

Staff Report

Date: May 21, 2020
To: Advisory Design Review Group
From: Matthew Weintraub, Planner
Subject: 9 Skyland Way

ROLE OF THE ADVISORY DESIGN REVIEW GROUP:

The role of the Advisory Design Review (ADR) Group is to provide non-binding advisory comments and/or recommendations to the Town Council with respect to the design, neighborhood compatibility and context, in addition of materials and colors consistent with the Town Design Review criteria and standards pursuant to Section 18.41.100 of the Ross Municipal Code. The ADR Group does not provide interpretations or recommendations regarding policy related matters such as Variances, Exceptions to Attics and Basements, Use Permits, etc. or consistency findings associated with discretionary land use permits listed in the zoning ordinance. The role of the Town Council is to consider the design related comments and recommendations of the ADR Group and take final action to approve or deny discretionary land use permits after consideration of the ADR Group comments and determination as to whether the requisite findings associated with the discretionary land use permits can be achieved.

Recommendation

That the Advisory Design Review (ADR) Group receive a presentation from the applicant, consider any public comments, and provide a recommendation regarding the merits of the project as it relates to the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100 of the Ross Municipal Code (RMC).

Project Information

Street Address: 9 Skyland Way
Assessor Parcel Number: 072-211-18
Property Owner: Chris & Gina Fasano
Applicant: Chris & Gina Fasano
Zoning: R-1:B-A (Single Family Residence/Special Building Site, 1-Acre Minimum Lot Size)
General Plan Designation: VL (Very Low Density – 0.1-1 Unit/Acre)
Flood Hazard Area: X (Minimal risk area outside the 1% and 0.2%-annual-chance floodplains)

The applicant is requesting approval to construct a two-story addition to the existing two-story single-family residence, resulting in a total net addition of 1,336 square feet of floor area. The applicant is also requesting approval to remodel existing exterior building façades, to install new rock walls, landscape plantings, walkways, and artificial turf areas, and to remove two existing trees. Design Review is required for exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding 200 square feet of new floor area, and for an increase to the existing roof height.

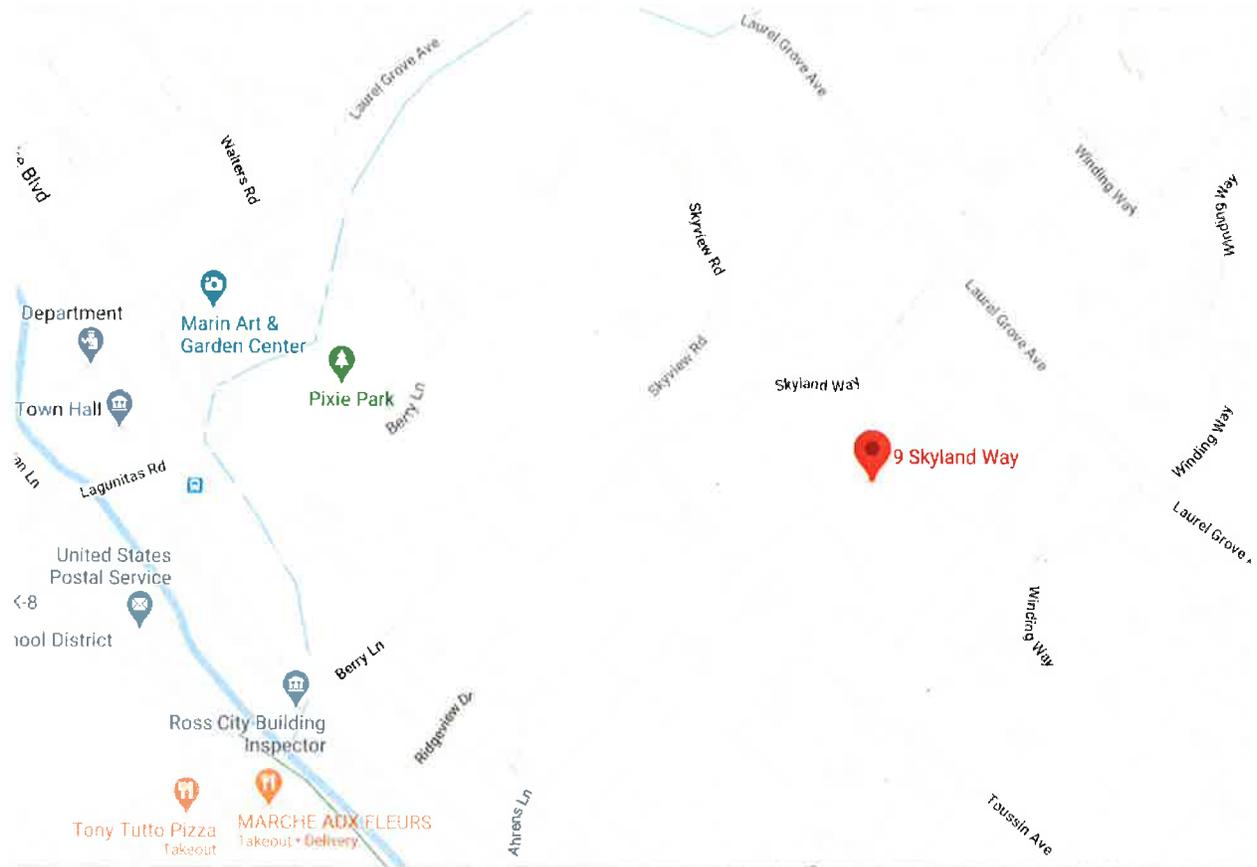


Figure 1. Location map. (Courtesy of Google Maps.)

Project Summary Data

Project Item	Allowed by Code	Existing	Proposed
Lot Area	1 Acre min.	43,562 sq. ft.	No change
Floor Area	6,543 sq. ft. (15%) max.	3,964 sq. ft. (9.1%)	5,300 sq. ft. (12.2%)
Building Lot Coverage	6,543 sq. ft. (15%) max.	2,718 sq. ft. (6.2%)	3,184 sq. ft. (7.3%)
Impervious Surfaces	Not specified	12,273 sq. ft. (28%)	14,477 sq. ft. (33%)
Front Yard Setback	25 ft. min.	151 ft.	No change
Side Yard Setback, North	25 ft. min.	72'-11"	No change
Side Yard Setback, South	25 ft. min.	30'-4"	26-9"
Rear Yard Setback	40 ft. min.	99 ft.	No change
Building Height	30 ft. (2 stories) max.	26 ft. (2 stories)	28'-3" (2 stories)
Off-street Parking	4 spaces (2 covered) min.	4 (2 covered)	No change

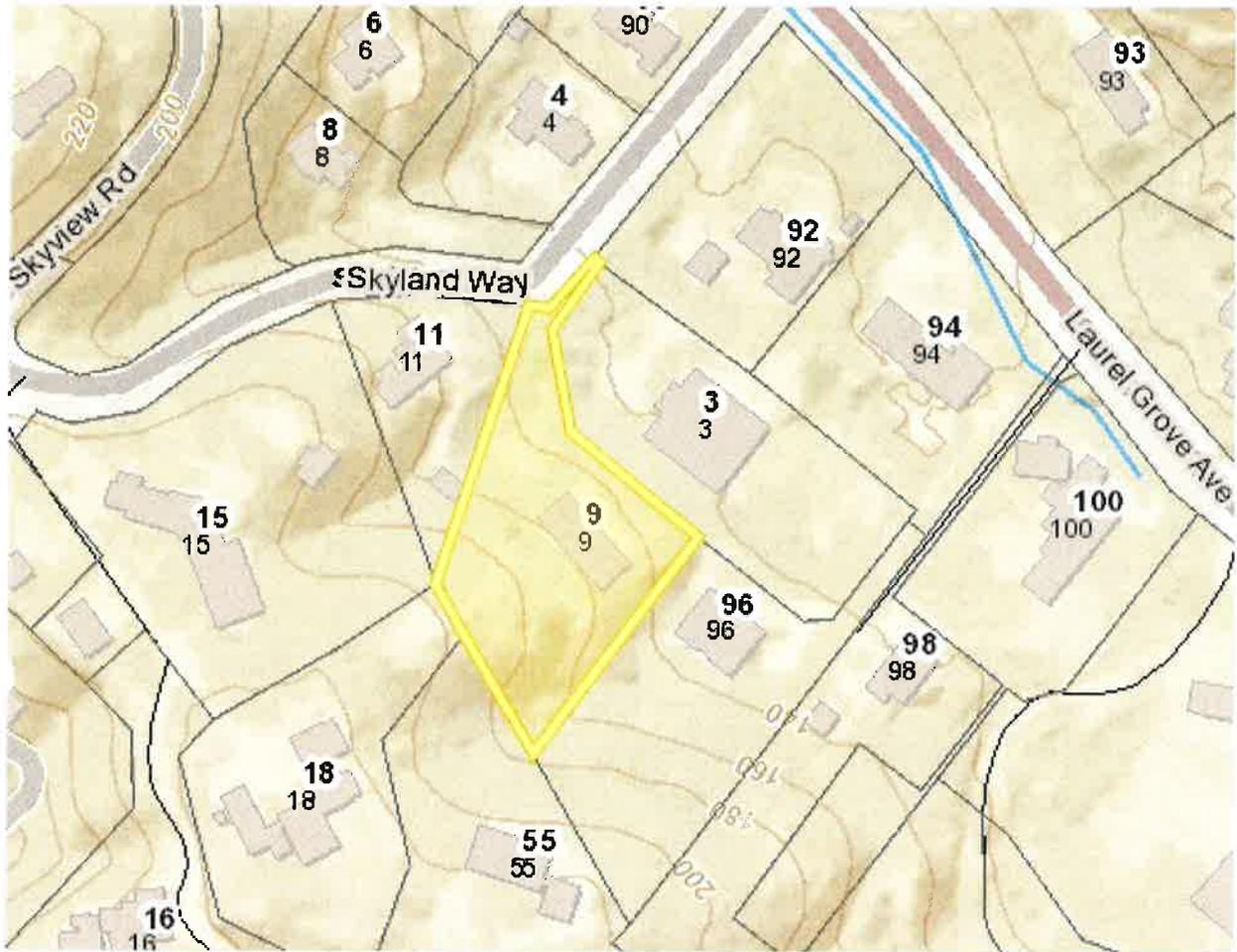


Figure 2. Vicinity Map. (Courtesy of MarinMap.)

Project Description

The project site is a 43,562-square-foot “flag” lot with frontage on Skyland Way. The lot generally rises upward from front to back with an average slope of approximately 28.5%. The existing residential property is conforming to the development standards for the Zoning District. The Project History is included as **Attachment 2**.

The proposed project includes a new two-story, 1,336-square-foot addition at the east elevation of the existing two-story, 3,964-square-foot residence. At the interior, the new addition would expand the existing first and second stories of the home with new bedrooms and living areas. At the exterior, the new hipped “ell” addition would match the existing gabled residence with respect to building height, roof form and slope, fenestration, and materials, and it would replace and reconfigure first-story decks at the east and south elevations. The new building addition would conform to the development standards of the Zoning District. The project would also update the existing building exterior by: replacing the existing front entrance and stairs; altering fenestration with window replacement, new picture/clerestory windows, and new bay windows; installing new skylights; and trimming the existing overhanging eave at the east elevation. In the east side yard, the project would install new low rock walls, walkways, artificial turf areas, and decorative plantings.

The proposed project materials and colors would include the following to match existing:

- Wood siding, “Stone Hearth” color
- Stucco or concrete foundation walls, “Stone Hearth” color

- Composition shingle roofing, "Slate" grey color
- Metal windows and sliding doors, "Anodized Bronze" color
- Wood entry door and sidelights, "Colonial Gray" color
- Metal and glass frame garage door, "Colonial Gray" color
- Metal guard and handrails, "Colonial Gray" color
- Composition wood decking

The applicant is requesting approval of Design Review for exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding 200 square feet of new floor area, and for an increase to the existing roof height.

The Project Description is included as **Attachment 3**. The Project Plans are included as **Attachment 5**.

Discussion

Staff is requesting the ADR Group to provide a recommendation as to the consistency of the project with the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100 of the Ross Municipal Code (see **Attachment 1**). The Town of Ross Design Guidelines provide a basis for making consistent decisions about the appropriateness of new development and improvements to existing properties that are subject to the Town's Design Review process. According to the Design Contexts map of the Design Guidelines (Figure 2.1 on page 10), the subject property is in the "Entry Element Street Relationship/Significant Slope" context, which is defined on page 9 as follows:

Steep topography is the dominant driver of character in these areas. Typically, a house is substantially separated from the public right of way. The view to it is often obscured by a steep slope and extensive vegetation. A driveway is typically the only connection between a house and the street. At the road edge, landscaping, fences and walks profoundly impact character.

Few properties in these areas are visible from the street. Many are uphill, with a driveway leading to the home. Others are downhill, with portions of buildings visible from the street. The relationship of these buildings with the street is minimal. Even though this context is currently characterized by homes located far back into the site and typically not visible from the street, the preferred location for homes is closer to the street so they have a stronger street presence. New fire safety standards also will affect future character.

The Town of Ross Design Guidelines provide specific guidelines that can be used in evaluating projects, which along with the guidelines statements themselves and associated imagery may be used in determining appropriateness. Staff finds that the following design guidelines are applicable to the proposed project:

- 4.39 Incorporate a planted buffer, fence or wall between properties to provide privacy.
- 4.40 Consider the existing access to views, light and air neighboring properties have when adding or incorporating tall trees or plantings, or building a new structure on a site.
- 5.6 Design a roof to be consistent with the overall architectural design and detailing of the structure.
 - Use angles, pitches and materials that coordinate with a building's overall design.
- 5.8 Use exterior materials to create visual interest as viewed from the public realm.
 - Limit the number of materials so that the building does not look overly complex.

- 5.10 Use building colors that are compatible with those seen traditionally in Ross.
 - Incorporate a natural color palette in hillside contexts.
 - Avoid overuse of sharp or overly bright colors.
- 5.12 Provide a sense of visual permeability with doors and windows.
- 5.19 Design a door to be consistent with the overall style of the building.
- 5.21 Design a window to be proportional to the size and character of the building.

Attachments

1. Design Review Criteria and Standards (Ross Municipal Code Section 18.41.100)
2. Project History
3. Project Description
4. Neighborhood Outreach Description
5. Project Plans

ATTACHMENT 1

18.41.100 Design Review Criteria and Standards.

This section provides guidelines for development. Compliance is not mandatory but is strongly recommended. The Town Council may deny an application where there are substantial inconsistencies with one or more guidelines in a manner that is counter to any purpose of this ordinance.

(a) Preservation of Natural Areas and Existing Site Conditions.

(1) The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelines and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire.

(2) Sites should be kept in harmony with the general appearance of neighboring landscape. All disturbed areas should be finished to a natural-appearing configuration and planted or seeded to prevent erosion. (3) Lot coverage and building footprints should be minimized where feasible, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. Environmentally sensitive areas, such as areas along streams, forested areas, and steep slopes shall be a priority for preservation and open space.

(b) Relationship Between Structure and Site. There should be 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. All new buildings or additions constructed on sloping land should be designed to relate to the natural land forms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site.

(c) Minimizing Bulk and Mass.

(1) 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. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.

(2) To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single-plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.

(d) Materials and Colors.

(1) Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.

(2) Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.

(3) Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.

(e) Drives, Parking and Circulation.

(1) Good access, circulation and off-street parking should be provided consistent with the natural features of the site. Walkways, driveways, curb cuts and off-street parking should allow smooth traffic flow and provide for safe ingress and egress to a site.

(2) Access ways and parking areas should be in scale with the design of buildings and structures on the site. They should be sited to minimize physical impacts on adjacent properties related to noise, light and emissions and be visually compatible with development on the site and on neighboring properties. Off-street parking should be screened from view. The area devoted to driveways, parking pads and parking facilities should be minimized through careful site planning.

(3) Incorporate natural drainage ways and vegetated channels, rather than the standard concrete curb and gutter configuration to decrease flow velocity and allow for stormwater infiltration, percolation and absorption.

(f) Exterior Lighting. Exterior lighting should not create glare, hazard or annoyance to adjacent property owners or passersby. Lighting should be shielded and directed downward, with the location of lights coordinated with the approved landscape plan. Lamps should be low wattage and should be incandescent.

(g) Fences and Screening. Fences and walls should be designed and located to be architecturally compatible with the design of the building. They should be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse when viewed from adjacent vantage points. Front yard fences and walls should be set back sufficient distance from the property line to allow for installation of a landscape buffer to soften the visual appearance. Transparent front yard fences and gates over four feet tall may be permitted if the design and landscaping is compatible and consistent with the design, height and character of fences and landscaping in the neighborhood. Front yard vehicular gates should be transparent to let light and lines of sight through the gate.

Solid walls and fences over four feet in height are generally discouraged on property lines adjacent to a right-of-way but may be permitted for properties adjacent to Poplar Avenue and Sir Francis Drake Boulevard based on the quality of the design, materials, and landscaping proposed. Driveway gates should be automatic to encourage use of onsite parking. Pedestrian gates are encouraged for safety, egress, and to encourage multi-modal transportation and pedestrian-friendly neighborhood character.

(h) Views. Views of the hills and ridgelines from public streets and parks should be preserved where possible through appropriate siting of improvements and through selection of an appropriate building design including height, architectural style, roof pitch and number of stories.

(i) Natural Environment.

(1) The high-quality and fragile natural environment should be preserved and maintained through protecting scenic resources (ridgelines, hillsides, trees and tree groves), vegetation and wildlife habitat, creeks, drainageways threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

(2) Development in upland areas shall maintain a setback from creeks or drainageways.

The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards.

(3) Development in low-lying areas shall maintain a setback from creeks or drainageways consistent with the existing development pattern and intensity in the area and on the site, the riparian value along the site, geologic stability, and the development alternatives available on the site. The setback should be maximized to protect the natural resource value of the riparian area and to protect residents from geologic and flood hazards.

(4) The filling and development of land areas within the one-hundred-year flood plain is discouraged. Modification of natural channels of creeks is discouraged. Any modification shall retain and protect creekside vegetation in its natural state as much as possible. Reseeding or replanting with native plants of the habitat and removal of broom and other aggressive exotic plants should occur as soon as possible if vegetation removal or soil disturbance occurs.

(5) Safe and adequate drainage capacity should be provided for all watercourses.

(j) Landscaping.

(1) Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the development. Trees on the site, along public or private streets and within twenty feet of common property lines, should be protected and preserved in site planning.

Replacement trees should be provided for trees removed or affected by development. Native trees should be replaced with the same or similar species. Landscaping should include planting of additional street trees as necessary.

(2) Landscaping should include appropriate plantings to soften or screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers and transformers.

(3) Landscape plans should include appropriate plantings to repair, reseed and/or replant disturbed areas to prevent erosion.

(4) Landscape plans should create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire.

(5) Wherever possible, residential development should be designed to preserve, protect and restore native site vegetation and habitat. In addition, where possible and appropriate, invasive vegetation should be removed.

(k) Health and Safety. Project design should minimize the potential for loss of life, injury or damage to property due to natural and other hazards. New construction must, at a minimum, adhere to the fire safety standards in the Building and Fire Code and use measures such as fire-preventive site design, landscaping and building materials, and fire-suppression techniques and resources. Development on hillside areas should adhere to the wildland urban interface building standards in Chapter 7A of the California Building Code. New development in areas of geologic hazard must not be endangered by nor contribute to hazardous conditions on the site or on adjoining properties.

(l) Visual Focus.

(1) Where visibility exists from roadways and public vantage points, the primary residence should be the most prominent structure on a site. Accessory structures, including but not limited to garages, pool cabanas, accessory dwellings, parking pads, pools and tennis courts, should be sited to minimize their observed presence on the site, taking into consideration runoff impacts from driveways and impervious surfaces. Front yards and street side yards on corner lots should remain free of structures unless they can be sited where they will not visually detract from the public view of the residence.

(2) Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure. Accessory structures should generally be small in floor area. The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.

(m) 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.

(n) Consideration of Existing Nonconforming Situations. Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations.

(o) Relationship of Project to Entire Site.

(1) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review. All information on site development submitted in support of an application constitutes the approved design review project and, once approved, may not be changed by current or future property owners without town approval.

(2) Proposed work should be viewed in relationship to existing on-site conditions. Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.

(p) Relationship to Development Standards in Zoning District. The town council may impose more restrictive development standards than the standards contained in the zoning district in which the project is located in order to meet these criteria. Where two or more contiguous parcels are merged into one legal parcel, the Town Council may consider the total floor area of the existing conforming and legal nonconforming structures and may reduce the permitted floor area to meet the purposes of these standards.

(q) Project Reducing Housing Stock. Projects reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units, are discouraged; nonetheless, such projects may be approved if the council makes findings that the project is consistent with the neighborhood and town character and that the project is consistent with the Ross general plan.

(r) Maximum Floor Area. Regardless of a residentially zoned parcel's lot area, a guideline maximum of ten thousand square feet of total floor area is recommended. Development above guideline floor area levels may be permitted if the town council finds that such development intensity is appropriate and consistent with this section, the Ross municipal Code and the Ross general plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which

minimizes environmental impacts and compatibility with the character of the surrounding area.

(s) **Setbacks.** All development shall maintain a setback from creeks, waterways and drainageways. The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards. A minimum fifty-foot setback from the top of bank is recommended for all new buildings. At least twenty-five feet from the top of bank should be provided for all improvements, when feasible. The area along the top of bank of a creek or waterway should be maintained in a natural state or restored to a natural condition, when feasible.

(t) **Low Impact Development for Stormwater Management.** Development plans should strive to replicate natural, predevelopment hydrology. To the maximum extent possible, the post-development stormwater runoff rates from the site should be no greater than pre-project rates. Development should include plans to manage stormwater runoff to maintain the natural drainage patterns and infiltrate runoff to the maximum extent practical given the site's soil characteristics, slope, and other relevant factors. An applicant may be required to provide a full justification and demonstrate why the use of Low Impact Development (LID) design approaches is not possible before proposing to use conventional structural stormwater management measures which channel stormwater away from the development site.

(1) **Maximize Permeability and Reduce Impervious Surfaces.** Use permeable materials for driveways, parking areas, patios and paths. Reduce building footprints by using more than one floor level. Pre-existing impervious surfaces should be reduced. The width and length of streets, turnaround areas, and driveways should be limited as much as possible, while conforming with traffic and safety concerns and requirements. Common driveways are encouraged. Projects should include appropriate subsurface conditions and plan for future maintenance to maintain the infiltration performance.

(2) **Disperse Runoff On Site.** Use drainage as a design element and design the landscaping to function as part of the stormwater management system. Discharge runoff from downspouts to landscaped areas. Include vegetative and landscaping controls, such as vegetated depressions, bioretention areas, or rain gardens, to decrease the velocity of runoff and allow for stormwater infiltration on-site. Avoid connecting impervious areas directly to the storm drain system.

(3) **Include Small-Scale Stormwater Controls and Storage Facilities.** As appropriate based on the scale of the development, projects should incorporate small-scale controls to store stormwater runoff for reuse or slow release, including vegetated swales, rooftop gardens or "green roofs", catch-basins retro-fitted with below-grade storage culverts, rain barrels, cisterns and dry wells. Such facilities may be necessary to meet minimum stormwater peak flow management standards, such as the no net increase standard. Facilities should be designed to minimize mosquito production. (Ord. 653 (part), 2014; Ord. 641 (part), 2013; Ord. 619 (part), 2010; Ord. 611 (part), 2008; Ord. 575 (part), 2003; Ord. 555, 2000; Ord. 543-1 (part), 1998; Ord. 514 §1 (part), 1993).

ATTACHMENT 2

f. Town Council authorization to lease purchase an additional Police Department police vehicle on a 4 year lease/purchase basis, for approximately \$11,000 per year payment, from the Equipment Replacement Fund.

Town Manager Rob Braulik explained to the Council that funds would be taken from the Asset Forfeiture Fund.

Mayor Kuhl asked for a motion.

Council Member Hoertkorn moved and Council Member Small seconded, to approve Consent Calendar Item "f" as amended by staff. Motion carried unanimously.

End of Consent agenda.

11. Public Hearings on Planning Applications – Part I.

Public hearings are required for the following planning applications. Staff anticipates that these items may be acted upon quickly with no oral staff report, Council discussion, or public comment. If discussion or public comment is requested for any item, the Council may consider the item later in the agenda under Public Hearings on Planning Applications Part II. The Council will act on each item separately.



a. 9 Skyland Way, Variance No. 1929

Chris and Gina Fasano, 9 Skyland Way, A.P. No. 72-211-18, R-1:B-A (Single Family Residence, 1-Acre min. lot size), Very Low Density (.1-1 units per acre), Zone X (outside 1-percent annual chance floodplain). Application for setback variance to allow an existing nonconforming pool deck to be expanded by 42 square feet within the required south side yard setback (25 feet required, approximately 12 feet proposed). The deck expansion is associated with a project that includes upgrading the existing pool, patios and landscape retaining walls and adding a new deck at the upper level of the residence.

Lot Area	40,000 sq. ft.	
Existing Floor Area Ratio	3,928 sq. ft.	9.8%
Proposed Floor Area Ratio	3,928 sq. ft.	9.8% (15% permitted)
Existing Lot Coverage	4,042 sq. ft.	10.1%
Proposed Lot Coverage	4,084 sq. ft.	10.2% (15% permitted)
Existing/Proposed Impervious Surfaces no change		

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the project subject to the findings and conditions outlined in the staff report.

Mayor Kuhl opened the public hearing on this item, and seeing no one wishing to speak, the Mayor closed the public portion and brought the matter back to the Council for action.

Mayor Kuhl asked for a motion.

Council Member Hoertkorn moved and Council Member Small seconded, to approve 9 Skyland Way, Variance No. 1929 subject to the findings and conditions outlined in the staff report. Motion carried unanimously.

Fasano 7 Skyland Conditions:

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

b. 2 Garden Road, After-the-fact Variance No. 1930

Kent and Jeanne Harvey, 2 Garden Road, A.P. No. 72-153-03, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 unit per acre), Zone X (outside 1-percent annual chance floodplain). Request for after-the-fact setback variance for approximately 320 square feet of on-grade flagstone patio area installed within the required 40 foot rear yard setback and a Minor Exception to retain a generator and shed structure located at the rear of the garage within the required 15 foot side yard and 40 foot rear yard setback areas.

Existing and proposed conditions (from file, not verified by staff)

Lot Area	6,631 square feet
Existing Lot Coverage	2,400 sq. ft. 36.2%
Proposed Lot Coverage	2,416 sq. ft. 36.4% (20% permitted)
Existing/Proposed Impervious Surfaces	no change

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the project subject to the findings and conditions outlined in the staff report, including the revised indemnity condition provided by staff.

Mayor Kuhl opened the public hearing on this item, and seeing no one wishing to speak, the Mayor closed the public portion and brought the matter back to the Council for action.

Mayor Kuhl asked for a motion.

Mayor Pro Tempore Brekhus moved and Council Member Small seconded, to approve 2 Garden Road, After-the-Fact Variance No. 1930 subject to the findings and conditions

ATTACHMENT 3

Written Project Description – may be attached.

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

The project description includes:

- 1.) 2-story addition to the east side of the existing residence
- 2.) A number of interior and exterior remodels, including the ^{existing} entry doors, entry deck and stairs and areas of the interior entry.
- 3.) Other interior areas include kitchen, pantry, powder room, and mudroom at the lower level
- 4.) Each level will be connected to the addition.
- 5.) The existing kitchen and family room suspended ceiling will be removed and vaulted as the rest of the house.
- 6.) A remodel of the exterior north-facing wall including a new garage door and furting out of the existing garage wall to align with the facade above.
- 7.) Landscape work is limited to the east to include new patios and an artificial turf yard

ATTACHMENT 4

Bruce & Lynn Chatley
3 Skyland Way
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(415) 457-8230
Bjcha1944@aol.com
lachatley@aol.com

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Ross, CA 94957

Dave & Kathy Scially
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PO Box 1558
Ross, CA 94957
(415) 256-9240
scially@gmail.com
kathyscially@gmail.com

Larry Carr
18 Skyland Way
PO Box 213
Ross, CA 94957

Zach & Leigh Maurus
96 Laurel Grove - Maurus
PO Box 1401
Ross, CA 94957
(415) 755-4425
Zach.maurus@gmail.com
leigh@leighjordan.com

RE: Remodel of 9 Skyland Way, Ross

FEBRUARY 3, 2020

Dave & Kathy Scially:

I'm writing to inform you that we are proposing a design for a remodel and addition to our existing home at 9 Skyland Way. We have enclosed the proposed site plan and exterior design that will be submitted to the Ross Architectural Design Review Committee. There are no variances required for this design as we've worked to make sure everything stays within Ross planning and building guidelines.

We'd be happy to discuss our proposal with you if you'd like more information. If you have questions or concerns please feel free to contact me.

Thank you,

Chris & Gina Fasano
9 Skyland Way
PO Box 672
Ross, CA 94957
(415) 637-7801
chris.fasano@hotmail.com

ATTACHMENT 5

RECEIVED
Planning Department

MAR 10 2020

Town of Ross

**-FILE-
copy-**



the
Brockman
Design
Studio

232 St. Francis Drive Blvd
San Rafael, CA 94901
Telephone: 415.300.6553
www.brockmandesignstudio.com

Addition and Remodel 2020

F A S A N O R E S I D E N C E

9 S K Y L A N D W A Y

R O S S , C A

THE BROCKMAN DESIGN STUDIO
 322 St. Francis Circle Blvd
 San Anselmo, CA 94950
 Telephone: 415 590 8652
 thebrockmandesignstudio.com
 est@brockmancds.com

**TOWN OF ROSS
 PLANNING DEPARTMENT**



FASANO RESIDENCE

REMODEL & ADDITION

EXISTING SINGLE FAMILY RESIDENCE

8354 AND WAY
 ROSS, CALIFORNIA
 94968

APN: 072-211-18

NO.	DATE	DESCRIPTION	BY
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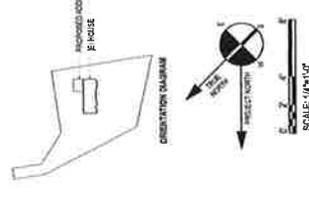
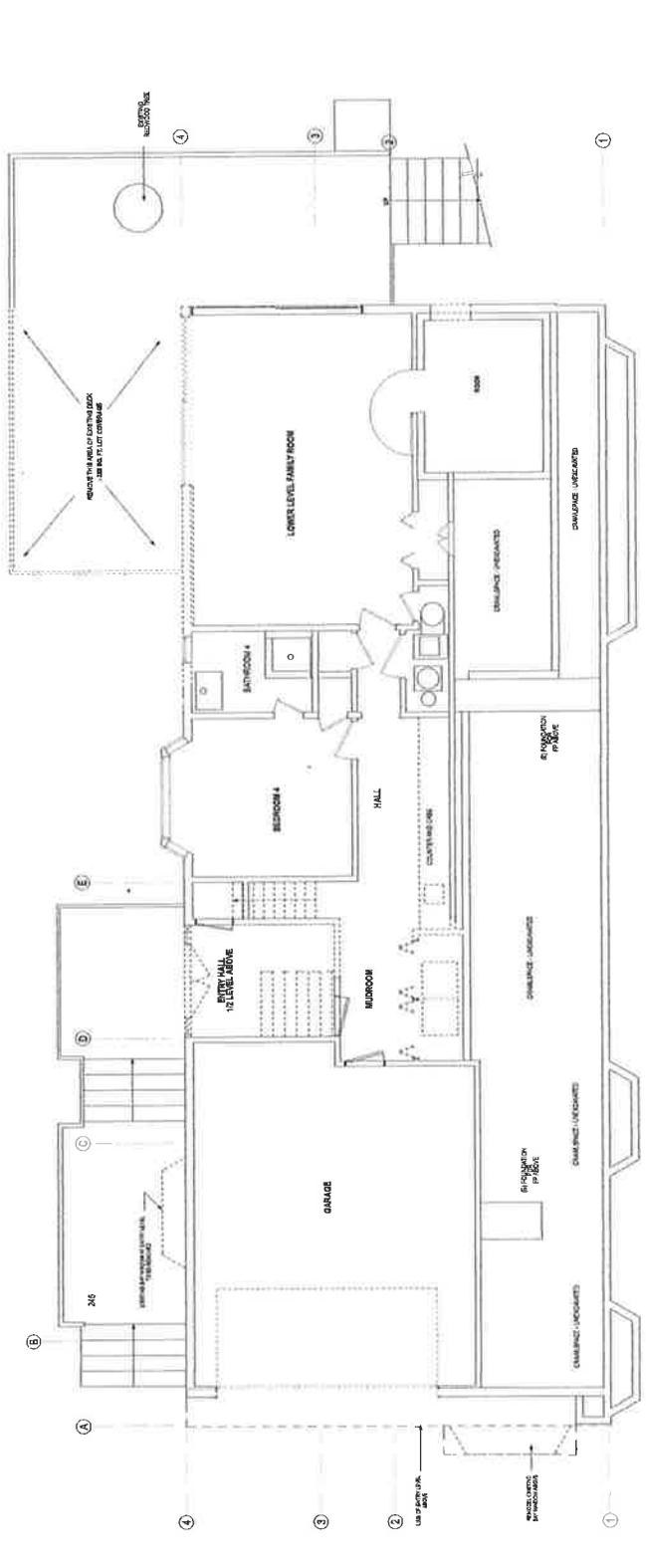
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EXISTING AND DEMO LOWER LEVEL FLOOR PLAN

KEY A1.2

KEY

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- ABOVE
- BELOW - FRESH



EXISTING AND DEMO LOWER LEVEL PLAN
 SHEET 1 OF 1

LED 375 LUMENS MAX
 HIGH EFFICACY
 BOWMAN 6 WALL LIGHT - GREY FINISH; 10 WATT
 EXTERIOR WALL SCENE - SHINING DOWN; TECH LIGHTING -
 LIGHT 2



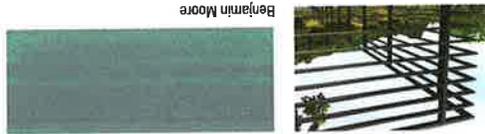
RECESSED STEP LIGHT WITH LOUVER
 FINISH: 10 WATT; HIGH EFFICACY; 375 LUMENS MAX
 SHINING DOWN; FX LUMINAIRE 1.4x2.0" GUN-METAL GREY
 ALTERNATE: BEGA Z205, STAINLESS STEEL FINISH



EXTERIOR LIGHTING FIXTURES:
 MAX 375 LUMENS, SHINE DOWN, LED, HIGH EFFICACY - ALL FIXTURES IN DARK METAL SEE PLANS FOR SPECIFICATIONS

8 REMOVE AND REPLACE
 NEW FARAGE DOOR WITH GLASS AND
 METAL FRAME - FRAME COLOR TO MATCH
 ENTRY DOOR - COLONIAL GRAY

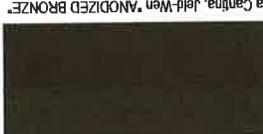
7 NEW GUARD AND HANDRAILS AT
 ENTRY AND NEW LOWER LEVEL
 WELDED, PAINTED METAL
 COLOR AS ABOVE: COLONIAL GRAY



6 NEW DECKING AT ENTRY
 AND NEW LOWER LEVEL
 1 X 6 IPE
 STAINLESS STEEL SCREWS,
 HARDWARE



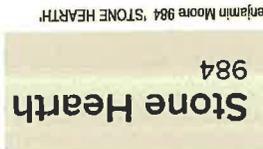
5 NEW EXTERIOR WINDOWS:
 JELD WEN SIDELINE CLAD WOOD
 WINDOWS: CASEMENT POCKET
 NEW EXTERIOR SLIDING DOORS:
 LA CANTINA CONTEMPORARY CLAD
 WOOD DOORS:(E) COLOR TO MATCH
 WINDOWS - OIL RUBBER BRONZE



4 NEW FRONT DOOR (WOOD) AND
 SIDELIGHTS, PLUS
 NEW WINDOWS AT NORTH
 ELEVATION - CUSTOM

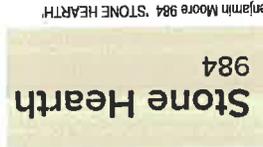


3 (N) AND (E) FOUNDATION WALLS AT
 GARAGE AND ADDITION - STUCCO
 OR CONCRETE : COLOR MATCH
 HOUSE

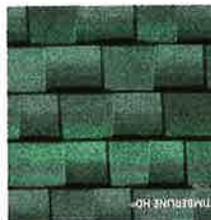


2 WOOD SIDING, GUTTERS,
 DOWNSPOUTS
 AND EXTERIOR DOOR AND
 WINDOW TRIM COLOR:
 WOOD SIDING
 PAINTED
 CLEAR HEART T&G 1 X 8 SIDING
 VERTICAL REDWOOD SIDING
 NEW WOOD SIDING
 TO MATCH EXISTING HOUSE.
 1 PART AT NORTH ELEVATION
 IS VERTICAL

NOTE* ALL EXISTING AND NEW EXTERIOR
 DOOR AND WINDOW TRIM TO BE PAINTED
 SAME AS SIDING:
 Benjamin Moore 984 STONE HEARTH



1 ROOF SHINGLES:
 Class "A" Composition Shingle,
 TIMBERLINE HD
 COLOR : SLATE GREY
 TO MATCH EXISTING HOUSE



VEGETATION MANAGEMENT NOTES

GENERAL
The landscape improvements are to conform to all requirements of Ross Valley Fire District (RVFD) ordinances and requirements.

SITE DESCRIPTION

The existing property is Northwest facing with a slope of approximately 20%. The existing site is landscape specimen garden with minimal upkeep. Existing pyrophytic plant materials and shrubs are to be removed per the direction of the RVFD. Included in this removal is the 38" Monterey pine as shown.

The property is bordered by adjacent residences and the Skyland Way street frontage. The existing landscape is to be replaced with a new landscape design that will include the existing rock path and to rebuild the existing deck structure at the house entry, as shown. New plantings are proposed to help soften / screen adjacent neighbors and improve aesthetics.

EXISTING PLANT REMOVAL

All existing fire laden and unsafe conditions are to be mitigated per the approval requirements of RVFD.

IRRIGATION

All planting areas will be irrigated utilizing drip irrigation methods.

PLANTING

Shrubs are planned in groups and spaced to prevent fire ladders and the expansion of fire movement characteristics. No pyrophytic plants will be used.

MULCHING

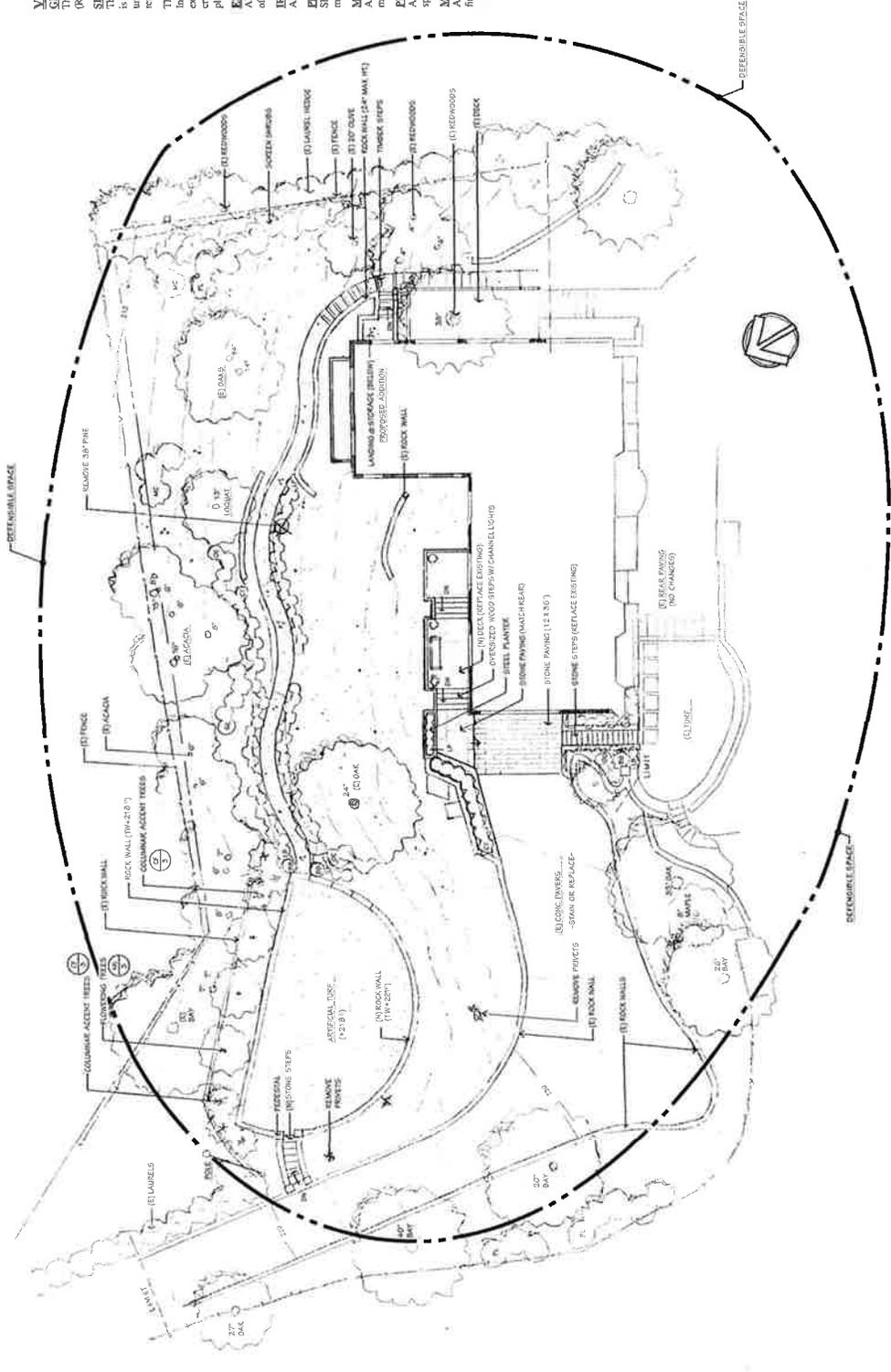
Areas within the defensible areas will be mulched utilizing chips (no shredded material). Mulching material to be approved by the RVFD prior to purchase and application.

PLANT SELECTION

Plants for this project have been deemed fire resistant and chosen for the site specific characteristics of the property.

MAINTENANCE

All dead or dying plant material, combustible materials or debris will be removed to create clear, fire safe landscape environment. All maintenance is to conform to RVFD requirements.



PRELIMINARY PLANT LIST (FASANO RESIDENCE)

TREES	BOTANIC NAME	COMMON NAME	SIZE	HT. / WIDTH	NOTE
CL	CALIFORNIA NATIVE	COLONAR HORSHORN	24" B	6	20 X 4' D F
ML	MAGNOLIA	MAGNOLIA	24" B	3	20 X 1' E F
PERENNIALS / SHRUBS / GRASSES / GROUND COVER LIST	COMMON NAME	COMMON NAME	SIZE	HT. / WIDTH	NOTE
BB	BURNING BUSH	REPRESENTATIVE SHRUB	5 G	4.5 X 3'	E W F
DO	DWARF OLEANDER	REPRESENTATIVE SHRUB	2 G	3 X 3'	E W F
LB	LOMANDEA	REPRESENTATIVE SHRUB	1 G	2 X 2'	E W F
LP	LOMANDEA	REPRESENTATIVE SHRUB	1 G	2 X 2'	E W F
OP	OLIVE	REPRESENTATIVE SHRUB	15 G	10 X 10'	E W F
OE	OLIVE	REPRESENTATIVE SHRUB	5 G	3 X 3'	E W F
PL	PRUNUS LAUROCEARUS	REPRESENTATIVE SHRUB	15 G	10 X 10'	E F

LEGEND
 N = CALIFORNIA NATIVE
 B = BURNING
 E = EVERGREEN
 F = FIRE RESISTANT
 W = WIND RESISTANT
 D = DROUGHT TOLERANT
 S = SLOW GROWING
 P = PYROPHYTIC

Hazard Points	Fire Hazard Assessment Matrix										Points	
	1	2	3	4	5	6	7	8	9	10		
Subject	NL	CL	W	ML	SW							4
Point 0-30	Shrub	Grass	Herbaceous	Grass	Moistly Grass	Brush	Pyrophytic Hardwood	Chaparral	Comifer	Comifer with brush under story	Comifer	2
Point 31-100	Shrub	Grass	Herbaceous	Grass	Moistly Grass	Brush	Pyrophytic Hardwood	Chaparral	Comifer	Comifer with brush under story	Comifer	2
Hazard Points	Minimum Horizontal Clearance Requirement in feet: 50', 50', 100'										9	
1-7	8-11										14	
	50', 50', 100 ft.											

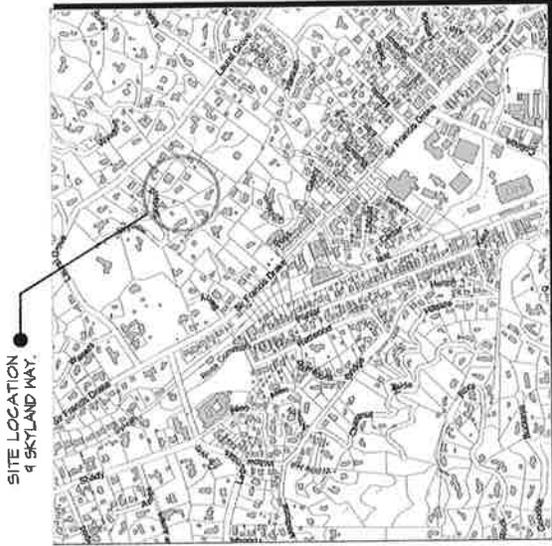
Fasano Residence
 9 Skyland
 Ross, CA
 Date: 11 / 19 / 2019
 Scale: 3/32" = 1'-0"
VEGETATION MANAGEMENT PLAN
SHEET L1.2
 Revised: 3 / 9 / 2020



FASANO RESIDENCE

9 SKYLAND WAY, ROSS, CA 94957

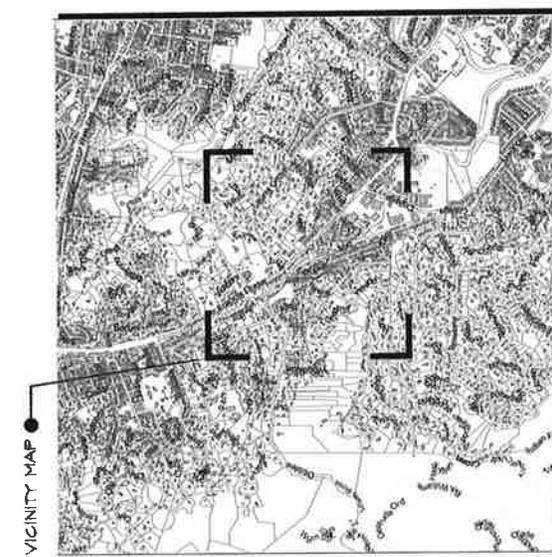
A.P.N. No: 072-211-18



VICINITY MAP
SCALE: 1" = 100'

EARTHWORK QUANTITIES:

DESCRIPTION	QUANTITY
1 OF 3 COVER SHEET, AREA 1 VICINITY MAPS, ABBREVIATIONS	C1.0
2 OF 3 CONCEPTUAL SITE IMPROVEMENT PLANS	C3.0
3 OF 3 DETAILS	C4.0



AREA MAP
SCALE: 1" = 700'

DESIGN TEAM:

CLIENT	ARCHITECT	CONTRACTOR	ENGINEER
CHRISTOPHER AND GRACE FASANO 4 SKYLAND WAY TOWN OF ROSS, CA 94957	ASOATELLA THE BROOKHAVEN CENTER BUILDING 202 SK FRANCIS DRIVE BLDG. 4 SAN ANSELMO, CA 94960 T: 415-300-4665 B: peter@asoatecella.com	PETER BROOKHAVEN VILO DUELA	J.L. ENGINEERING 500 TOWN STREET SAN ANSELMO, CA 94950 T: (415) 774-8716 B: OFFICE@JL-ENGINEERING.COM CONTACT: JAY HILLIERS

CIVIL ENGINEERING SHEET INDEX

NO.	DESCRIPTION	NO.
1 OF 3	COVER SHEET, AREA 1 VICINITY MAPS, ABBREVIATIONS	C1.0
2 OF 3	CONCEPTUAL SITE IMPROVEMENT PLANS	C3.0
3 OF 3	DETAILS	C4.0

LEGEND:

---	SECTION BOUNDARY
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	EASEMENT AS NOTED
---	SANITARY SEWER MAIN PIPE (PUBLIC)
---	SANITARY SEWER MAIN PIPE (PRIVATE)
---	SANITARY SEWER MANHOLE
---	SANITARY SEWER MAIN PLUG
---	SANITARY SEWER LATERAL
---	WATER MAIN PIPE
---	WATER FIRE HYDRANT
---	WATER VALVE
---	WATER REDUCER
---	WATER MAIN PLUG
---	WATER AIR RELEASE VALVE
---	WATER BLOW-OFF
---	WATER SERVICE AND METER
---	ACCESS HATCH IN 1/2" STORAGE TANK
---	STONE DRAIN PIPE
---	STORM DRAIN MANHOLE
---	STORM DRAIN PIPE PLUG
---	VERTICAL CURB AND GUTTER
---	ROLL CURB AND GUTTER
---	VERTICAL CURB/EXTENDED CURB
---	SECONARY
---	LOT LINE
---	449
---	RETAINING WALL
---	TOP OF RETAINING WALL ELEV
---	TOP OF FOOTING ELEV
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR (5' INTERVAL)
---	PROPOSED CONTOUR (1' INTERVAL)
---	ROAD STATION

LEGEND (cont.):

---	GRADE BREAK
---	EXISTING ROADWAY CENTERLINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT AS NOTED
---	EXISTING SANITARY SEWER MAIN PIPE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER MAIN PLUG
---	EXISTING WATER MAIN PIPE
---	EXISTING WATER FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING WATER REDUCER
---	EXISTING WATER MAIN PLUG
---	EXISTING WATER AIR RELEASE VALVE
---	EXISTING WATER BLOW-OFF
---	EXISTING STORM DRAIN PIPE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING STORM DRAIN PIPE PLUG
---	EXISTING VERTICAL CURB AND GUTTER
---	EXISTING ROLL CURB AND GUTTER
---	EXISTING VERTICAL CURB/EXTENDED CURB
---	EXISTING SPA AS NOTED
---	EXISTING CONTOUR (5' INTERVAL)
---	FLOW LINE (OUTLET ELEVATION)
---	TOP OF CURB ELEVATION
---	FINISH SURFACE
---	HIGH WATER ELEVATION
---	FINISH FLOOR ELEVATION
---	FINISH GRADE ELEVATION
---	EXISTING GRADE ELEVATION
---	RIM ELEVATION
---	INVERT ELEVATION
---	DOWN (STAIRS)
---	ELEVATION
---	SAFETY CONTROL POINT
---	SLOPE INDICATOR
---	SURFACE SLOPE INDICATOR
---	PROPOSED
---	EXISTING
---	LANDSCAPE
---	STREET LIGHT
---	WITH
---	STAR RISER
---	STAR TREAD
---	SLOPE



DATE	REVISION

COVER SHEET

PROJECT: FASANO RESIDENCE

ADDRESS: 9 SKYLAND WAY, TOWN OF ROSS, CA 94954 (APN: 072-211-18)

SHEET NO. 1 OF 3



DATE: 11/20/21

SCALE: 1" = 100'

SCALE: 1" = 700'

SCALE: 1" = 100'

SCALE: 1" = 100'

C1.0

1 OF 3

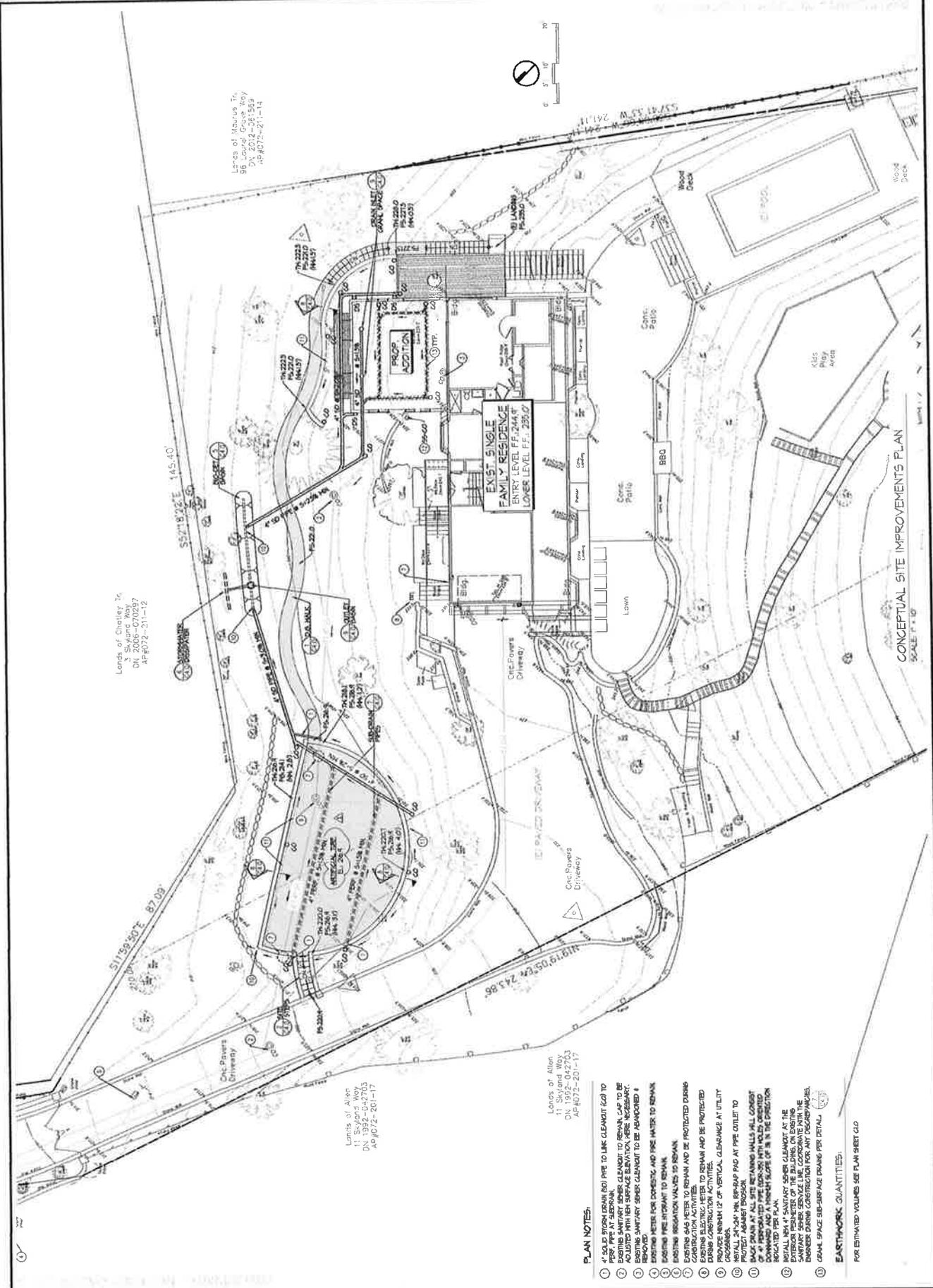


Project: **FASANO RESIDENCE**
 Address: 9 SKYLAND WAY, TOWN OF ROSA, CA 94954 (MAP 072-21-1B)
 Date: _____
 Scale: _____

Prepared By: **VIA METTLER, INC.**
 11000 17th Street, Emeryville, CA 94608
 (415) 764-0270
 Date: _____
 Scale: _____

Sheet: **C3.0**
 of 3

CONCEPTUAL SITE IMPROVEMENTS PLAN
 SCALE 1" = 40'



Lands of Chaley, Tr.
 DN 2005-070287
 AP#072-211-12

Lands of Marcus Tr.
 56 Laurel Grove Way
 DN 2005-070287
 AP#072-211-11

Lands of Allen
 11 Skyland Way
 DN 1992-042703
 AP#072-201-17

Lands of Allen
 11 Skyland Way
 DN 1992-042703
 AP#072-201-17

- PLAN NOTES:**
1. 4" SLOPE STORM DRAIN (SD) PIPE TO LINK CLEAMT (CG) TO PROPERTY AT SEWER CLEAMT TO SEWER CAP TO BE ADJUSTED WITH NEW SURFACE ELEVATION WHERE NECESSARY.
 2. EXISTING SANITARY SEWER CLEAMT TO BE AMENDED & RECONSTRUCTED FOR DOMESTIC AND FIRE WATER TO REMAIN.
 3. EXISTING FIRE HYDRANT TO REMAIN.
 4. EXISTING IRRIGATION VALVES TO REMAIN.
 5. EXISTING GAS METERS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
 6. EXISTING ELECTRIC METERS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
 7. PROVIDE MINIMUM 12" OF VERTICAL CLEARANCE AT UTILITY CROSSINGS.
 8. INSTALL 2" DIA. PVC SLOPE PIPING AT PIPE ORILET TO BACK DRAIN AT ALL SITES RETAINING WALLS WILL CORRECT TO 4" PRESSURIZED PIPE (MPP-300) WITH HOLES ORIENTED TO MATCH SLOPE OF PIP IN THE DIRECTION INDICATED PER PLAN.
 9. INSTALL NEW 4" SANITARY SEWER CLEAMT AT THE EXTERIOR PERIPHERY OF THE BUILDING ON EXISTING EXTERIOR FINISH GRADE TO BE CONSTRUCTED FOR ANY DISCREPANCIES.
 10. GRADE SPACE SUB-SURFACE DRAINAGE PER DETAIL.

EARTHWORK QUANTITIES:
 FOR ESTIMATED VOLUMES SEE PLAN SHEET C4.0

CONCEPTUAL SITE IMPROVEMENTS PLAN
 SCALE 1" = 40'

