOW THE REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE AND GUEST HOUSE, AND THE NEW CONSTRUCTION OF A SWIMMING POOL AT 45 BOLINAS AVENUE, APN 073-051-08

WHEREAS, project architect Ann Bool, on behalf of property owners Matt and Collin Shewey, have submitted an application for a Demolition Permit, Design Review, a Nonconformity Permit, Variance, and Tree Removal Permit to allow the remodel to an existing single family residence, the remodel of the existing guest house, and the new construction of a 388 square foot one car garage. The project would include raising the main residence's building height by approximately two feet to meet base flood plain regulations. Other project features would include new landscape and hardscape features, including new decks, a new patio and swimming pool at 45 Bolinas Avenue (herein referred to as 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 no potential for impacts as proposed. 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 March 9, 2017, 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 reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to the Conditions of Approval attached as Exhibit "B" at 45 Bolinas Avenue.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 9th day of March 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kathleen Hoertkorn, Mayor

ATTEST:

_____
Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS TO APPROVE
45 BOLINAS AVENUE
APN 073-051-08

A. Findings

I. Demolition Permit (RMC § 18.50.060) - Approval of a Demolition Permit for removal of existing single family residence is based on the findings outlined in Ross Municipal Code Section 18.50.060 as described below:

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

The Demolition Permit is required to allow the demolition of more than 25% of the existing residence, in addition to allowing the remodel to the existing single family residence and guest house. The project residence and guest house is not considered to be of any historic or cultural value and would enhance the aesthetic value of the residence by providing an architectural design that is more in keeping with the project site and the neighborhood.

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

The project would retain a similar, but updated design character, mass and bulk, and materials of the existing residence, therefore preserving the small town quality and feeling of the town.

c) The project is consistent with the Ross general plan and zoning ordinance.

With the exception of the existing legal nonconforming floor area, lot coverage, and side yard and rear yard setbacks, the project is consistent with the Ross general plan's residential land use designation and the R-1 zoning district general development standards.

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

The project would be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

II. In accordance with Ross Municipal Code Section 18.41.070, Design Review is approved based on the following findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

As supported in the March 9, 2017 staff report and as conditioned, the project would meet the purpose of the Design Review chapter through its high quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. The project would not impact the "small town" character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing residence and garage. As conditioned, the project would also minimize visibility with landscaping to soften the appearance of the residence. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater prior to issuance of any building permit to allow for the construction of the project.

b) The project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100.

As summarized in the staff report dated March 9, 2017, the project would be consistent with the design review criteria and standards relative to architectural design, materials, colors, and landscaping. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

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

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Medium Density land use designation of the General Plan and the single family residence chapter of the zoning ordinance.

III. Non-conformity Permit (RMC § 18.52.040) – Approval of a non-conformity Permit to allow reconstruction of the existing residence in its existing nonconforming location is based on the following findings:

a) The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed.

The existing structures were originally constructed circa 1912, prior to the Town's zoning regulations, therefore the project is consistent with this finding.

b) The town council can make the findings required to approve any required demolition permit for the structure.

These findings have been made under the demolition findings above.

c) **The project substantially conforms to relevant design review criteria and standards in Section 18.41.100.**

See Design Review Findings above.

d) **Total floor area does not exceed the greater of: a) the total floor area of the existing conforming and/or legal nonconforming structure(s); or b) the maximum floor area permitted for the lot under current zoning regulations.**

The project would not result in any increase to the existing floor area.

e) **Granting the permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

As stated in the March 9, 2017 staff report, the project would allow for an overall improvement to the building exterior and improvement to the functionality of the primary residence and guest house interiors. The project would also be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

f) **The project will comply with the Flood Damage Prevention regulations in Chapter 15.36.**

The project site is designed to comply with the base flood elevation requirements of FEMA.

g) **The fire chief has confirmed that the site has adequate access and water supply for firefighting purposes, or that the project includes alternate measures approved by the fire chief.**

The project has been reviewed by the Ross Valley Fire Department (RVFD). The RVFD has provided stated that the project can be approved subject to the installation of fire sprinklers, smoke detectors, and carbon monoxide detectors.

h) **The applicant has agreed in writing to the indemnification provision in Section 18.40.180.**

Indemnification requirements have been included as conditions of approval

i) **The site has adequate parking.**

The project would provide the required two on-site parking spaces, one of which would be covered consistent with the R1 zoning district regulations.

IV. **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;**

As supported in the March 9, 2017 staff report, the requisite special circumstance findings can be achieved to allow the setback and lot coverage Variances due to the location and surrounding of the existing conditions of the project site and because of FEMA and building code regulations that require the height of the residence to be constructed at least two feet taller.

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

The granting of the project Variances as described in the March 9, 2017 staff report would be consistent with other Variances that have been granted for similar projects in similar zoning districts within the Town. The project would also allow the property owner to preserve the existing development right to allow the remodel of the existing residence while working within the Town Council approved building footprint.

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.

V. **In accordance with Ross Municipal Code Section 12.24.080, a Tree Removal permit is approved based on the following findings:**

1. The alteration or removal is necessary to allow the economic enjoyment of the property, such as construction of improvements because some of the trees are located over the most feasible development area;
2. The alteration or removal would not adversely impact the subject property or neighboring properties because a large number of trees will remain;
3. Tree removal would not result in significant erosion or the diversion of increased flows of surface water because engineered fill would be placed where stumps are removed;
4. The alteration or removal is necessary due to the Ross Valley Fire Department's requirements for improved on-site circulation. The Ross Valley Fire Department has also approved a Vegetation Management Plan that includes tree removal that is required to comply with state mandated defensible space criteria.

EXHIBIT "B"
CONDITIONS OF APPROVAL
45 BOLINAS AVENUE
APN 073-051-08

1. This approval authorizes a Demolition Permit, Design Review, a Nonconformity Permit, and a Variance to allow the remodel to an existing single family residence, the remodel of the existing guest house, and the new construction of a 388 square foot one car garage. The project would include raising the main residence's building height by approximately two feet to meet base flood plain regulations. Other project features would include new landscape and hardscape features, including new decks, a new patio and swimming pool.

2. The building permit shall substantially conform to the plans entitled, "Shewey Residence" consisting of 17 sheets prepared by Ann Bool Design and Planning, date stamped received November 10, 2016.

3. PRIOR TO ISSUANCE OF ANY GRADING OR 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. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, the project plans for the guest house shall be reduced to a maximum height of 14 feet. The height of the guest house shall be measured from the existing grade.

5. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, a final landscape plan, prepared by a licensed architect, shall be reviewed and approved by the Planning Manager. The final landscape plan would show planting of one 12 foot tall evergreen trees to screen the project from the neighboring property at 8 Fernhill Avenue. The Town's Planning Manager also reserves the right to require additional landscape screening so that only minimal filtered views of the project would be seen from the elevated rear deck at 8 Fernhill Avenue.

6. The Tree Removal Permit for the removal of the 78" and 34" American Dutch Elm cannot be removed until issuance of any grading or building permit.

7. 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.

8. 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.

9. 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.

10. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:

    a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

    b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.

    c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.

    d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (e.g. temporary seeding and mulching or straw matting).

    e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for

a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.

f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director, 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.

g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.

h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.

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

j. A Final construction management plan shall be submitted in time to be incorporated into the job.

k. 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.

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

m. 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.

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

o. 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).

p. 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.

q. 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.

r. 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.

s. 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.

t. 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.

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 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.

11. 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

General Notes

1. Regardless of details on plans, this construction shall comply with the following codes
   2013 California Building Code
   2013 California Residential Code
   2013 California Electrical Code
   2013 California Plumbing Code
   2013 California Mechanical Code
   2013 California Fire Code
   2013 California Energy Code
   2013 California Energy Efficiency Standards
   2013 California Green Building Standards Code
   Town of Ross Ordinances and Amendments
   Any discrepancy discovered on or between these plans shall be brought to the attention of the Designer prior to the start of any related work. The Contractor shall verify all existing conditions and dimensions on site prior to construction.
2. Contractor assumes responsibility for the job site conditions during the course of construction, including the safety of all persons and property. The Contractor shall defend, indemnify and hold the Owner and the Designer harmless from any liability in connection with the performance of work on this project, except for liability arising from sole negligence of the Owner or Designer.
3. A combination carbon monoxide/smoke detector shall be installed outside all bedroom areas. Smoke detectors are required in bedrooms and on all levels of the residence. Carbon monoxide detectors are required on all levels of the residence.
4. No pipe shall be embedded in concrete.
5. Protection of piping passing through or under walls to be in accordance with CPC.
6. All floor drains shall be trapped and shall be provided with the proper line in accordance with CPC.
7. Heating and ventilating equipment shall be installed in accordance with the California Mechanical Code.
8. Water closets shall be low flush, maximum 1.28 gallons per flush.
9. Shower heads, lavatory and sink faucets shall have a maximum flow of 2.2 gallons per minute.
10. Provide approved, non-removable backflow prevention device on all hose bibs.
11. Showers shall be provided with individual control valves of the pressure balancing or thermostatic mixing valve type. Handle position stops shall be provided on each valves and shall be adjusted per manufacturer's instructions to deliver a maximum water temperature of 120 degrees F.
12. The location of all gas shut off valves for appliances shall be located within 6 feet of the appliance served per CPC
13. Provide blocking in walls as necessary for the installation of cabinets, shelving and fixtures.
14. Structural observation shall be required by the Engineer for structural conformance to the approved plans
15. See Structural Drawings, General Notes, for special inspection requirements.
16. Special inspection or structural observation is not a substitute for inspection by the Building Official or the Building Inspector. Specially inspected work that is installed or covered without the approval of the Building Official and the special Inspector and design Engineer is subject to removal or exposure.
17. The Engineer must note on the job card, on inspection sheets, that structural observation has been performed and the structure is in compliance to the approved plans prior to building inspection by the Ross Building Inspector.
18. Place and secure all anchor bolts and other items to be cast in concrete for foundation inspection. Wet setting anchor bolts or reinforcing after placement of concrete is not allowed.
19. Special inspection is required for drilled piers and epoxy set anchor bolts
20. The address shall be posted in accordance with requirements of the California Building Code, California Fire Code and Fire Department Standards. Final inspection and signoff of address posting shall be coordinated through Building Department.
21. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
22. The applicant shall comply with Chapter 49 of the 2013 California Fire Code and Appendix II of the 2006 WUI Code requirements relating to the clearance of flammable brush and weeds a minimum clearance of 30' from structures and 10' from roads and property lines shall be cleared and maintained. This will be a condition of final inspection.
23. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.
24. Fire Department and City personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, emergency and penal codes pertaining to maintaining road access for emergency vehicles.
25. To avoid inspection delays by the Fire Department, all requests must be made at least 48 hours in advance.
26. All permits and/or inspection fees required by the Fire Department shall be paid in full prior to final occupancy being granted.
27. All new outdoor lighting that is attached to the building shall be high efficiency. Other lighting may be allowed provided that they are controlled by motion sensors with integral photosensor. All lighting shall be labeled "suitable for wet locations" per CEC 410.4 (A)
28. Interior lavatory faucets must not exceed 1.5 gallons per minute at 60 psi. The maximum flow rate of a residential lavatory faucet is 0.8 gallons per minute at 20 psi. Metering faucets must not deliver more than 0.25 gallons per cycle
29. This plan shall be a binding document; failure to adhere to the plan may result in stoppage of the project. This plan shall be updated as project conditions change. Updates to the plans shall be provided to the Department of Public Works.

Project Information

Scope of work:
Complete interior remodel, new windows and doors. New siding, roof and decking materials. Raise foundation to comply with FEMA guidelines.

Zoning	R-1
Assessor's Parcel number	073-051-08
Occupancy Group	R-3/U1
Building Type	VN
Lot Size	12,800 s f
Allowed Lot Coverage	2,560 s f (20%)
Allowed FAR	2,560 s f (20%)
Existing Floor Area	
Main Residence	2,714 s f
Guest House	665 s f at lower level + 358 at upper level = 1,023 s f
Total	3,737 s f
FAR	3,737 / 12,800 = 29%
Lot Coverage (inc. decks)	4,145 / 12,800 = 32%
Total Impervious Surface	2,714 s f house, 665 s f guest house + 1,816 s f asphalt paving + 36 entry = 5,234 s f / 12,800 = 40%
Proposed Floor Area	
Main Residence	2,684 s f
Guest Residence	665 s f
Garage	388 s f
Total	3,737 s f
FAR	3,737 / 12,800 = 29%
Lot Coverage (inc. decks and porch)	4,385 s f (34%)
Total Impervious Surface	2,684 s f house + 665 s f guest house + 388 s f garage + 234 s f entry porch + 864 s f swimming pool + 50% sand set patio 381 s f = 4,996 s f / 12,800 = 39%
Building Heights	
Existing building height	29'-11"
Allowed building height	30'-0"
Proposed building height	22'-11"
Setbacks	
Req'd front yard setback	25'-0"
(E) and proposed front yard setback	25'-0"
Req'd interior side yard setback	15'-0"
(E) and proposed interior side yard setback	8'-0"
Req'd street side yard setback	15'-0"
(E) Street side yard setback	20'-9" at main house +11" at guest house
Proposed side yard setback	8'-0" at main house +11" at guest house and "-0" at garage
Req'd rear yard setback	40'-0"
(P) and proposed rear yard setback at main house	47'-0"
(E) and proposed rear yard setback at guest house	2'-6"
Miscellaneous	
Average slope of lot	0%
Latitude	37° 58' 02.3" N
Longitude	122° 33' 45.18" W

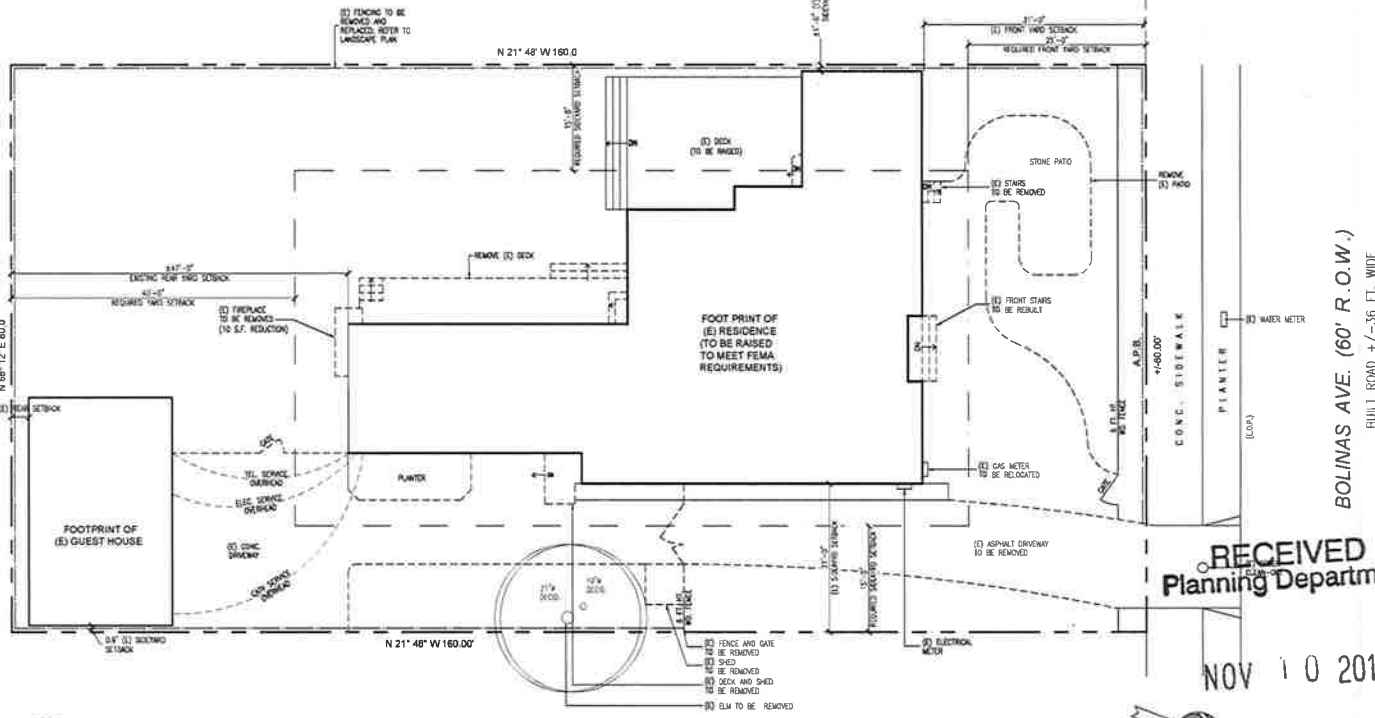
Project Directory

Owner:	Matt and Collin Shewey 45 Bolinas Ave. Ross, CA 94957 415..265..3882 collinshewey@gmail.com
Applicant:	Ann Battelle Bool 49 Treehaven Drive San Rafael, CA 94901 415..246..7460 phone annbool@comcast.net
Designer:	Jennifer Tidwell Piper Sage Designs 2044 Union Street San Francisco, CA 94123 415..793..8125
Surveyor:	Michael Ford Michael Ford Inc. Land Surveying 2300 Bethards Drive, Suite J Santa Rosa, CA 95405 707..542..8513 mford@michaelfordinc.com
Structural Engineer:	Kelly Turbin, P.E. Turbin Design Associates inc. 655 Redwood Highway Suite #332 Mill Valley, CA 94941 415..373..9472 kelly@tdastructural.com
Landscape Architect:	Brad Engels Imprints Landscape Architecture 27 Starbuck Muir Beach, CA 94965 415..380..0755
Civil Engineer:	Dan Hughes DVC Group 219 Shoreline Hwy Mill Valley, CA 94941 707..395..0956 dan@dvcgroup.net

Drawing Index

Architectural

VICINITY MAP



1 **SITE PLAN (WITH EXISTING CONDITIONS AND AREAS OF DEMOLITION SHOWN)**
1/8" = 1'-0"

RECEIVED
Planning Department
NOV 10 2016
Town of Ross

ann battelle bool
design
planning
49 Treehaven Drive
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annbool@comcast.net

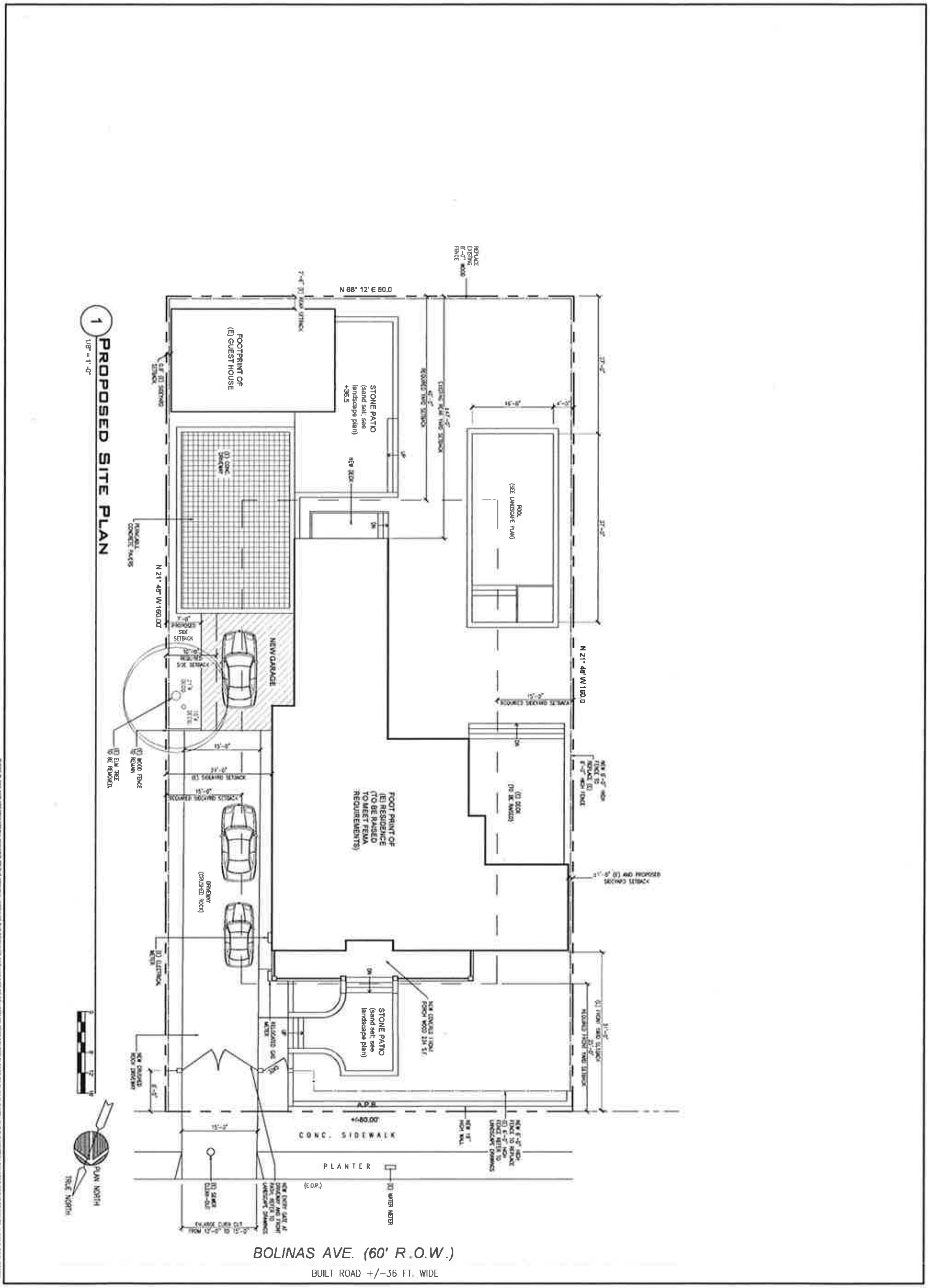
SHEWEY RESIDENCE
45 BOLINAS AVE ROSS CALIFORNIA

A.P.# 073-051-08

12 October, 2016

EXISTING SITE PLAN AND PROJECT INFORMATION

A1



SHEWEY RESIDENCE

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PROPOSED SITE PLAN

12 October, 2016

A.P.# 073-051-08

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A1.1

SITE PHOTOGRAPHS

SUBJECT PROPERTY

SUBJECT PROPERTY

VIEW ACROSS BOLINAS (44 BOLINAS)

37 BOLINAS

NEIGHBORHOOD MAP

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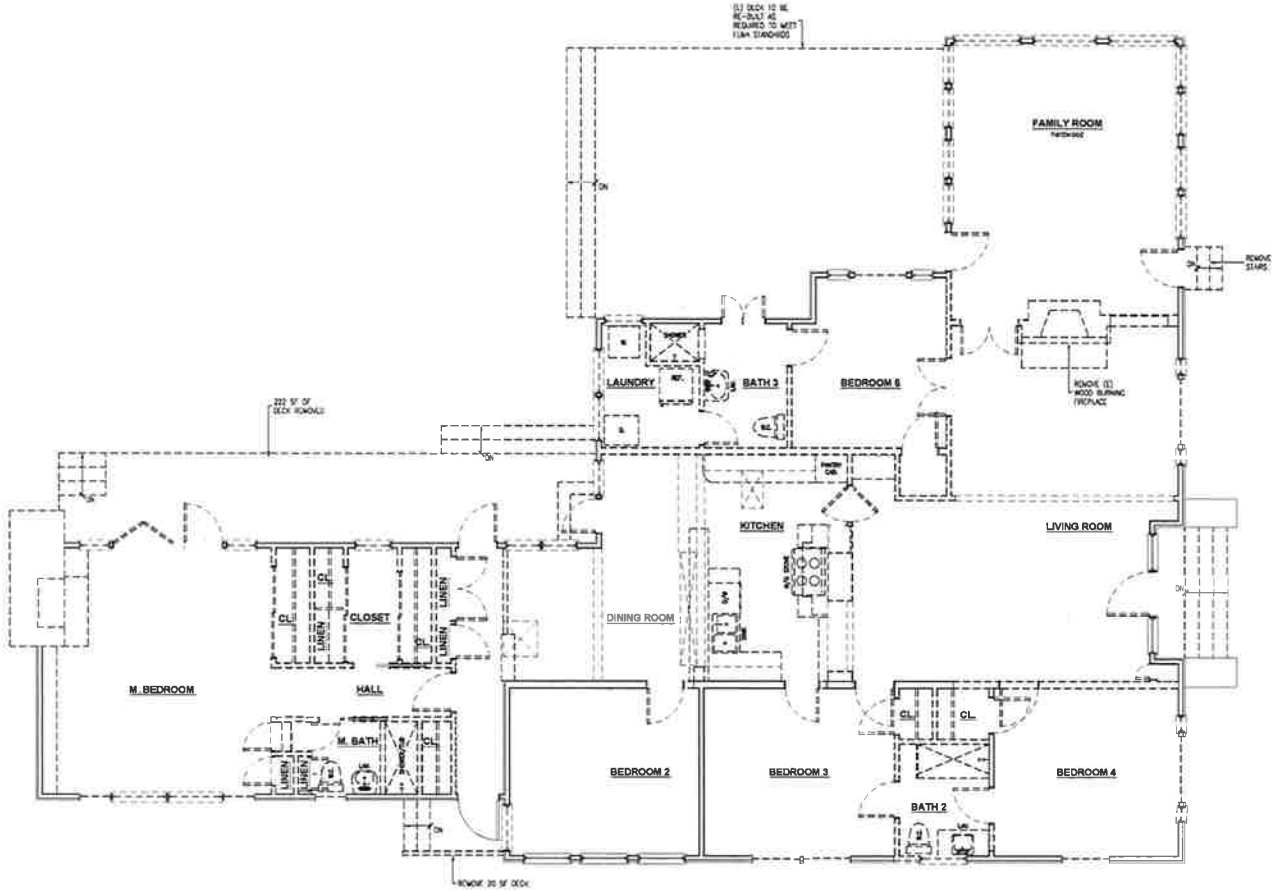
12 October, 2016

SITE PHOTOGRAPHS AND NEIGHBORHOOD MAP

A1.2



1 DEMOLITION PLAN
1/4" = 1' -0"

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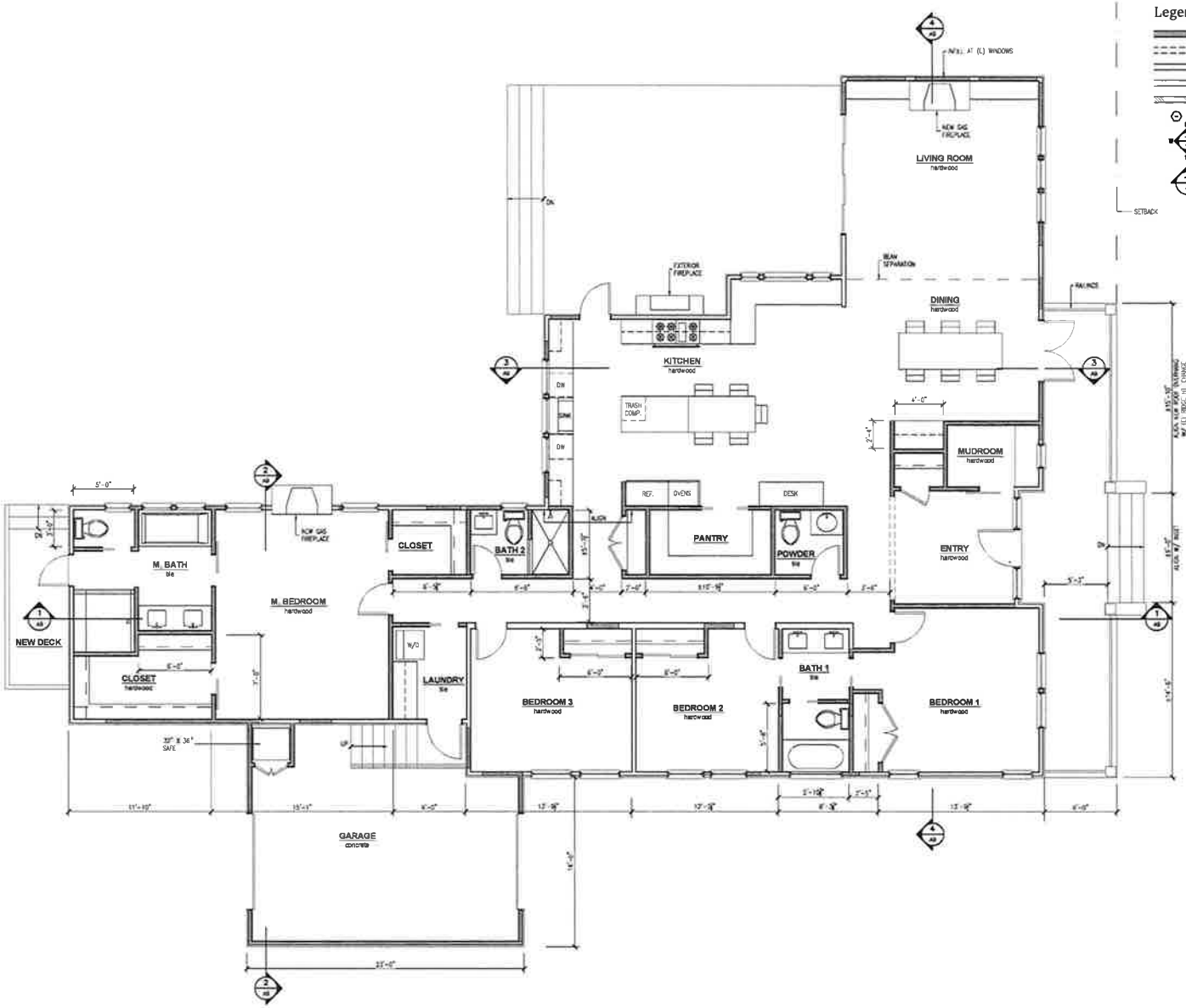
DEMOLITION PLAN

A2



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

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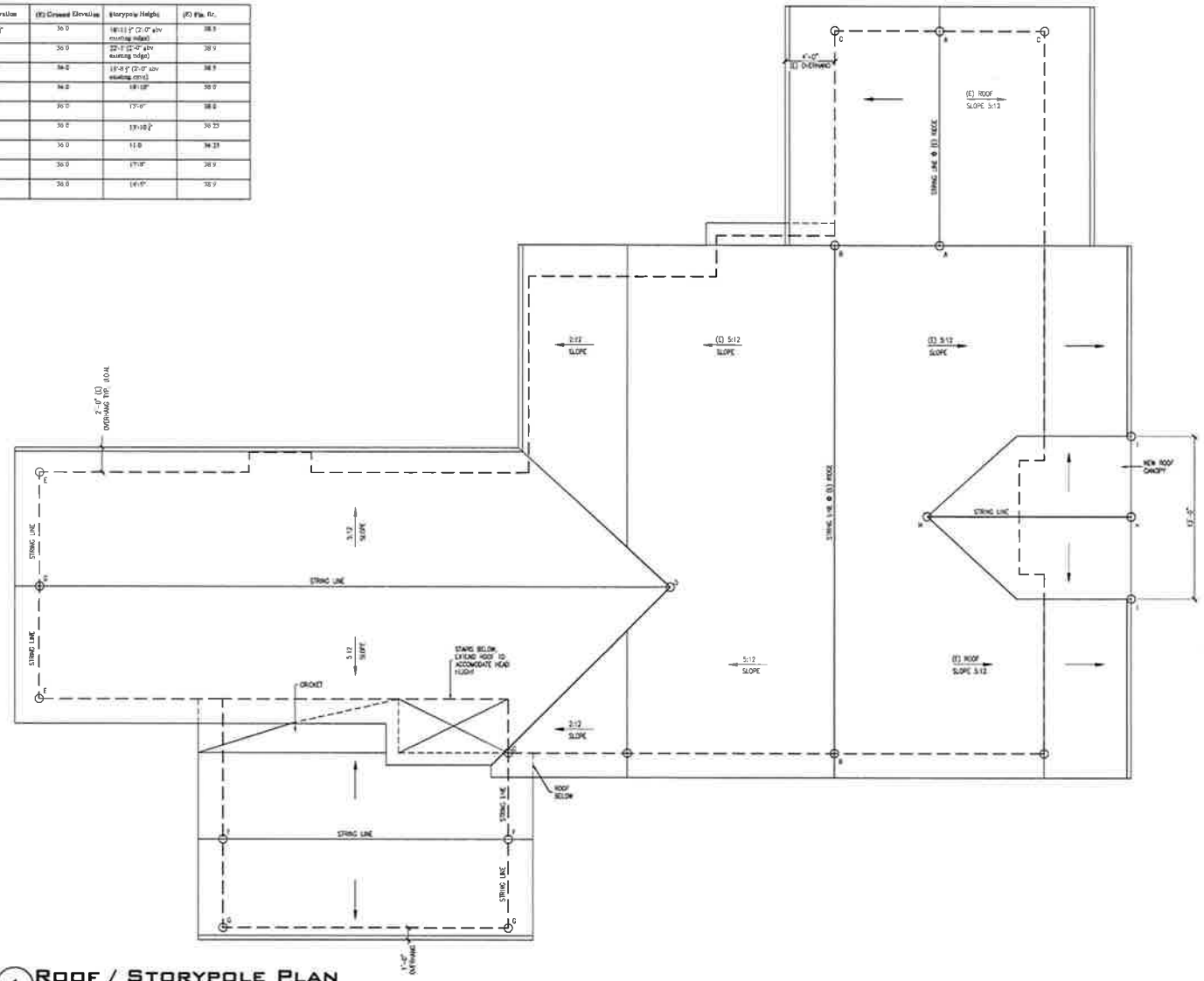
12 October, 2016

PROPOSED FLOOR PLAN

A3

Storypole Legend

Pole No.	Location	Building Elevation	(E) Ground Elevation	Storypole Height	(E) Pln. Ht.
A	(E) Ridge	94'-11.5"	36.0	58'-11.5" (2'-0" abv existing ridge)	38.5
B	(E) Ridge	95'-1"	36.0	59'-1" (2'-0" abv existing ridge)	38.9
C	(E) Eave	91'-8.5"	36.0	55'-8.5" (2'-0" abv existing eave)	38.5
D	Master Ridge	94'-10"	36.0	58'-10"	38.0
E	Master Eave	91'-9"	36.0	55'-9"	38.0
F	Garage Ridge	89'-8	36.0	53'-10.5"	36.25
G	Garage Eave	87'-8	36.0	51'-8	36.25
H	Entry Ridge	93'-9"	36.0	57'-9"	38.9
I	Entry Eave	92'-3"	36.0	56'-3"	38.9



1 ROOF / STORYPOLE PLAN
1/4" = 1'-0"

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SHEWEY RESIDENCE
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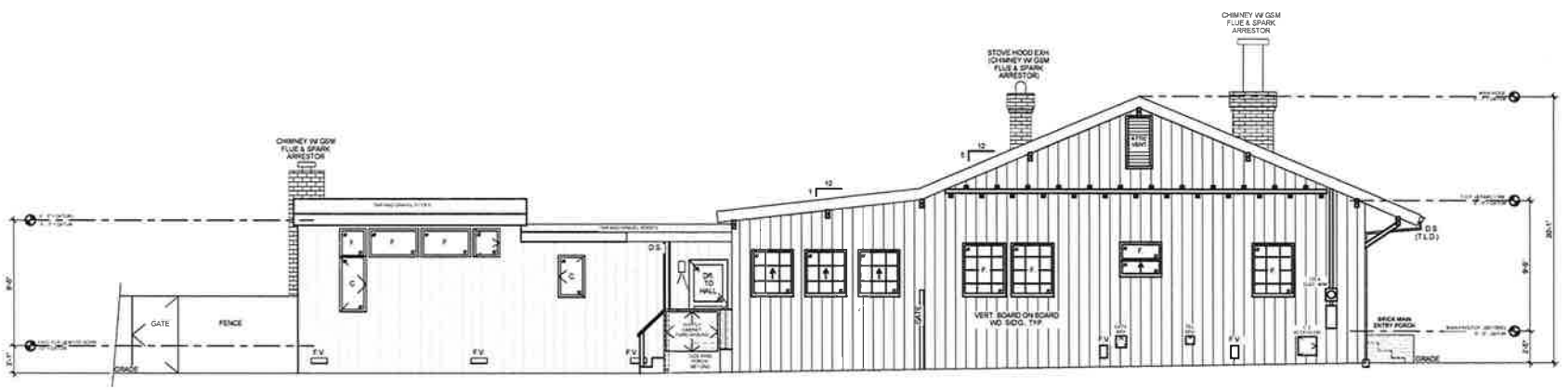
A.P.# 073-051-08

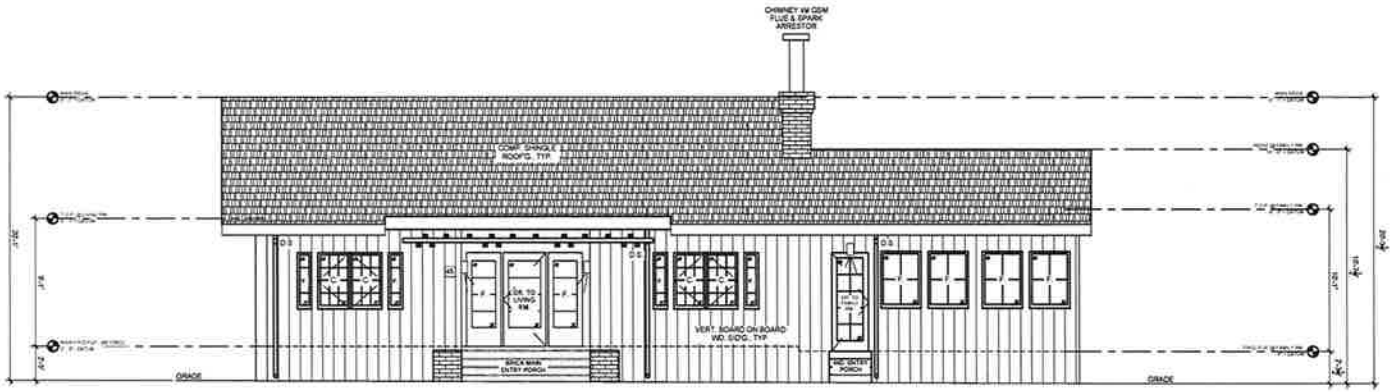
12 October, 2016

ROOF AND STORYPOLE PLAN

A4



1 **EAST EXISTING ELEVATION**
1/4" = 1' -0"



2 **NORTH EXISTING ELEVATION**
1/4" = 1' -0"

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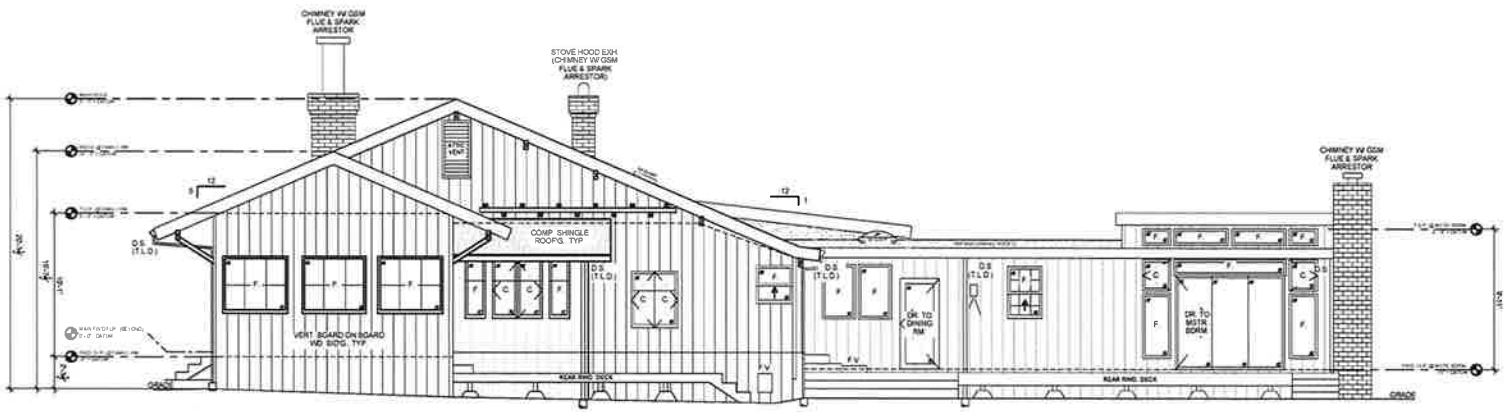
12 October, 2016

EXISTING EAST AND NORTH ELEVATIONS

A5



3 WEST EXISTING ELEVATION

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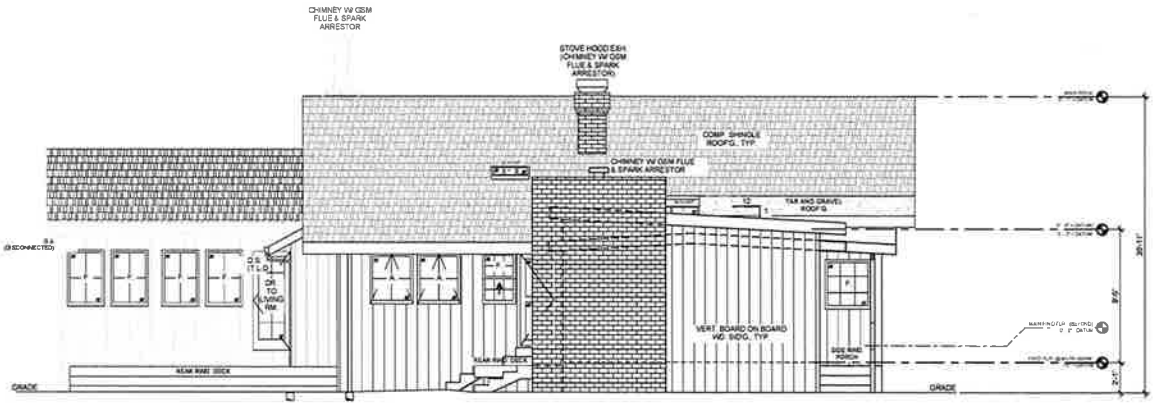

4 SOUTH EXISTING ELEVATION

1/4" = 1' -0"

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SHEWEY RESIDENCE

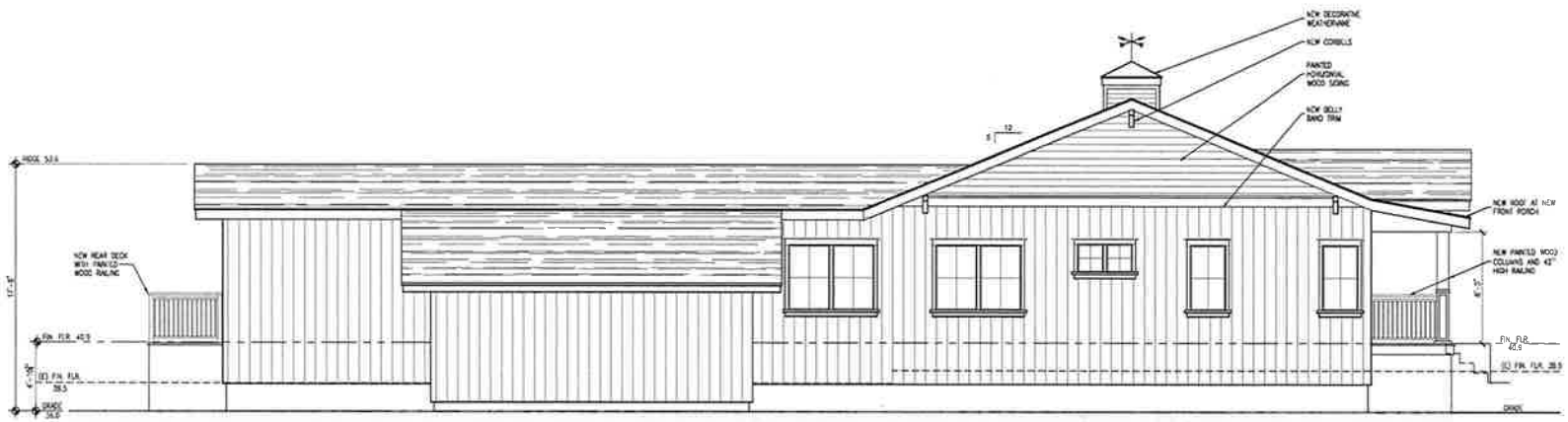
45 BOLINAS AVE ROSS CALIFORNIA

A.P.# 073-051-08

12 October, 2015

EXISTING WEST AND SOUTH ELEVATIONS

A6



1 **PROPOSED EAST ELEVATION**
1/4" = 1' -0"

2 **PROPOSED NORTH ELEVATION**
1/4" = 1' -0"

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SHEWEY RESIDENCE
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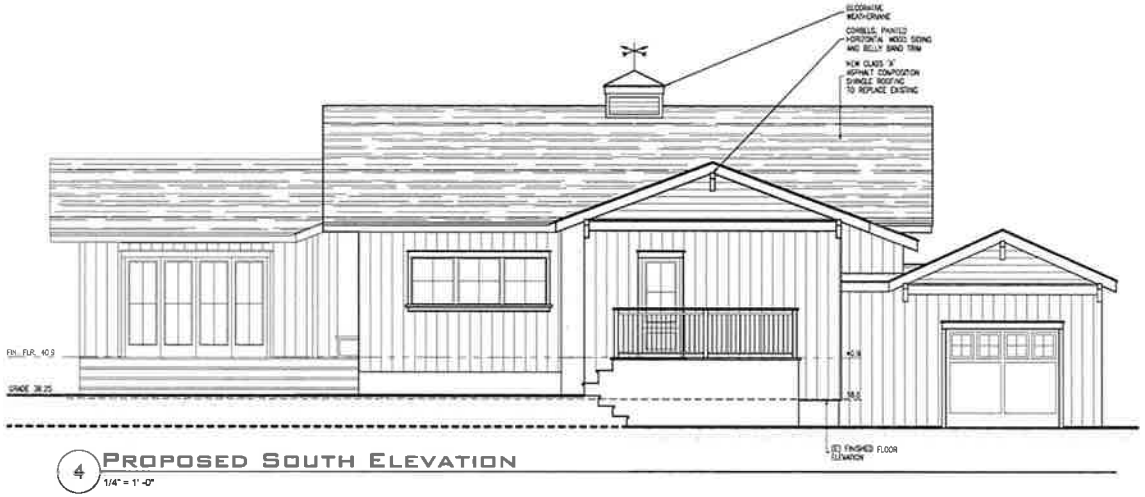
A.P.# 073-051-08

12 October, 2016

PROPOSED EAST AND NORTH ELEVATIONS

A7

3 **PROPOSED WEST ELEVATION**
1/4" = 1'-0"



4 **PROPOSED SOUTH ELEVATION**
1/4" = 1'-0"

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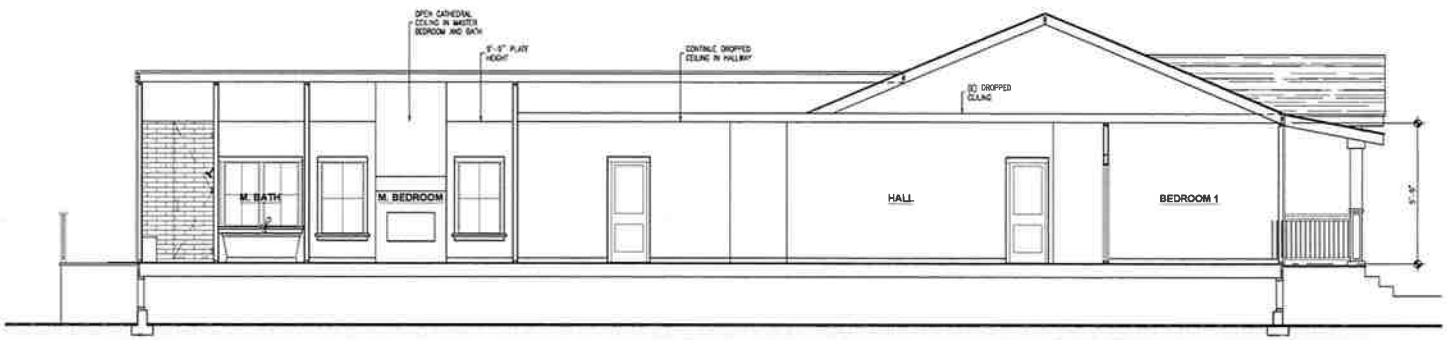
SHEWEY RESIDENCE
45 BOLINAS AVE ROSS CALIFORNIA

A.P.# 073-051-08

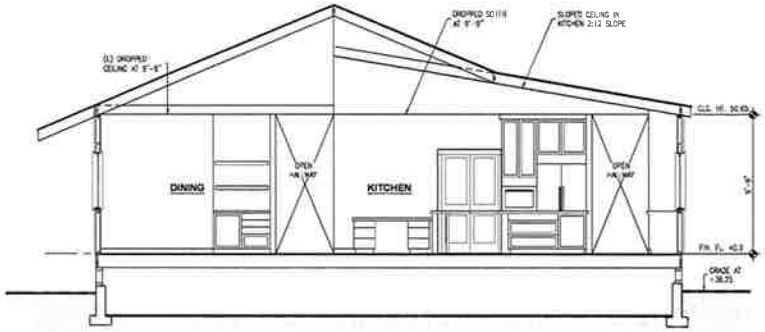
12 October, 2016

PROPOSED WEST AND SOUTH ELEVATIONS

A8

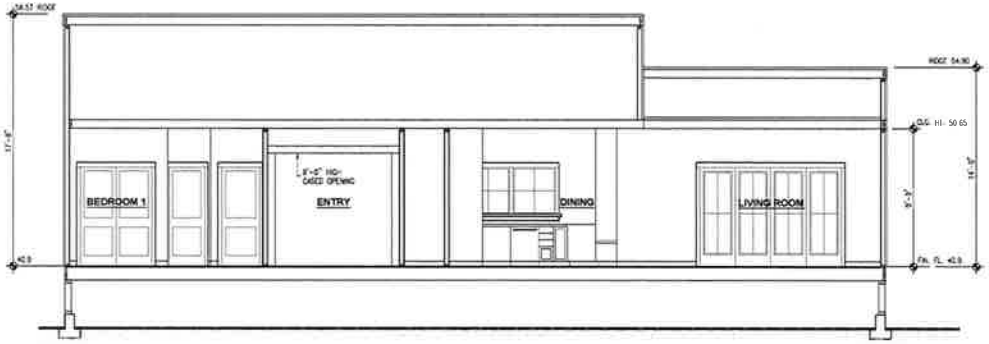


1 CROSS SECTION
1/4" = 1' -0"



3 SECTION THROUGH KITCHEN
1/4" = 1' -0"

2 CROSS SECTION
1/4" = 1' -0"



4 CROSS SECTION
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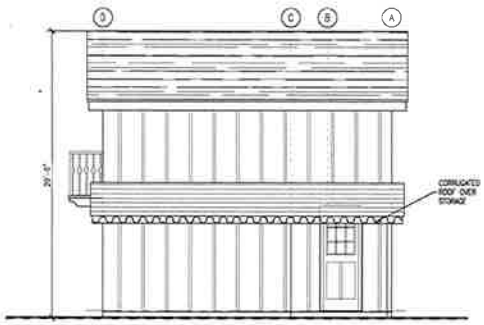
SHEWEY RESIDENCE
45 BOLINAS AVE ROSS CALIFORNIA

A.P.# 073-051-08

12 October, 2016

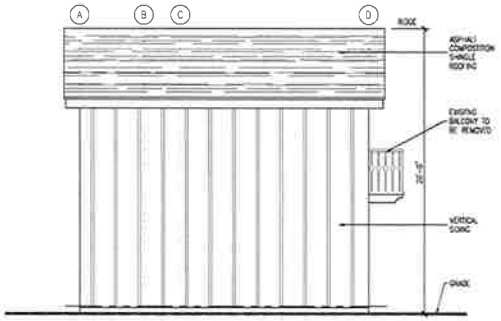
SECTIONS

A9

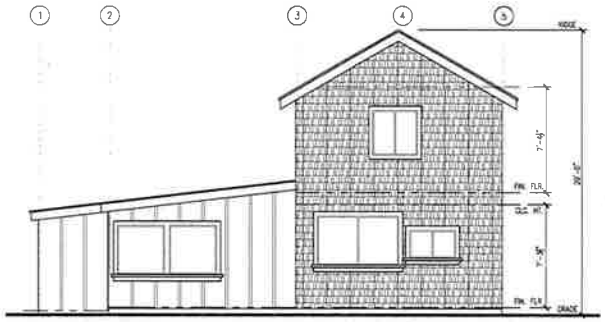


2 EXISTING WEST ELEVATION
1/4" = 1' -0"

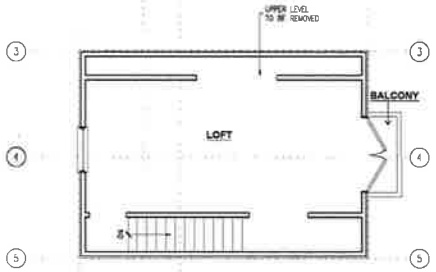
1 EXISTING NORTH ELEVATION
1/4" = 1' -0"



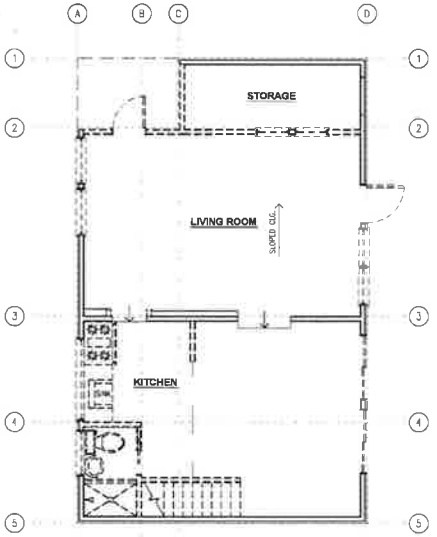
4 EXISTING EAST ELEVATION
1/4" = 1' -0"



3 EXISTING SOUTH ELEVATION
1/4" = 1' -0"



6 UPPER LEVEL PLAN (TO BE REMOVED)
1/4" = 1' -0"



5 LOWER LEVEL DEMOLITION PLAN
1/4" = 1' -0"

NORTH

Legend

- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- OPEN RAILING
- LOW WALL

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SHEWEY RESIDENCE
45 BOLINAS AVE ROSS CALIFORNIA

A.P.# 073-051-08

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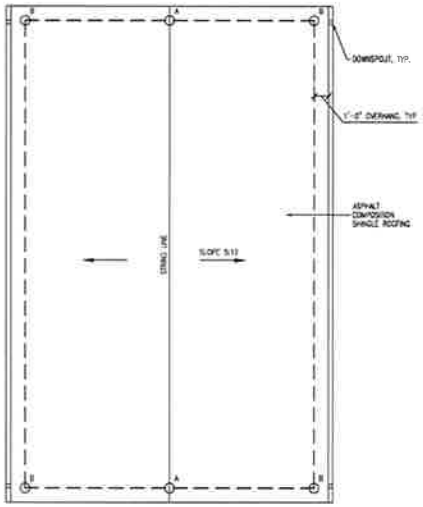
EXISTING CONDITIONS

A10

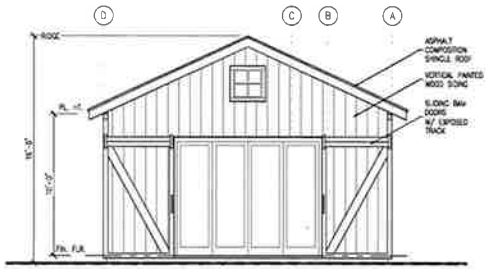


6 ROOF / STORYPOLE PLAN
1/4" = 1' -0"

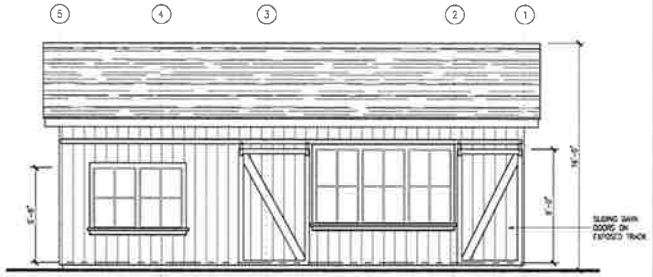
STORYPOLE LEGEND				
POLE	LOCATION	BLDG. ELEV.	GROUND ELEV.	STORY POLE HT.
A	RIDGE	52.2	36.2	16.0'
B	TOP OF EAVES AT PLATES	49.8	36.2	11.8'

Legend

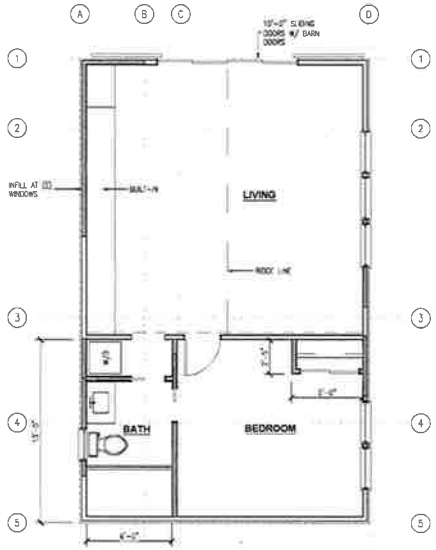
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- OPEN RAILING
- LOW WALL



2 PROPOSED WEST ELEVATION
1/4" = 1' -0"

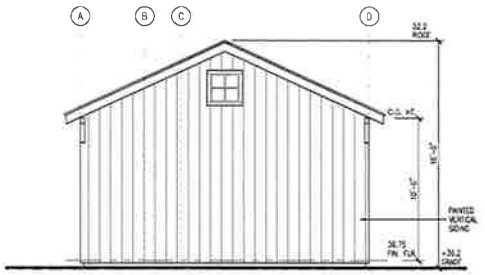


1 PROPOSED NORTH ELEVATION
1/4" = 1' -0"

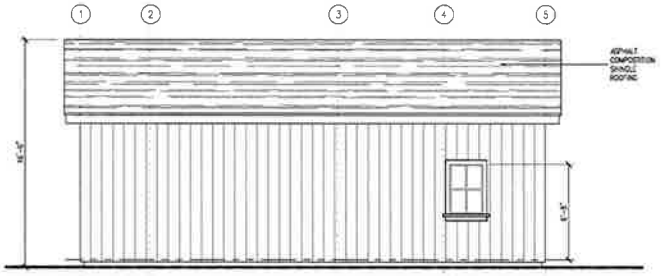


5 FLOOR PLAN
1/4" = 1' -0"

NORTH



4 PROPOSED EAST ELEVATION
1/4" = 1' -0"



3 PROPOSED SOUTH ELEVATION
1/4" = 1' -0"

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SHEWEY RESIDENCE
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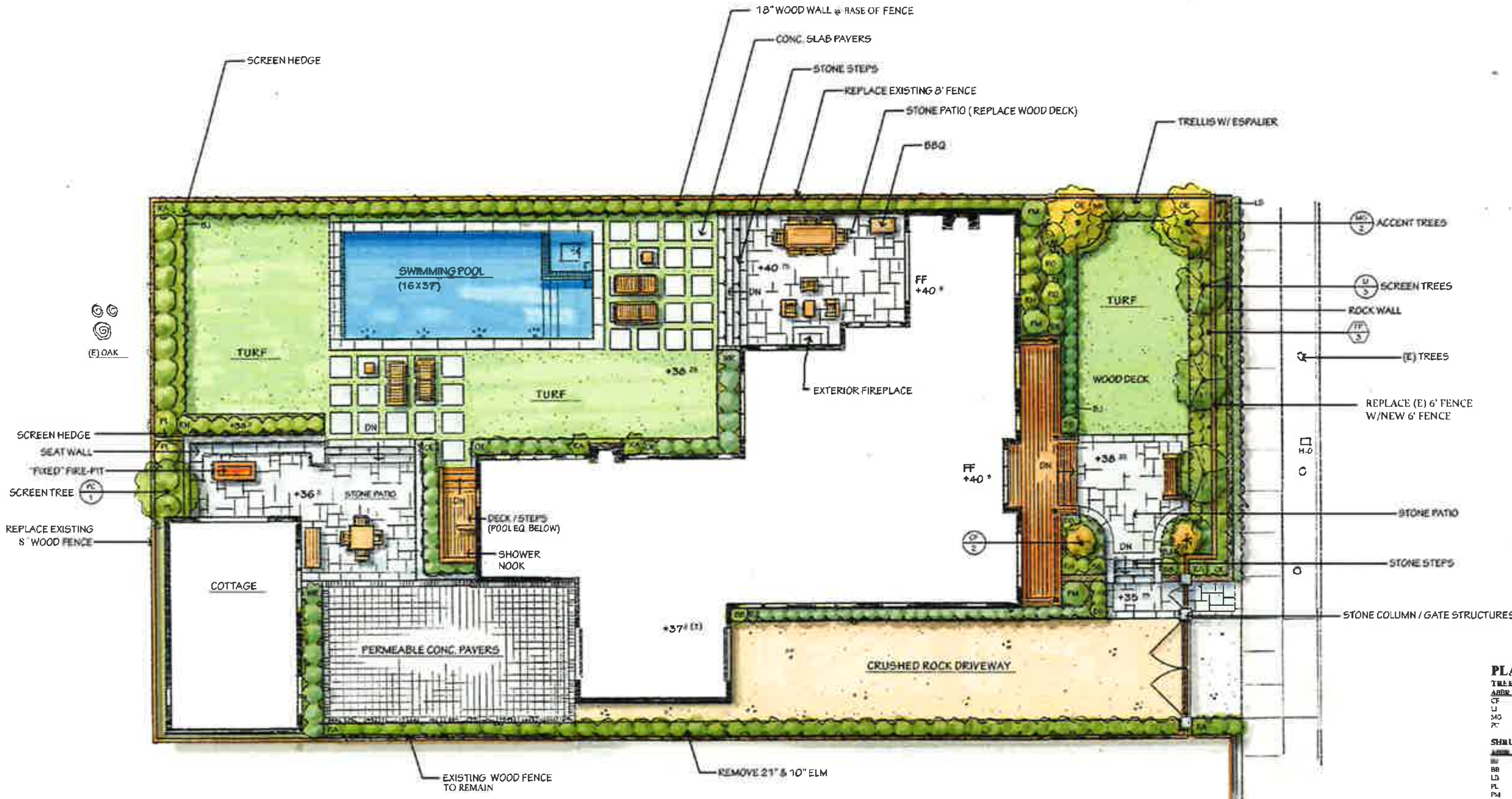
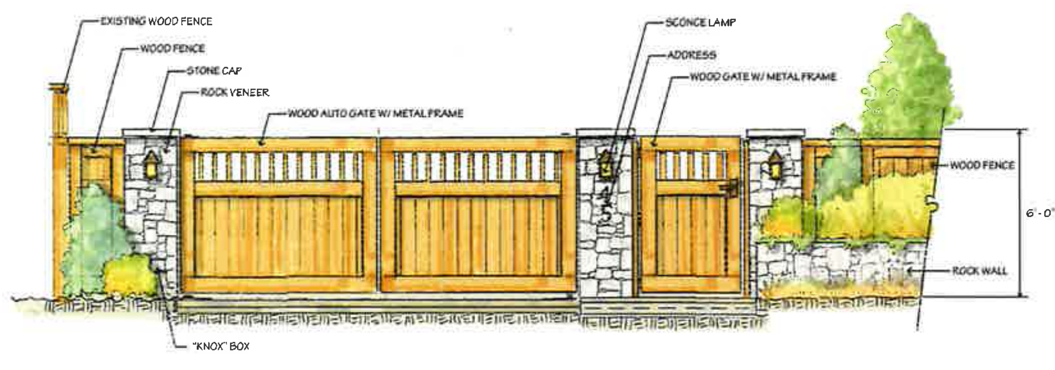
A.P.# 073-051-06

12 October, 2016

GUEST COTTAGE PLANS AND ELEVATIONS

A11





ENTRY GATE ELEVATION   SCALE: 1/2" = 1'-0"

STATEMENT OF DESIGN INTENT

THE GOAL OF THE LANDSCAPE PLAN IS TO REHABILITATE THE EXISTING LANDSCAPE AREA AND PROVIDE A FUNCTIONAL AND COMPLIMENTARY OUTDOOR USE AREA FOR THE SHEWEY FAMILY.

THE FRONT YARD AREA FEATURES INCLUDE A NEW AUTO GATE, ENTRY WALKWAY, NEW PERMEABLE DRIVEWAY AREA, ARTIFICIAL TURF AREA, REPLACEMENT OF EXISTING FENCING AND NEW TREES AND SHRUBS. THE FRONT YARD TURF AREAS TO BE RAISED APPROXIMATELY 18" ABOVE THE EXISTING GRADE.

THE REAR YARD AREA FEATURES INCLUDE A RAISED STONE PATIO (TO REPLACE EXISTING DECK), STEPPING STONE PAVERS, SWIMMING POOL, GAS FIRE PIT, FEATURE, STONE PATIO AND PERMEABLE PAVING AREA. THE REAR YARD POOL AREA IS TO BE RAISED APPROXIMATELY 18" ABOVE THE EXISTING GRADE.

GUIDING PRINCIPLES ARE TO IMPROVE THE SITE DRAINAGE AND INCREASE PERMEABLE AREAS. FENCING IS TO BE REPAIRED AND REPLACED AS SHOWN AND PRIVACY SCREENING INSTALLED TO IMPROVE THE SEPARATION BETWEEN NEIGHBORS. PLANTING IS FOCUSED ON ADHERING TO MMWD WATER EFFICIENT LANDSCAPE REQUIREMENTS WHILE PROVIDING AN INTERESTING AND COMPLIMENTARY ADDITION TO THE PROPERTY AND HOME.

TOTAL MODIFIED LANDSCAPE AREA = 1,700 SF

GENERAL NOTES

1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY
2. ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE TOWN OF ROSS PLANNING DEPARTMENT, MMWD WATER EFFICIENT LANDSCAPE CODES. THE ROSS VALLEY FIRE DEPARTMENT STANDARD 220
3. THIS DRAWING IS FOR DESIGN REVIEW PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR CONSTRUCTION
4. THERE ARE NO PROTECTED AND / OR SIGNIFICANT TREES TO REMAIN ON SITE.
5. THERE ARE NO WELLS OR RELATED TANKS OR EQUIPMENT ON SITE.
6. ALL TREES AND SHRUBS AS NOTED TO BE REMOVED. ALL LAWN IS TO BE REMOVED
7. SEE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR FURTHER INFORMATION

LIGHTING NOTES

1. THE LIGHTING FIXTURES ARE SHOWN DIAGRAMMATICALLY AND TO COMMUNICATE DESIGN INTENT
2. ALL EXTERIOR LANDSCAPE LIGHTING FIXTURES ARE TO BE LOW VOLTAGE AND DOWN SHIELDED.

IRRIGATION NOTES

1. ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF MMWD WATER EFFICIENT LANDSCAPE CODES. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS

PLANTING NOTES

1. PLANT MATERIAL HAS BEEN SELECTED TO PROVIDE PRIVACY SCREENING, SOFTEN THE PROPOSED ARCHITECTURAL FEATURES, PROVIDE AN INTERESTING AND COMPLIMENTARY ADDITION TO THE PROPERTY AND HOME
2. ALL PLANTING TO CONFORM TO ROSS VALLEY FIRE DEPARTMENT CODES AND REQUIREMENTS. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT

PLANT LEGEND

TREES

ABBR.	BOTANIC NAME	COMMON NAME	SIZE	Q	HT. / WIDTH	NOTE
CF	CARPINUS "FASTIGIATA"	EUROPEAN HORNBEAM	24" B	2	20 X 4'	DF
LI	LAGERSTROEMIA "NATCHEZ"	CRAPE MYRTLE	24" B	3	15 X 15'	EWF
MG	MAGNOLIA "SAMUEL SOMMER"	SAUCER MAGNOLIA	24" B	2	20 X 15'	EWF
PC	PRUNUS CAROLINIANA	CAROLINA LAUREL	24" B	1	15 X 15'	EWF

SHRUB / PERENNIALS / GRASSES / LIST

ABBR.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WIDTH	NOTE
BU	BUXUS "GREEN BEAUTY"	BOXWOOD	1 G	4 X 4'	EWF
BB	BUXUS "GREEN BEAUTY"	BOXWOOD (GLOBE)	5 G	4 X 4'	EWF
LB	LOMANDRA "BREEZE"	MAT RUSH	1 G	2 X 2'	EWF
PL	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 G	10 X 6'	EF
PM	PITTOSPORUM TENUIFOLIUM "MARJORIE CHANNON"	V. PITTOSPORUM	5 G	8 X 5'	EF
RU	RHAPHIOLEPSIS UMBELLATA	INDIA HAWTHORNE	5 G	4 X 4'	EWF
RA	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	15 G	8 X 4'	ENWF
RO	ROSE "ICEBERG"	SHRUB ROSE	5 G	3 X 4'	DF
OL	OLEA "LITTLE OLLIE"	DWARF OLIVE	5 G	4 X 4'	EWF
WR	WESTRINGA FRUTICOSA	COAST ROSEMARY	1 G	4 X 4'	EWF

VINES

ABBR.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WIDTH	NOTE
FR	FICUS REPENS	CREEPING FIG	1 G	4' X 4'	EWF

LEGEND

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

NOTE: ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS

IMPERVIOUS / PERMEABLE CALCULATIONS

Existing site impervious surfaces is 5,234 sf
Proposed site impervious surface is 4,617 sf

There is 762 sf of permeable pavers.
That creates 381sf of impervious and 381sf of permeable.

Existing site impervious surfaces is 5,234 sf
Proposed site impervious surface is 4,998 sf

A reduction in impervious surfaces of 236 sf.

Shewey Residence

45 Bolinas Ave Ross, CA.
Date: 11 / 3 / 2016 Scale: 1/8" = 1'-0"

LANDSCAPE CONCEPT PLAN

IMPRINTS LANDSCAPE ARCHITECTURE
27 Starbuck • Muir Beach, CA 94965
(415) 380-0755
imprints@earthlink.net
www.imprintsgardens.com

GRADING AND DRAINAGE NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J, APPLICABLE TOWN OF ROSS CODE AND REGULATIONS AND TO THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THE PROJECT.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF ROSS BUILDING DEPARTMENT. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.
3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. TOWN OF ROSS BUILDING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CBC APPENDIX J, TOWN OF ROSS CODE AND REGULATIONS, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC.
5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY TOWN OF ROSS DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
6. ISSUANCE OF A PERMIT BY TOWN OF ROSS TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT TOWN OF ROSS DEPARTMENT OF PUBLIC WORKS AT (415) 453-1453 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
9. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (415) 499-6043.
10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
11. RETAINING WALLS, UNLESS EXEMPTED, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT TOWN OF ROSS APPROVED PERMIT AND BEST MANAGEMENT PRACTICES.
13. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH COUNTY REQUIREMENTS. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORMWATER.
14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED.
15. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5-FEET TO BLEND WITH THE NATURAL TERRAIN.
16. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
17. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
18. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1(50%).
19. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
20. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.
21. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY. NOTIFICATION SHALL BE IN WRITING.

EROSION AND SEDIMENT CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH COUNTY OF MARIN REGULATIONS, WHICH FOLLOWS BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) MANUAL.
2. THE APPROVED PLANS SHALL CONFORM WITH COUNTY OF MARIN EROSION CONTROL REQUIREMENTS.
3. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR-ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
5. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

RAINY SEASON OPERATIONS

1. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC CHAPTER 11 AND 11A. STORM WATER BMPS REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
2. THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
3. AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH TOWN OF ROSS CODE AND REGULATIONS.

YEAR ROUND REQUIREMENTS

1. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPS REFERENCED OR DETAILED IN PRMD'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMPS SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
5. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
6. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
8. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

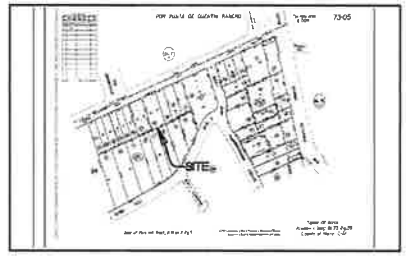
   APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
Bromus mollis (BLANDO BROME)	40
Trifolium hirtum (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER

*NON-ASPHALTIC, DERIVED FROM PLANTS

10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
12. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.
13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
14. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
15. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.
19. PREVENT EQUIPMENT FLUID LEAKS ONTO GROUND BY PLACING DRIP PANS OR PLASTIC TARPS UNDER EQUIPMENT.

PERMIT SET
FOR
SHEWEY PROPERTY
45 BOLINAS AVE
ROSS, CALIFORNIA
APN 073-051-08



AP MAP

NO SCALE

PROJECT DESCRIPTION

GRADING, DRAINAGE AND SITE IMPROVEMENTS FOR A NEW GARAGE AND POOL.

LOCATION MAP

NO SCALE

OWNER

SHEWEY M & C FAMILTY TRUST
PO BOX 692
ROSS, CA 94957

CONTACT

DAN HUGHES
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 775-8986

INDEX OF DRAWINGS

C1 COVER SHEET
C2 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE	PDE	PRIVATE STORM DRAIN EASEMENT		PROPERTY LINE
AC	ASPHALT CONCRETE	PIV	POST INDICATOR VALVE		NEIGHBORING PROPERTY LINE
ANG	ANGLE	PSE	PRIVATE SEWER EASEMENT		CENTERLINE
BC	BEGIN CURVE	PT	POINT OF TANGENCY		BUILDING LINE
BO	BLOW-OFF	PUE	PUBLIC UTILITY EASEMENT		GRAVEL DRIVEWAY
BSL	BUILDING SETBACK LINE	PVC	POLYVINYLCHLORIDE PIPE		EDGE OF PAVING
BSW	BACK OF SIDEWALK	PVT	PRIVATE		CONCRETE CURB & GUTTER
BVC	BEGIN VERTICAL CURVE	R=	RADIUS		A.C. DIKE
BW	BOTTOM OF WALL	R/W	RIGHT OF WAY		SANITARY SEWER LINE & SIZE
CB	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE		OVER HEAD WIRES
CONC	CONCRETE	RET	RETAINING WALL		EXISTING FENCE LINE (TYPE VARIES)
CPP	CORRUGATED PLASTIC PIPE	RPBP	REDUCED PRESSURE BACK FLOW PREVENTER		UNDERGROUND GAS LINE
CR	CURB RETURN	S=	SLOPE		DRIP LINE OF TREE OR BRUSH LINE
DI	DROP INLET	SD	STORM DRAIN		SURFACE FLOW DIRECTION
DIP	DUCTILE IRON PIPE	SDDI	STORM DRAIN DROP INLET		PROPOSED STORM DRAIN
DS	DOWNSPOUT	SDE	PUBLIC STORM DRAIN EASEMENT	->->->->->->->-	PROPOSED SWALE
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE		
EC	END CURVE	SO	SIDE OPENING		
EG	EXISTING GROUND	SS	SANITARY SEWER		
ELEV	ELEVATION	SSCO	SANITARY SEWER CLEANOUT		
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE		
ESMT	EASEMENT	STA	STATION		
EVC	END VERTICAL CURVE	STD	STANDARD		
(E),EX	EXISTING	SW	SIDEWALK		
FC	FACE OF CURB	SWE	SIDEWALK EASEMENT		
FG	FINISH GRADE	TC	TOP OF CURB		
GB	GRADE BREAK	TG	TOP OF GRATE		
HDPE	HIGH DENSITY POLYETHYLENE	TW	TOP OF WALL		
HT	HEIGHT	TYP	TYPICAL		
MON	STANDARD CITY MONUMENT	UNO	UNLESS NOTED OTHERWISE		
PAE	PRIVATE ACCESS, MAINTENANCE, DRAINAGE, SIDEWALK, AND UTILITY EASEMENT	W	WATER		
		WL	WATER LINE		
		WM	WATER METER		
PC	POINT OF CURVATURE	WS	WATER SERVICE		
PCC	PORTLAND CEMENT CONCRETE	VC	VERTICAL CURVE		

RECEIVED
Planning Department

NOV 10 2016

Town of Ross

REVISION	DESCRIPTION	BY	DATE

DVC GROUP INC.
PLANNING ENGINEERING C.M.
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

dvc

REGISTERED PROFESSIONAL ENGINEER · DANIEL JOHN HUGHES · No. 60225 · Exp. 6-30-18 · CIVIL · STATE OF CALIFORNIA

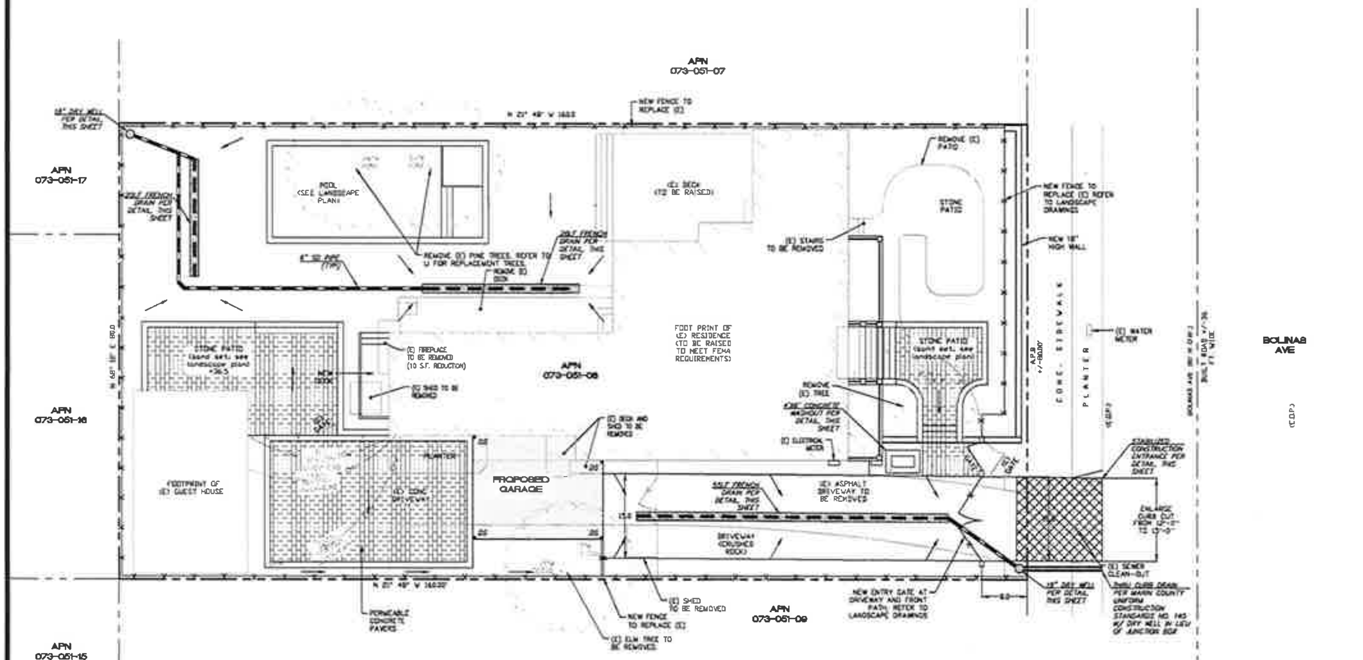
DANIEL JOHN HUGHES DATE
RCE 60225

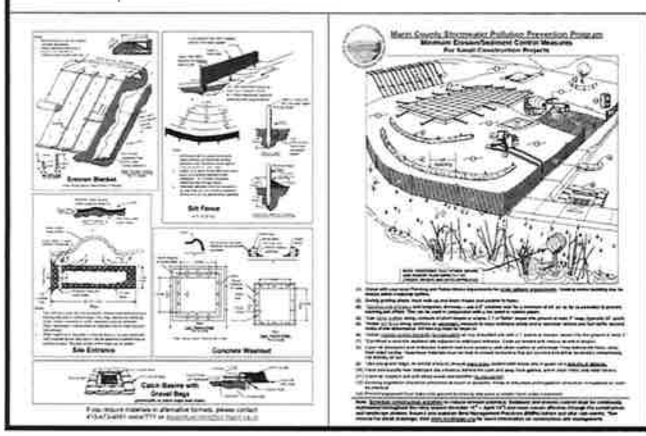
SHEWEY PROPERTY
COVER SHEET
45 BOLINAS AVE
ROSS, CA
APN 073-051-08

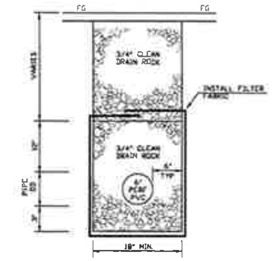
OCTOBER 20, 2016
JOB NO. 36-16
SHEET NO. C1
OF 2 SHEETS

EXISTING PERVIOUS/IMPERVIOUS AREAS			
	100% IMPERV. (SF)	50% IMPERV. (SF)	100% PERV. (SF)
BLDG/ROOF/CONC	5,234		
STONE/PAVERS		0	
DECK/GROUND			7,566
TOTAL EXISTING IMPERVIOUS AREA = 5,234 SF			
TOTAL EXISTING PERVIOUS AREA = 7,566 SF			

PROPOSED PERVIOUS/IMPERVIOUS AREAS			
	100% IMPERV. (SF)	50% IMPERV. (SF)	100% PERV. (SF)
BLDG/ROOF/CONC	4,617		
STONE/PAVERS		762	
DECK/GROUND			7,364
TOTAL PROPOSED IMPERVIOUS AREA = 4,998 SF			
TOTAL PROPOSED PERVIOUS AREA = 7,802 SF			

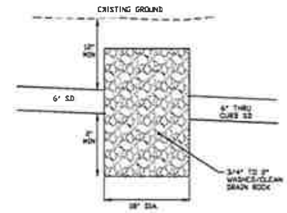






FRENCH DRAIN

NOT TO SCALE



DRY WELL DETAIL

NOT TO SCALE

GRADING AND DRAINAGE NOTES

1. ALL 6" STORM DRAIN PIPE TO BE HDPE DUAL WALL W/ 12" MIN COVER AND 0.5% MIN SLOPE.
2. DOWNSPOUTS SHALL BE OUTLETTED ONTO SPLASH BLOCKS AND SURFACE DRAINED. SHOWN DOWNSPOUT LOCATIONS ARE APPROXIMATE ONLY.
3. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
4. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
5. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
6. FOUNDATION DRAINS TO BE INSTALLED PER THE STRUCTURAL ENGINEER'S FOUNDATION DETAIL AND CONNECTED TO THE NEAREST STORM DRAIN PIPING.

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DVC GROUP INC.
PLANNING • ENGINEERING • C.M.
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

DANIEL JOHN HUGHES DATE
RCE 60925

SHEWEY PROPERTY
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
45 BOLINAS AVE
ROSS, CA
APN 073-051-08

OCTOBER 20, 2016

JOB NO. 36-16

SHEET NO. C2
OF 3 SHEETS

ATTACHMENT 3

Dear Council,

By way of introduction, we are the Shewey Family (Matt, Collin, Beckett (10), Lachlan (8) and Cormac (4)) and we live at 45 Bolinas Ave. In 2010, we moved from San Francisco to the San Anselmo side of Bolinas Avenue and immediately fell in love with the neighborhood and its walkability to schools and downtown. Living in a dense neighborhood, we have enjoyed getting to know everyone who lives around us and have appreciated its strong sense of community. We get to see our friends and their children walking to school every day, riding bikes and having fun.

While we absolutely love Bolinas Ave, we had always been looking for the right opportunity for our family to move to Ross. Then in late 2016, 45 Bolinas Avenue came onto the market and we felt it was the perfect opportunity for our family. With multiple offers on the house, 14 to be exact, we assumed we did not stand a chance. Over the years we had been friendly with Lois Knill (previous owner of the house for 40+ years), so things surprisingly worked in our favor. The property was significantly larger than our San Anselmo home and provided enough space where we could raise our family. More importantly, it gave our three boys (4th grade, 2nd grade and preschool) an opportunity to attend Ross School. Over the past year living in Ross, we have both been very active in the community. We volunteer in the classroom, donate to the school, Matt coaches youth soccer and he co-chaired the sponsorship committee for the Ross Foundation Golf Tournament, which raised the most money in the history of the event.

Although we feel lucky to be living at 45 Bolinas the property comes with challenges. It is arguably the most dilapidated property in Ross and has 40+ years of deferred maintenance. The condition of the house has brought us to this critical (and exciting) point with town council. We need to make it safe and secure for our family and repair the house to make it less of an eyesore on our street. With both of these things in mind, we have met with neighbors to understand what concerns, if any, they have with our renovation. After understanding their issues, we designed a project that we believe addresses everyone's concerns while providing a feasible solution that works for our family. During our presentation to the council on March 9th we intend to walk through each neighbors concern(s) and the solution our team came up with to address.

Below we have bulleted some of the improvements, categorized by aesthetics and safety. By doing this we hope to familiarize you with our project before March 9th.

Aesthetics

- Restoring/rehabbing the most dilapidated house on the street and one of the worst in Ross.
- Design within existing footprint vs tearing down and designing a two story house.
- Keep aesthetics consistent with the charm of Ross and improve the curb presence.
- Increase permeable surface area of the property.
- Improve privacy for our neighbors.
- Create a backyard that our family can enjoy together.
- New landscaping to improve water control and runoff.
- For the guest unit, we plan to improve the exterior and eliminate the 2nd floor bedroom and window and lower the overall roofline.
- Create a garage that will get one car off the street and provide storage (bikes, garbage cans, etc.). Currently everything is on driveway, front porch, etc.

Safety

- Lifting house out of flood zone
- Replacing all the unsafe electrical.
- Roof is seriously compromised and needs to be repaired.
- Existing windows don't close, nor function, leak and are past useful life.
- Floors are rotted and giving out.
- Need to abate hazardous material (asbestos and mold).
- Seal up house to address major rodent infestation.
- Make the yard safe and fun for boys (completely raw, exposed pipes, exposed electrical wires, rotten decks, etc.).
- Build a garage that will provide a safe place to park a car and unload children. Also a secure place for our 3 boys to park bikes, store balls, lacrosse gear, baseball bats, helmets etc.

We believe we have presented the council with a project that restores what was once a beautiful property in Ross and creates a safe family home to raise our children. We hope you see that our house will have a positive impact on our street, our bordering neighbors and the Town of Ross. If you have any questions, we welcome the opportunity to address them and/or show you around the property. The best way to reach us is below.

Sincerely,

Collin and Matt Shewey
45 Bolinas Avenue
(415) 378-5490
collinmshewey@gmail.com

ATTACHMENT 4

Matt Shewey
45 Bolinas Ave
Ross Ca
12/2/16

ARBORIST REPORT

I was asked by Matt Shewey to inspect the trees located on his property at 45 Bolinas Ave. The purpose of this inspection is to determine the impact that they would have with the construction of the garage.

On Tuesday December 2nd 2016 I did a visual examination of these trees and here are my observations: This evaluation was done only on a visual inspection, no special tools were used nor samples were taken for analysis. The subject trees are two American Elms located on the left side of the driveway.

TREE 1

- American Elm *Ulmus americana* 78'' & 34" inch CBH (circumference at breast height)
- The two trees are about 45ft tall with a crown spread of 35ft
- The canopy is fair
- The roots of these trees have cracked the asphalt of the driveway
- These trees are full and lush
- These trees are growing next to the fence at property line

Conclusion: The Elm trees can grow to be over a 100ft in height with a crown of over 60ft at maturity. These trees are growing next to the fence. The roots are growing under the asphalt of the driveway. This driveway will eventually need to be fixed and this is going to impact the health of these trees because of the root system. The impact to the root system of these trees will be inevitable and will result in stress and decline in health to these trees. I believe that a garage is to be built in the vicinity of these trees and that will not be possible without impacting the root system and the health of these trees. The Elm trees are very susceptible to the Dutch Elm Disease and if stressed are more likely to be infected. We have lost about 90% of the Elm trees in this county due to the Dutch Elm Disease. I believe these trees are another case of the right tree in the wrong place. These trees are too large for this site. I believe that in order to have full enjoyment of this property these two Elm trees should be removed.

Recommendation: Remove trees
Replant: with a more suitable tree for the available amount of space like a Crepe Myrtle

Uriel Barron
ISA Certified Arborist #WE-1328A

ATTACHMENT 5

MINUTES
Meeting of the
Ross Advisory Design Review Group

Tuesday, July 26, 2016

1. 6:04 p.m. Commencement

Mark Kruttschnitt, called the meeting to order. Joey Buckingham, Peter Nelson, Stephen Sutro and Eric Soifer were also present. Heidi Scoble was present representing staff.

2. Open Time for Public Comments- *None*

3. Approval of minutes- *Approved*

4. Old Business- *None*

5. New Business

a. Shewey Residence (Application No. 2016-025) – 45 Bolinas Avenue

Project applicant, Ann Bool, described the scope of the project that included the remodel of an existing residence, the new construction of a one-car garage, and the remodel of an existing guest cottage.

The property owners at 47 Bolinas Avenue, William and Sarah Devlin, stated that they were concerned with the location of the swimming pool being located too close to their property line.

The ADR Group's generally supported the mass, scale, and proportions of the project and suggested the following comments be considered prior to submittal of a formal application to the Town Council:

1. Try to reduce the amount of new impervious surfaces and use permeable materials.
2. Consider pushing back the swimming pool away from the common property line at 47 Bolinas Avenue.
3. Provide details on any fencing and sports court equipment.
4. Consider using rough natural siding material for the residence in order to blend better with the site and the context of the neighborhood.

b. Glasser Residence (Application No. 2016-026) – 440 Upper Toyon Drive

c. Glasser Residence (Application No. 2016-027) – 404 Upper Toyon Drive

Project applicants Jarod Polsky and Brad Hubbell with Polsky-Pearlstein Architects presented the project for the new construction of two single family residences on vacant lots.

The property owner at 16 Canyon, Amanda Morton, expressed concern with the size and visibility of the project, in addition to the new location of the water line that would provide service to her residence.

The property owner at 400 Upper Toyon, Courtney DeBalmann also expressed concern regarding the originally proposed location of the driveway and requested that the revised location would create less impact to her residence. Mrs. DeBalmann also expressed concerns regarding any noise generated as a result of the project, including a potential MMWD pump that may be located directly adjacent to their residence. Lastly, Mrs. DeBalmann requested that the existing trees on the east side of the house remain.

The property owner at 325 Upper Toyon, Susan Lyons, expressed concerns regarding the location of the construction staging associated with the project.

The ADR Group generally supported the project and provided the following comments:

1. Try to reduce the amount of impervious surfaces as much as possible and incorporate permeable materials into the project.
2. Consider incorporating water retention to be used for landscaping.
3. Consider extending roof eaves to create shadowing of windows.
4. Consider reducing the monochromatic aesthetic of the elevations.
5. Consider a dark bronze or dark color material for the eave line metal fascia.
6. Consider removing the metal glass rail.
7. Address the reflective appearance with the amount of glass associated with the project.
8. Blend project materials better with the site and use earth tone or darker materials and colors.

d. Milani Residence (Application No. 2016-030) – 34 Allen Avenue

Project applicant, Wendy Posard, via speaker phone, presented the project. Property owner, Greg Milani, as presented the scope of the project by stating that they would like to preserve the 1930's charm of the existing residence, but allow a few modern upgrades, including the remodel and expansion of the existing kitchen.

The property owner at 32 Allen Avenue, Courtney Lynch, stated that she supports the project.

The property owner at 39 Willow Avenue, Diane Rudden, stated that she cannot see the project site from Willow Avenue.

The property owner at 24 Allen Avenue, Warren Luhning, stated that the he is concerned with the proposed height of the garage and that the garage may impact his light and air.

The property owner at 36 Allen Avenue, Ann Hickey, stated that she has no concerns regarding the remodel to the residence, but did state concern regarding the pitched roof design of the garage.

Wendy Posard did state that the plate height of the garage could be reduced to address the neighbors concerns.
The ADR Group generally supported the project and provided the following comments:

1. The size of the garage appears too small and that a one-car garage should be considered instead.
2. Reduce the height of the garage and consider a flat roof.
3. Locate the garage away from the property line.
4. Reduce the scale and size of the dormer.

6. Communications- *None*

7. Adjournment
The meeting adjourned at 8:25 p.m.

ATTACHMENT 6

geomorphDESIGN
fluvial geomorphology
landscape architecture
stream restoration
bioengineering
hydrology
design

TECHNICAL MEMORANDUM

TO: Heidi Scoble, Town of Ross

FROM: Matt Smeltzer, P.E.

DATE: March 1, 2017

SUBJECT: Design Considerations for Proposed New Swimming Pools within Floodplain

---

It is not typical for municipal governments to prohibit by code new swimming pools from being constructed in riverine floodplains. If properly designed and reviewed on a site-by-site, case-by-case basis, new swimming pools and appurtenances may be installed in regulatory floodplains and floodways and demonstrated to avoid floodplain flow impacts and other potential impacts:

Potential Impact	Mitigation Method	Example Code	Documentation
Above-ground portion of pool-patio structure blocks floodplain flows and raises floodplain water surface elevation.	Avoid above-ground structures and fill-grading and/or locate structure "downstream" from an existing blocking structure.	Prohibit above-ground structures and fill-grading or above-ground structures not "downstream" from an existing blocking structure.	Site design including floodplain flow direction determined by licensed hydrologist or civil engineer.
Pool-patio structure creates new impermeable surface area that increases peak flow passing off-site by reducing infiltration.	Minimize structure area and reduce impermeable surface areas elsewhere on site and/or provide mitigating stormwater management facilities.	Meet or exceed "No net increase" or higher standard per current local standard practice in hydrologic analysis.	Drainage Plan with facility details and Hydrologic Analysis Report prepared by licensed hydrologist or civil engineer. And Maintenance Agreement for facilities.
Above-ground portion or fill-grading surrounding pool-patio structure blocks overland flow path and increases stormwater ponding or flow diversion onto an adjacent property.	Avoid above-ground structures and fill-grading and/or setback structures from property lines and/or provide stormwater management facilities.	Prohibit above-ground structures and fill-grading and/or require structures be setback from property lines and/or require stormwater management facilities.	Drainage Plan with facility details and Hydrologic Analysis Report prepared by licensed hydrologist or civil engineer. And Maintenance Agreement for facilities.

Northern California 2100 Fourth Street, No. 154, San Rafael, CA 94901
Interior Alaska 129 Kristin Drive, Fairbanks, AK 99712
mobile/office 510-219-1064
www.geomorphdesign.com

Below-ground portion and engineered fill surrounding structure blocks shallow ground-water flow path and increases stormwater ponding or groundwater flow diversion onto an adjacent property.	Shallow groundwater flow dynamics are generally poorly understood on a site-by-site basis. Provide stormwater management facilities for bypassing shallow ground-water where potential effects.	Require structures be setback from property lines and/or require stormwater management facilities for bypassing shallow ground-water.	Drainage Plan with facility details and Hydrologic Analysis Report prepared by licensed hydrologist or civil engineer. And Maintenance Agreement for facilities.
Structural damage to adjacent buildings caused by pool structure movement during flood flows caused by flood loading or load combinations.	Avoid structural connections between pool structure and other building foundations that are not designed to function as continuation of foundations.	Require structures to withstand flood loads and load combinations, prohibit structural connections between pool structure and other building foundations unless they are designed as continuation of foundation.	Building permit review.
Pool accessory building(s) for enclosing pool equipment and chemicals blocks floodplain or overland flows and/or increases impermeable surface area.	Minimize number and size of pool accessory buildings and encourage locating them on the "downstream" side of existing blocking structures and away from property lines. Encourage pool equipment, controls, and tanks shall either be located above the Base Flood Elevation or, if lower, anchored to prevent flotation during floods.	Require accessory structures be located "downstream" from existing blocking structures and setback from property lines and/or require stormwater management facilities. Meet or exceed "No net increase" or higher standard per current local standard practice in hydrologic analysis.	Drainage Plan with facility details and Hydrologic Analysis Report prepared by licensed hydrologist or civil engineer. And Maintenance Agreement for facilities.
Pool chemicals enter floodplain flow and/or discharge to sensitive wetland habitats.	Encourage pool chemicals storage above the flood level in anchored above-ground enclosures preferably on the "downstream" side of existing blocking structures.	Require pool chemicals be stored at or above the Base Flood Elevation + 1 ft. Require chemical storage units be anchored to prevent flotation by floods. Require pool drainage via sanitary sewer rather than surface waterbodies.	Building permit review. And Maintenance Agreement for facilities.

Above-ground portion of structure and accessory buildings blocks, diverts, or concentrates flood flow causing scour on affected fence and building structures.	Avoid above-ground structures and fill-grading and/or locate structure "downstream" from an existing blocking structure.	Prohibit above-ground structures and fill-grading or above-ground structures not "downstream" from an existing blocking structure.	Site design including floodplain flow direction determined by licensed hydrologist or civil engineer.

Perhaps the two most important considerations in general for locating a new pool structure in a floodplain in Ross are:

1. Floodplain Flow Blockage. Solution: Avoiding new above-ground structures and fill-grading that may block and/or divert floodplain flows (see below); and,

2. New Unmitigated Impermeable Surface. Solution: Properly evaluating, avoiding, minimizing, and mitigating the effects of new impermeable surfaces on peak flow runoff from the site (see below).

1. Preventing floodplain flow blockage is rather straight-forward if the proposed pool structure including patio is proposed for below-ground and at-grade surface installation (with no fill-grading) and on the "downstream" side of an existing blocking structure, and all accessory buildings and enclosures are also proposed on "downstream" side of an existing blocking structure. In this case, it may be demonstrated that the proposed structure would not cause the flood water surface elevation to rise. "At-grade" structures not on the downstream side of blockages -- exposed to floodplain flows – can typically also be demonstrated to not cause the flood water surface to rise. However, proposed new pool structures in the floodplain that have above-ground components potentially exposed to floodplain flows, documentation must be submitted to the building official demonstrating either:

a. Pool structures located in designated floodways. Where new pool structures are proposed in FEMA designated floodways, the Applicant shall submit documentation prepared by a licensed hydrologist or civil engineer to the building official demonstrating that the construction of the pool will not increase the design flood elevation (Base Flood Elevation) at any point within the jurisdiction.

b. Pools located where floodways have not been designated. Where new pool structures are proposed in FEMA floodplain zones where design flood elevations are specified but floodways have not been designated, the Applicant shall submit documentation prepared by a licensed hydrologist or civil engineer demonstrating that the structure will not increase the design flood elevation (Base Flood Elevation) more than 1 foot at any point within the jurisdiction.

Floodplain flow directions are rather well understood in general based on hydraulic modeling and verified by observations of recent flood flows (e.g., December 31, 2005). However, floodplain flow directions are complicated by multiple existing blockages and may be dynamic during floods when fences collapse, etc. Floodplain flow directions shall be determined from best available information and certified by a licensed hydrologist or civil engineer.

2. *Effectively mitigating for new impermeable surfaces* created by new swimming pools and accessory structures may also be achieved by either or both decreasing impermeable surfaces elsewhere on the site an equal amount and/or providing stormwater management facilities (e.g., bioretention planters, detention vaults, etc.) to offset the potential effect of unavoidable marginal increase in impermeable surface area. Effective mitigation requires review and project conditioning on a site-by-site, case-by-case basis and agreement by the Owner to maintain any facilities in perpetuity. The Applicant shall submit documentation prepared by a licensed hydrologist or civil engineer to the building official including a drainage plan and hydrologic calculations meeting guidelines and standards outlined in a Stormwater Management Ordinance or other explicit municipal code:

- Minimum peak flow protection standard required (e.g., "No Net Increase" or higher standard);
- Mitigation techniques, building materials, and facility types that are encouraged (or required) and discouraged (or prohibited);
- Example design standards for encouraged (or required) mitigation techniques (e.g., minimum depth and specifications of engineered fill underlying permeable pavers, etc.);
- Special design and technical considerations including additional requirements or specific exemptions for hillside, floodplain, large sites, and small sites, if applicable;
- Acceptable hydrology calculation methods and documentation forms;
- Special considerations for cumulative impacts and "sensitive" storm drains/watersheds, if applicable (see below); and,
- Copy of standard form permanent Owner-Responsibility Maintenance Agreement for all stormwater management facilities installed as mitigation.

It is recommended that the Ordinance identify that the building official, alone, in consultation with, or as directed by others, may apply higher peak flow protection standards and/or apply a factor of safety to individual project proposals when and where deemed necessary to meet long term objectives of peak flow protection throughout the jurisdiction (e.g., sites in sensitive watersheds and/or storm drains that are "at capacity" or exceeded capacity and/or threatened by potential unintended cumulative peak flow impacts caused by repeat redevelopment on numerous smaller parcels).

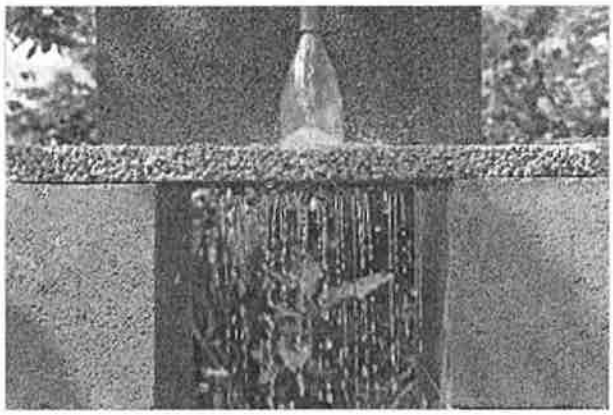
Finally, note that existing and new swimming pools have the potential to provide a minor but not negligible peak flow reducing detention effect – similar to the infiltration capacity of a natural vegetated earth surface – if the pool surface is routinely manually or automatically temporarily drawn down 3-6 inches below the spill elevation during impending winter storm forecasted conditions, such as may be achieved with newest generation or in development "smart" pool controls. This way, new pool structures may self-mitigate potential peak flow impacts of their new impermeable surfaces.

ATTACHMENT 7

Permeable paving

From Wikipedia, the free encyclopedia

Permeable paving is a range of sustainable materials and techniques for permeable pavements with a base and subbase that allow the movement of stormwater through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water.[1] Examples include roads, paths, lawns and lots that are subject to light vehicular traffic, such as car/parking lots, cycle-paths, service or emergency access lanes, road and airport shoulders, and residential sidewalks and driveways.



Permeable paving demonstration

Although some porous paving materials appear nearly indistinguishable from nonporous materials, their environmental effects are qualitatively different. Whether it is pervious concrete, porous asphalt, paving stones or concrete or plastic-based pavers, all these pervious materials allow stormwater to percolate and infiltrate the surface areas, traditionally impervious to the soil below. The goal is to control stormwater at the source, reduce runoff and improve water quality by filtering pollutants in the substrata layers.

Stone paving in Santarém, Portugal

Contents

Permeable pavements may give urban trees the rooting space they need to grow to full size. A "structural-soil" pavement base combines structural aggregate with soil; a porous surface admits vital air and water to the rooting zone. This integrates healthy ecology and thriving cities, with the living tree canopy above, the city's traffic on the ground, and living tree roots below. The benefits of permeables on urban tree growth have not been conclusively demonstrated and many researchers have observed tree growth is not increased if construction practices compact materials before permeable pavements are installed.[5][6]

Disadvantages

Runoff volumes

Permeable pavements are designed to replace Effective Impervious Areas (EIAs), not to manage stormwater from other impervious surfaces on site. Use of this technique must be part of an overall on site management system for stormwater, and is not a replacement for other techniques.

Also, in a large storm event, the water table below the porous pavement can rise to a higher level preventing the precipitation from being absorbed into the ground. The additional water is stored in the open graded crushed drain rock base and remains until the subgrade can absorb the water. For clay-based soils, or other low to 'non'-draining soils, it is important to increase the depth of the crushed drain rock base to allow additional capacity for the water as it waits to be infiltrated.

The best way to prevent this problem is to understand the soil infiltration rate, and design the pavement and base depths to meet the volume of water. Or, allow for adequate rain water run off at the pavement design stage.

Pollutant load

Highly contaminated runoff can be generated by some land uses where pollutant concentrations exceed those typically found in stormwater. These "hot spots" include commercial plant nurseries, recycling facilities, fueling stations, industrial storage, marinas, some outdoor loading facilities, public works yards, hazardous materials generators (if containers are exposed to rainfall), vehicle service and maintenance areas, and vehicle and equipment washing and steam cleaning facilities. Since porous pavement is an infiltration practice, it should not be applied at stormwater hot spots due to the potential for groundwater contamination. All contaminated runoff should be prevented from entering municipal storm drain systems by using best management practices (BMPs) for the specific industry or activity.[7]

Weight and traffic volumes

Reference sources differ on whether low or medium traffic volumes and weights are appropriate for porous pavements. For example, around truck loading docks and areas of high commercial traffic, porous pavement is sometimes cited as being inappropriate. However, given the variability of products available, the growing number of existing installations in North America and targeted research by both manufacturers and user agencies, the range of accepted applications seems to be expanding. Some concrete paver companies have developed products specifically for industrial applications. Working examples exist at fire halls, busy retail complex parking lots, and on public and private roads, including intersections in parts of North America with quite severe winter conditions.

Siting

Permeable pavements may not be appropriate when land surrounding or draining into the pavement exceeds a 20 percent slope, where pavement is down slope from buildings or where foundations have piped drainage at their footers. The key is to ensure that drainage from other parts of a site is intercepted and dealt with separately rather

Over time efflorescence begins to negatively affect the overall appearance of masonry/concrete and may cause the surfaces to become slippery when exposed to moisture. If left unchecked, this efflorescence will harden whereby the calcium/lime deposits begin to affect the integrity of the cementatious surface by slowly eroding away the cement paste and aggregate. In some cases it will also discolor stained or coated surfaces.

Efflorescence forms more quickly in areas that are exposed to excessive amounts of moisture such as near pool decks, spas, and fountains or where irrigation runoff is present. As a result, these affected regions become very slick when wet thereby causing a significant loss of "friction coefficient". This can be of serious concern especially as a public safety issue to individuals, principals and property owners by exposing them to possible injury and increased general liability claims.

Efflorescence remover chemicals can be used to remove calcium/lime build-up without damaging the integrity of the paving surface.

Types

Installation of porous pavements is no more difficult than that of dense pavements, but has different specifications and procedures which must be strictly adhered to. Nine different families of porous paving materials present distinctive advantages and disadvantages for specific applications. Here are examples:

Pervious concrete

Pervious concrete is widely available, can bear frequent traffic, and is universally accessible. Pervious concrete quality depends on the installer's knowledge and experience.[8]

Plastic Grids

Plastic grids allow for a 100% porous system using structural grid systems for containing and stabilizing either gravel or turf. These grids come in a variety of shapes and sizes depending on use; from pathways to commercial parking lots. These systems have been used readily in Europe for over a decade, but are gaining popularity in North America due to requirements by government for many projects to meet LEED environmental building standards. Plastic grid system are also popular with homeowners due to their lower cost to install, ease of installation, and versatility. The ideal design for this type of grid system is a closed cell system, which prevents gravel/sand/turf from migrating laterally. It is also known as Grass pavers / Turf Pavers in India [9]

Porous asphalt

Porous asphalt is produced and placed using the same methods as conventional asphalt concrete; it differs in that fine (small) aggregates are omitted from the asphalt mixture. The remaining large, single-sized aggregate particles leave open voids that give the material its porosity and permeability. To ensure pavement strength, fiber may be added to the mix or a polymer-modified asphalt binder may be used.[10] Generally, porous asphalt pavements are designed with a subsurface reservoir that holds water that passes through the pavement, allowing it to evaporate and/or percolate slowly into the surround soils.[11][12]

Open-graded friction courses (OGFC) are a porous asphalt surface course used on highways to improve driving safety by removing water from the surface. Unlike a full-depth porous asphalt pavement, OGFCs do not drain water to the base of a pavement. Instead, they allow water to infiltrate the top 3/4 to 1.5 inch of the pavement and then drain out to the side of the roadway. This can improve the friction characteristics of the road and reducing road spray.[13]

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External links

- Avoiding Stormwater Running and the Rain Tax (http://www.nitterhousemasonry.com/product-news/pavers/permeable-pavers-stormwater-runoffs-and-the-rain-tax/) Nitterhouse Masonry (US)
- PaveShare - Permeable Paving Resources (http://www.paveshare.org/1/category/permeability/1.html)
- Technical Note 14D - Permeable Clay Brick Pavements (http://www.gobrick.com/portals/25/docs/technical%20notes/TN14D.pdf) - Brick Industry Association (US)
- "Permable Paving & SUDS" (http://www.paving.org.uk/permeable.php) - Precast Concrete Paving & Kerb Assn. (UK)

PERMEABLE AND POROUS CONCRETE PAVERS

The terms permeable and porous pavers refer to pavers which allow water to percolate through them.

Permeable pavers present a solid surface but allow natural drainage and migration of water into the earth by permitting water to drain through the spaces between the pavers.



Porous pavers, on the other hand, present a surface with "holes" which can be filled with vegetation or aggregate depending upon the need. Porous/permeable pavers provide the same advantages as traditional concrete pavers, including resistance to heavy loads, flexibility of repair, low maintenance, exceptional durability, and high quality.

Uses For Permeable Concrete Pavers Driveways, Patios and more

This type of interlocking paver can support heavier vehicle loads and can be installed in running-bond, basket weave, and herringbone patterns.

These heavy duty permeable pavers were used for a container port application in Latin America.

Porous Concrete PaversExamples

Pavers such as Turfstone by Uni-Group U.S.A. are used for overflow parking, emergency access areas, embankments spillways and other environmentally sensitive areas. Pavers can be filled with vegetation or aggregate depending upon use.

Typical Applications

Vehicles

Here are some typical applications for permeable / porous pavers at areas used by vehicles:

- RV access and boat parking areas
- Residential driveways
- Overflow parking
- Fire lanes
- Emergency vehicle access lanes
- Golf cart and pedestrian paths
- Design parking areas with water retention in mind
- Drivable green surface
- Emergency and Fire Vehicle Access

Porous pavers allow ground cover to be planted and can provide emergency vehicle access and landscaping at the same time as controlled runoff.

The porous pavers allow the area to resemble an unpaved area yet provide many of the same benefits of paving.

Rotational loads can be resisted by pavers that are: sufficiently thick, placed close enough together, and have a confining stationary edge.

Specification Guide's For Developing a Scope of Work

General Topic Specifications

Note: This specification guide is excerpted from Uni-Group USAs guide. This section is intended only to give an insight into items to include when developing a scope of work for a project.

General topics to include in specifications are:

Quality Assurance

- Experience installation crew on similar size and cost projects
- Bonded and licensed contractor

Submittals

- Drawings and product data
- Full size samples for color and shape
- Sieve analysis for grading of bedding and joint sand
- Test results showing compliance to ASTM C936 or other applicable code
- Manufacturers certification of pavers having passed ASTM standards
- Layout, pattern, how fixtures handled and other details

Mock-ups

- Install a large enough paver area to determine surcharge of bedding sand layer, joint sizes, lines, laying patterns, colors, and texture of project. (2m x 2m)
- Note: This area should provide the basis from which work will be judged and will be incorporated into the project.

Delivery, Storage, and Handling

- Pavers to be delivered to site in cubes capable of transport by fork or clamp lift.
- Sand to be covered to prevent exposure to rain or wind
- Deliveries and paving schedule to minimize impact on access to buildings adjacent to project

Material Issue SpecificationsPorous Concrete Pavers

Note: This specification guide is excerpted from Uni-Group USAs guide. This section is intended only to give an insight into items to include when developing a scope of work for a project.

Pavers

- Specify if to be mechanically or manually laid. (Mechanically laid pavers have a spacer bar)
- Specify manufacturer, name, address, phone
- Specify paver model to be used, product name an dimensions including thickness, color (s) or blends available locally

Bedding & Joint Sand

- Screenings and stone dust can be unevenly graded and have material passing No. 200 sieve and should NOT be used. Do not use masonry sand.
- For vehicular traffic pavements, use sands that are as hard as practically possible.
- Contact the paver manufacturer for information on bedding sand durability.
- Sieve according to ASTM C136
- Joint sand should not be used for bedding sand

Edge Restraints

- A wide variety of edge restraints are available and range from timber to plastic to concrete to steel or aluminum as well as cut stone
- Specify type, manufacturer (if applicable) and standards.

Project Installation Issue Specifications

Note: This specification guide is excerpted from Uni-Group USA's guide. This section is intended only to give an insight into items to include when developing a scope of work for a project.

Examination:

- Verify subgrade preparation, compacted densities and elevations conform to specifications.
- Note: Finished grade may be inch above final elevation after compaction. This is to allow for minor settling.
- If geotextiles used, verify placement conforms to specifications and drawings.
- Verify aggregate base materials, thickness compaction, surface tolerances and elevations conform to specifications.
- Compaction should conform to ASTM D698 for pedestrian areas and residential driveways, ASTM D 1557 for heavy vehicular traffic.
- Attention should be paid to stabilization of subgrade if upon weak or saturated solids.
- Local aggregate base materials should conform to those used for highway flexible pavements or ASTM D2940.
- Aggregate base should be spread in uniform layers not exceeding 6 inches in thickness and recommended base surface tolerance should be +/- 3/8 over a 10-ft straight edge.
- If geotextiles used, base preparation, surface tolerances and elevations should conform to specifications
- Mechanical tampers recommended for compaction of soil subgrade and aggregate base.

Installation:

- Bedding sand: Do not use to fill in depressions in the base surface. Spread evenly over base course and screed to required thickness, typically a nominal 1 inch, not to exceed 1 inch thick).
- Pavers are to be free of foreign materials before installation and installed in pattern per drawings, maintaining straight lines.
- Joints between pavers to be per manufacturers design requirements (typically 1/16 to 3/16 inch wide but may need to be wider).
- Fill gaps at edges of paved areas in accordance with manufacturers or designers requirements

- Vibrate pavers, sweep dry joint sand into joints and vibrate until full repeat as necessary. Do not vibrate within 3-ft of the unrestrained edges.
- Surface elevation of pavers shall be 1/8 to inch above adjacent drainage inlets, concrete collars or channels.

Mechanized Installation

Mechanized installation, specialized paver installation equipment speeds construction time by installing approximately one square yard (one square meter) of pavers at a time in rapid succession.

For more on mechanized installations, click here

Field Quality Control:

- After removal of excess sand, check final elevations for conformance to drawings.
- Upon completion of work, remove any debris, surplus material, and equipment from site.

Maintenance of Porous Concrete Pavers

If permeable/porous pavers are selected for water management purposes, a reduction in perviousness can occur over time, due either to accumulation of fine particles or organic growth.

Cleaning with commercial street sweeping/vacuuming equipment is recommended by some manufacturers on an approximate 4-year cycle. Additional aggregate fill material can be added to drainage openings at joints or paver voids as required.

Technical Information

Basics of Hydraulic Design

Two goals for alternative pavements are to allow water to pass through top layers easily and be able to store water in the gravel layer temporarily. An integral part of the design involves determining not only how much water can be stored in the system, but also how fast it will drain (exfiltrate) from the system. The following is an approach to achieving these goals.

Select the design storm and associated likely rainfall usually a one or two-year return period.

Determine the storage capacity of the permeable paving system using the depth of gravel and void space between the stones. Your gravel supplier can usually provide this information.

Compare rainfall and storage capacity. If storage capacity is greater than expected rainfall from design storm, design is adequate to this point.

Determine desired percolation capability of underlying in-situ soil. If it would take longer than 48 hours for the stored water to drain into the soils, this may not be a suitable project for stormwater control. 20 hours is suggested for design exfiltration purposes.

Calculate actual amount of time required for water to drain from gravel.

Compare design exfiltration time to actual drawdown time.

Note: Further information on hydraulic design for permeable pavements can be found from manufacturers and at the North Carolina State University site: North Carolina State University permeable paver information.

Design Software

Uni-Group USA offers a software design program which uses the US EPA Stormwater Management Model (SWMM 4.30) for the design of permeable pavement.

It allows the user to develop a simple model of permeable pavement design, run the model with a specified design storm, and analyze the results. Model results include graphs of the input function (design storm), surface runoff (if any), depth of water in the base material, and drainage of the base material for the duration of the model run. It was developed by Computational Hydraulics, Int.

Further information may be found at: http://www.uni-groupusa.org/software-videos.htm

How to prevent patio drainage problems

Landscaping

Here are some of the ways porous pavers can be used to improve elements of the landscape:

- Placement around trees can allow water and elements to get to tree roots.
- Porous pavers permit planting of grass or other vegetation while providing a driveable surface.
- Porous pavers can be used for soil reinforcement and stabilization
- Can reduce turf-wear problems in high foot traffic areas
- Use porous sections beneath roof overhangs to help break force of water and prevent erosion.

Land Use and Planning

In some communities, calculation of open space permits an allowance for use of permeable decorative pavers.

Use as a green alternative to asphalt pathways.

Reduce amount of impervious surfaces in a project.

In some communities, when a second parking space is not covered, it may count as a landscaped area if paving uses permeable pavers.

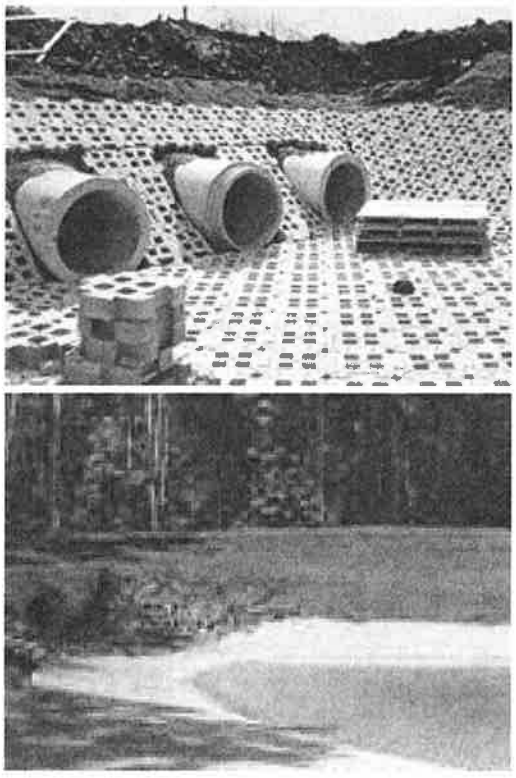
Stormwater and Erosion Control Applications

Permeable or porous pavers on your project can have a positive impact on the following issues:

- Use infiltration to reduce stormwater runoff that leaves parking lots
- Increase stormwater storage
- Reduce thermal loading on surface waters
- Reduce pollutants reaching surface waters
- Groundwater recharge/storage
- Reduce down-stream flooding
- Erosion control of stream beds and river banks

Erosion Control and Groundwater Recharge Basins

Use of porous pavers can be part of a stormwater management control program and groundwater recharge or storage system. Downstream flooding and erosion of banks and stream beds can be lessened. In addition, on-site percolation of rainwater lessens thermal impacts on streams and can mitigate pollution effects upon adjacent waters.



Financial Benefits

Here are some of the financial benefits when permeable or porous pavers are used on your project:

- Reduce amount of drainage and runoff caused be your project.
- Reduce storm water retention systems
- Can be laid in remote areas without normal construction plants
- Maximize land use by using the permeable pavement as a rainwater retention facility
- Quick and easy removal for underground utility repairs

How They Resist Vertical, Horizontal, and Rotational Forces

Basically, permeable or porous paving resists forces by creating an interlock between pavers.

Vertical loads are transferred to surrounding units by the sand in the joints.

Horizontal loads from braking and accelerating are handled via laying patterns and paver shapes that allow dispersion of forces on two axes. The Herringbone pattern provides a particularly effective interlock.

ATTACHMENT 8

Dear Heidi:

I wish as an affected neighbor to object to the proposals of the Sheweys.

First, with respect to the proposed guest house, this is using the existing structure of an ancillary nonconforming building in the setback and extending it within the setback, including that the property's roof line is being substantially raised to 16 feet to provide the Sheweys with additional storage, which will be highly visible from our property, while FAR is being deliberately moved elsewhere within the Project. There is no right to move FAR from one existing building in the setback to another under the ordinances in order to extend a property further into the setback, as well as creating substantial mass and bulk, which will clearly negatively impact the area of our home that we use the most. Please also note that under the Nonconforming Structures Ordinance a nonconforming structure cannot be enlarged, extended, reconstructed or structurally altered unless permitted within that ordinance and a nonconforming structure may be altered but only so long as the exterior dimensions of the structure are not enlarged by the alteration and all other regulations are complied with. That is clearly not the case here. Moreover, to obtain a permit under that ordinance it is necessary to show not only that the original structure was lawful (and I wonder whether this is the case, the burden under the ordinance being on the applicant to show this), but most importantly that it will not be materially injurious to properties or improvements in the vicinity. I sought to remediate the proposal by requesting a tree be placed in such a position on 45 Bolinas Avenue to shield us from seeing the new structure if it were to be permitted. However, on learning that it is impossible for the Sheweys to put a tree in on their property to provide successful coverage, I asked that at least the roofline of the new structure be reduced (say to about 13 feet which is more than sufficient to provide a very high ceiling inside the guest house) so as not to be clearly visible from our home. I have previously planted more than 20 trees to cover 45 Bolinas from our home and when we were flooded out and needed to rebuild our home were required to tear out hardscape, prepare a detailed and very expensive landscape plan and install significant trees for the benefit of our neighbors. I find it hard to understand the lack of willingness to respect our concerns, especially given that this is a nonconforming structure in the setback that is proposed to be radically changed.

Second, the Sheweys took down last year a mature tree that was significant and protected under the Town's ordinances and had existed for decades (as well as other foliage) providing substantial screening between our properties. I have provided you with before and after photos. There is now a significant gap so that we can at this time look directly into each other's homes and be bothered by each other's lights at night, which was never previously the case. There was apparently permission by the Town given to remove trees, but I had no notice, no opportunity to confirm that the tree concerned was diseased or appeal, and when I complained to you about this, you told me that this situation would be temporary and addressed through the Project once it came before Council. When the Town has permitted the removal of trees in the past, the owner has reinstated at least one similar tree. There has been no replanting and there is no remediation currently proposed in the Project, even though there is lots of space for the Sheweys to do so and I have been raising this concern ever since first meeting the Sheweys. Moreover, 45 Bolinas is being raised by at least a couple of feet so this will become an even more critical issue, once the Project occurs. It is imperative that at least one fast growing evergreen tree be planted that is about 13 feet high and some width (say 4 feet), so that it covers up to the top of the proposed window frames

of the house as projected to insure that our mutual privacy is restored (previously the roof of 45 Bolinas Avenue could barely be seen from our home). This is all the more critical if a potentially noisy new swimming pool (with I believe adjoining outdoor living space) is to be approved by the Council.

The Project involves the installation of a swimming pool in the setback adjoining our property. There is no right to build a new swimming pool, especially in the setback and in a flood zone. There is no special circumstance or need to preserve any special property right here. How can this proposal not adversely affect those residing in the neighborhood or be injurious to others? Bolinas Avenue regularly floods and the water can and has traveled right through to Fernhill Avenue and surrounding neighborhoods. The Sheweys have not experienced flooding, so have no idea how important it is that the situation not be made worse. We were flooded out of our home for over two years after the 2005 flood, which came through Bolinas Avenue, where there was a roaring torrent, so this is very scary to my family. The precedent being set for building a new pool in such a highly sensitive flood zone is awful. This is of concern not only to our home but others in the neighborhood including the Malins at number 6 Fernhill.

The Project also does not show in reality a net reduction in impervious surface. There will be a significant amount of new concrete added that is being described as pervious. Previous properties coming before Council have not involved concrete being treated as pervious. This is simply an unrealistic and dangerous characterization that sets a bad precedent for the Town as a whole and recklessly undermines the purpose of the Stormwater Ordinance. Furthermore there will be little pervious surface on the property and in that remaining space it is likely that water will be pushed either to drains or the street, which is just shifting the problem off onto the community as a whole rather than keeping the water within the property as was intended by the ordinance.

I have not seen, other than just briefly on first meeting the Sheweys about 9 months ago when they had a neighbor meeting, the detailed plans of the Sheweys' Project, which likely have changed in the intervening time, and would like the opportunity to consider those too if these issues raised above cannot be resolved. The issues raised above are serious ones that need to be addressed. We have repeatedly asked the Sheweys to address our concerns and indicated willingness to compromise, but so far without success. The Sheweys seem like approachable nice people, and have indicated friendliness yet despite repeated meetings over many months they have made no effort to make change to their proposals (they indicated for instance most recently when we met them last two weeks ago that they would show a proposed lower roofline and tree but this has still not occurred) and have in reality remained totally inflexible. Our family would like to be supportive because 45 Bolinas is decrepit and does need to be improved, and are very disappointed that there has been no resolution.

Best regards,

Sylvia Russell

Town of Ross
Post Office Box 320, Ross, CA 94957
Telephone **(415) 453-1453** Fax **(415) 453-1950**
www.townofross.org

NEIGHBOR ACKNOWLEDGEMENT FORM

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

Project Address and Assessor's Parcel No. 073-051-08
45 Bolinas Av, Ross

Owner(s) of Parcel Callie + Matt Shewey

Architect (Or applicant if not owner) Ann Beal Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☑ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

Note: the information on this form will become part of the public record for this project and providing personal information is optional. If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town Council invites you to submit written comments in advance of any public meeting on the project. All adjacent property owners will receive a mailed public notice prior to any Town Council meeting on the project.

Neighbor Name(s) Trevor & Billie Buck 83 Bolinas

Neighbor Signature(s) [signature] Date 12/5/16

Billie Buck

Neighbor Address 83 Bolinas Ave

Neighbor Phone Number and Email 415 987 1414 billiebuck@gmail.com

Neighbor Form - 45 Bolinas Ave.

From:	"William D. Devlin, CPA" <devlincpa@earthlink.net>
To:	hscoble@townofross.org
Cc:	Collin Shewey <collinmshewey@gmail.com>, David Devlin <dddevlin@gmail.com>
Subject:	Neighbor Form - 45 Bolinas Ave.
Date:	Nov 29, 2016 12:50 PM
Attachments:	shewey.PDF

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Planning Department
DEC - 7 2016
Town of Ross

Dear Ms. Scoble,

My wife and I own 47 Bolinas Ave. next door to the Sheweys and like their proposed project. Attached is a copy of our acknowledgement form. We encourage the Town Council to approve it. The original of this form is being mailed to you at P. O. Box 320.

William D. Devlin, CPA
7 Elaine Avenue
Mill Valley, CA 94941-1014

Tel: (415) 388-5020
Fax: (415) 388-1943
e-mail: devlincpa@earthlink.net

47 Bolinas

Updated 5/8/13

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Town of Ross

NEIGHBOR ACKNOWLEDGEMENT FORM

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

Project Address and Assessor's Parcel No. 073-051-08 45 Bolinas Ave, Ross

Owner(s) of Parcel Collin + Matt Shewey

Architect (Or applicant if not owner) ann Bool Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☑ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

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37 Bolinas

Neighbor Name(s) Danielle & Baird Conner

Neighbor Signature(s) D Conner **Date** 12/5/16

Neighbor Address 37 Baines Ave, Ross

Neighbor Phone Number and Email 510-996-2976 - connerdanielle@hotmail.com

Heidi Scoble

From: Doreen Malin <Doreenmalin@comcast.net>
Sent: Tuesday, December 06, 2016 11:13 AM
To: Heidi Scoble
Cc: Frank Malin; collinmshewey@gmail.com; Matt.Shewey@am.jll.com
Subject: 45 Bolinas, 073-051-08

Heidi---We are the immediate back, i.e., downstream, neighbors of the above project. We are not able to confine ourselves to the choices "approve" or "do not approve" and I will attempt to lay out our reasoning.
Moving here in 1990, we were soon greeted by the former owner of the 45 Bolinas, Lois Knill, with the remark "Don't ever try to put a pool in your yard; it's a flood plain and I will oppose it." A few months later, we were at a Town Council meeting and a Council member said, "Just because you live in Ross does not mean you have a God-given right to a pool." Needless to say, we never moved forward with the idea as it seemed clear it was considered a bad idea and would never be approved.
On December 31, 2005, we stood on our back deck and watched waves of water rolling into our yard from 45 Bolinas, and we evacuated about 4 a.m. There is no need to re-tell the story of the damage that flood did to our community. (Councilman Russell can tell you his harrowing story about evacuating through floodwaters with children clinging to his and his wife's backs.) In the ensuing years, it has become clear through the failure of Measure D and the current kerfuffle over Lefty Gomez field, that the upstream communities are not going to provide any meaningful mitigation to their downstream neighbors. Therefore, unless we want to keep repeating the 1982/2005 scenario, it is incumbent upon the Town to develop a philosophy and a subsequent practice regarding impervious surfaces. Obviously, any increase in these is out of the question. Even maintaining the status quo is questionable: after all it was the "status quo" that got us 3 feet of water flowing through our homes and businesses 11 years ago.
Perhaps we should be looking at DECREASING impervious surfaces, one project at a time. Since no large-scale solutions are on the horizon, maybe we need to step up and make some hard decisions, looking at all future developments/changes to make a moderate reduction in their non-permeable surfaces. It sounds like a radical idea, asking everyone to "pitch in" for the "greater good", I know. Perhaps there is a better solution out there; we just don't see it.

Sincerely,
Doreen and Frank Malin
6 Fernhill

Sent from my iPad

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www.townofross.org

Updated 5/8/13

NEIGHBOR ACKNOWLEDGEMENT FORM

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

Project Address and Assessor's Parcel No. 073-051-08
45 Bolinas Ave, Ross

Owner(s) of Parcel Collin + Matt Shelley

Architect (Or applicant if not owner) Ann Beal Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☒ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

Note: the information on this form will become part of the public record for this project and providing personal information is optional. If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town Council invites you to submit written comments in advance of any public meeting on the project. All adjacent property owners will receive a mailed public notice prior to any Town Council meeting on the project.

Neighbor Name(s) Libby + Adam Tracy - 33 Bolinas

Neighbor Signature(s) [signature] **Date** 11/28/16

Neighbor Address 33 Robinson Ave

Neighbor Phone Number and Email 415 459-2995

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NEIGHBOR ACKNOWLEDGEMENT FORM

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Project Address and Assessor's Parcel No. 073-051-08
45 Bolinas Ave, Ross

Owner(s) of Parcel Collin + Matt Shelley

Architect (Or applicant if not owner) Ann Beal Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☑ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

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Neighbor Name(s) Julie & Al Stoll – 10 Fernhill

Neighbor Signature(s) Julie Stoll Date 11/28/16

Neighbor Address 10 Fernhill Ave., Ross

Neighbor Phone Number and Email 415-524-8581
julstoll@gmail.com
jstoll@stoll-law.com

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NEIGHBOR ACKNOWLEDGEMENT FORM

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Project Address and Assessor's Parcel No. 073-051-08
45 Bolinas Ave, Ross

Owner(s) of Parcel Collin + Matt Shewey

Architect (Or applicant if not owner) Ann Beal Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☒ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

attached.

Note: the information on this form will become part of the public record for this project and providing personal information is optional. If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town Council invites you to submit written comments in advance of any public meeting on the project. All adjacent property owners will receive a mailed public notice prior to any Town Council meeting on the project.

Neighbor Name(s) Margaret F. Ellis -4 Fernhill

Neighbor Signature(s) Margaret Ellis Date 11/26/16

Neighbor Address 4 Fernhill Ave

Neighbor Phone Number and Email 415-453-5870 margie@margieellis.com

Margaret Foley Ellis

November 26, 2016
Re: 45 Bolinas Avenue

I fully support the planned improvements that Collin and Matt Shewey are presenting to the town. The house has been in disrepair for many years (not improved or repaired after both the 1982 and 2015 floods) The Town is fortunate that the Shewey's want to keep the existing house without adding a second story. The design is in keeping with the other neighboring homes in look as well as size. The new façade fits in well with the surrounding properties.

The rear cottage affects my property the most and I appreciate the one story design as I have looked at the rear wall of the disintegrating two story structure for many years. This will be a vast improvement, not only to me but also to the other two neighboring properties on Fernhill who share this view.

Matt and Collin have gone beyond the necessary steps working with the neighbors and have been very approachable when asked about the plan. They have listened to everyone and made changes when possible to make certain that no neighbor will be adversely affected by these improvements. This thoughtful and inclusive approach is unusual in this day.

We should be thrilled that this home will be brought up to date and improved with a design that enhances the entire neighborhood.

Margie Ellis

Post Office Box 1421 Ross California 415-453-5870

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NEIGHBOR ACKNOWLEDGEMENT FORM

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Project Address and Assessor's Parcel No. (45 Bolinas Ave., Ross) 073-051-08

Owner(s) of Parcel Matthew D. & Collin M. Shewey

Architect (Or applicant if not owner) Ann Bool Design

Date of Plans November 11, 2016

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

[X] I approve the project as proposed

[ ] I do not approve the project as proposed for the following reasons (attach additional material if necessary):

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Neighbor Name(s) William D. & Sarah C. Devlin

Neighbor Signature(s) [signature] Date Nov. 29 2016

Sarah C Devlin

Neighbor Address 47 Bolinas Ave., Ross, CA 94957

Neighbor Phone Number and Email (415) 388-5020 devlincpa@earthlink.net

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Project Address and Assessor's Parcel No. 073-051-08
45 Bolinas Ave, Ross

Owner(s) of Parcel Collin + Matt Shewey

Architect (Or applicant if not owner)

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☒ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

This is a beautiful plan that is great for the neighborhood.

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Neighbor Name(s) Jill Baker 55 Bolinas

Neighbor Signature(s) [signature] Date 11/26/16

Neighbor Address 55 Bolinas Ave

Neighbor Phone Number and Email 415/233-1499 jgisvold@hotmail.com

Updated 5/8/13

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Project Address and Assessor's Parcel No. 073-051-08 45 Bolinas Ave, Ross

Owner(s) of Parcel Collin + Matt Shelley

Architect (Or applicant if not owner) Ann Baal Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☒ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

_____

_____

_____

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Neighbor Name(s) Joey Edelman 44 Bolinas

Neighbor Signature(s) _____ Date 11/28/16

Neighbor Address 44 Bolinas Ave., San Anselmo

Neighbor Phone Number and Email (415) 453-5059 joeyedelman@me.com

Updated 5/8/13

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Project Address and Assessor's Parcel No. 073-051-08 45 Bolinas Ave, Ross

Owner(s) of Parcel Colin + Matt Shewey

Architect (Or applicant if not owner) Ann Bool Design

Date of Plans 11/11/16

I am a neighbor of the project site identified above. The applicant has reviewed the project plans with me and I understand the scope of work.

☑ I approve the project as proposed

☐ I do not approve the project as proposed for the following reasons (attach additional material if necessary):

Looks Great to us!

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Neighbor Name(s) Andrew & Genevieve Biggs -12 Fernhill

Neighbor Signature(s) [signature] Date 1/3/17

Neighbor Address 12 Fernhill Ave.

Neighbor Phone Number and Email 4155770094 genny.biggs@moore.org

Heidi Scoble

From: Dani Conner <dconner@cray.com>
Sent: Tuesday, July 26, 2016 11:10 AM
To: ADRGroup
Subject: Shewey plans - Bolinas Avenue

Hello,

This email is to let you know that my husband Baird and I have seen the story poles for the Shewey's planned garage and we are comfortable with and in support of what they have planned. We live directly next door to the Shewey Family on Bolinas Ave.

If you need further input from me, please let me know.

Thank you,
Danielle Conner (37 Bolinas Ave)