



Staff Report

Date: May 21, 2020
To: Advisory Design Review Group
From: Matthew Weintraub, Planner
Subject: 43 Laurel Grove Avenue

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: 43 Laurel Grove Avenue
Assessor Parcel Number: 072-181-04
Property Owner: Scott & Debra Hilleboe
Applicant: Robert Stiles, AIA
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 one-story and two-story additions to the existing one-story single-family residence, resulting in a total net addition of 1,839 square feet of floor area; expand the existing pool patio and construct a new open roof pool structure; install new retaining walls, fencing, landscape plantings and artificial turf; and remove and replace two trees. Design Review is required for: a building addition exceeding 200 square feet of new floor area; an increase in building height; new fences greater than 48 inches in height adjacent to the street or right-of-way; new retaining walls greater than

48 inches in height; and more than 50 cubic yards of grading or filling. A Hillside Lot Permit is required for: a building addition exceeding 200 square feet of new floor area; new retaining walls greater than 48 inches in height; and more than 50 cubic yards of grading or filling. A Nonconformity Permit is required to enlarge, extend, reconstruct, and structurally alter the residence and the pool decking, which are existing legal nonconforming structures located in minimum required yard setbacks.

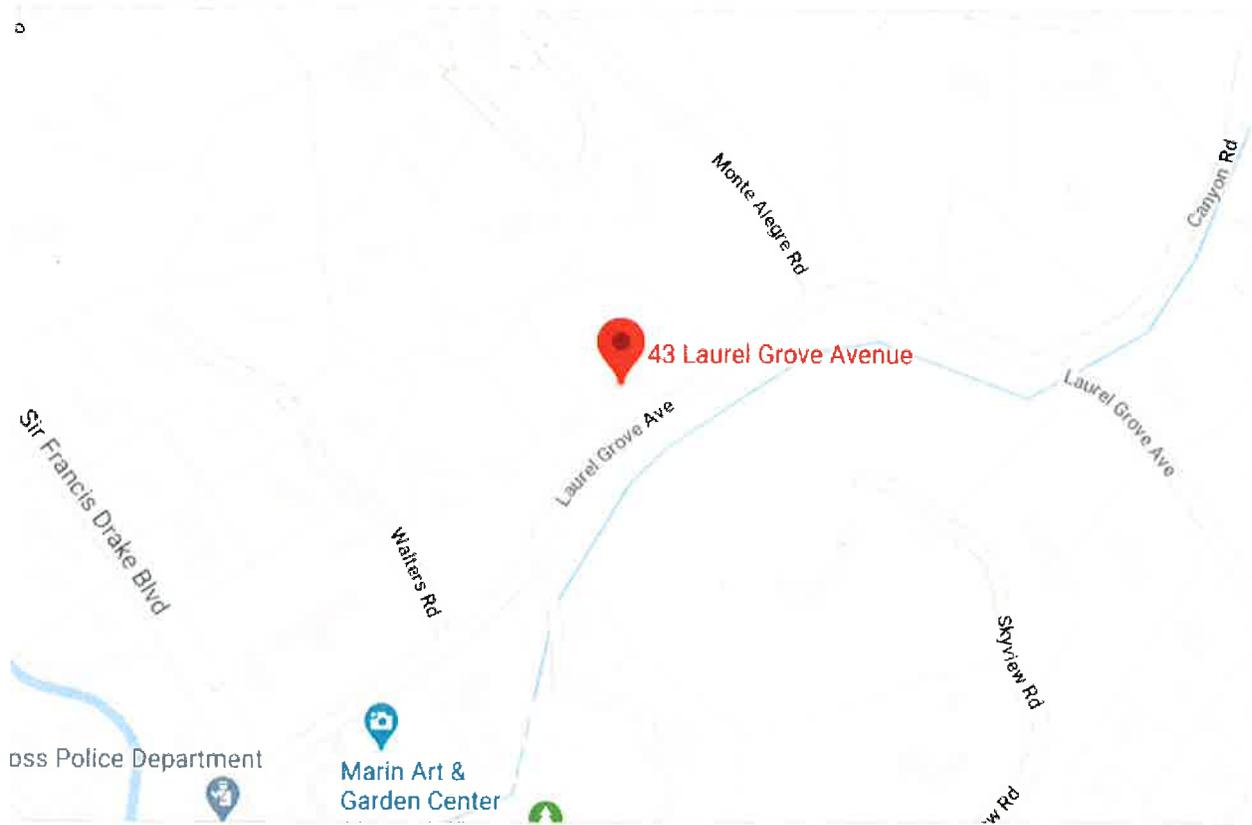


Figure 1. Location map. (Courtesy of Google Maps.)

Project Summary Data

Project Item	Allowed by Code	Existing	Proposed
Lot Area	1 Acre min.	50,967 sq. ft.	No change
Floor Area	4,187 sq. ft. max. *	2,285 sq. ft.	4,124 sq. ft.
Building Lot Coverage	7,645 sq. ft. (15%) max.	2,869 sq. ft. (5.6%)	3,908 sq. ft. (7.7%)
Impervious Surfaces	Not specified	7,329 sq. ft. (14%)	7,617 sq. ft. (15%)
Front Yard Setback	25 ft. min.	25 ft.	No change
Side Yard Setback, East	40 ft. min. *	120 ft.	No change
Side Yard Setback, West	40 ft. min. *	24-3"	No change
Rear Yard Setback	70 ft. min. *	160 ft.	No change
Building Height	30 ft. (2 stories) max.	17'-7" (1 story)	26'-7" (2 stories)
Off-street Parking	4 spaces (2 covered) min.	4 (2 covered)	No change

* Pursuant to Ross Municipal Code Chapter 18.39, Hillside Lot Regulations.

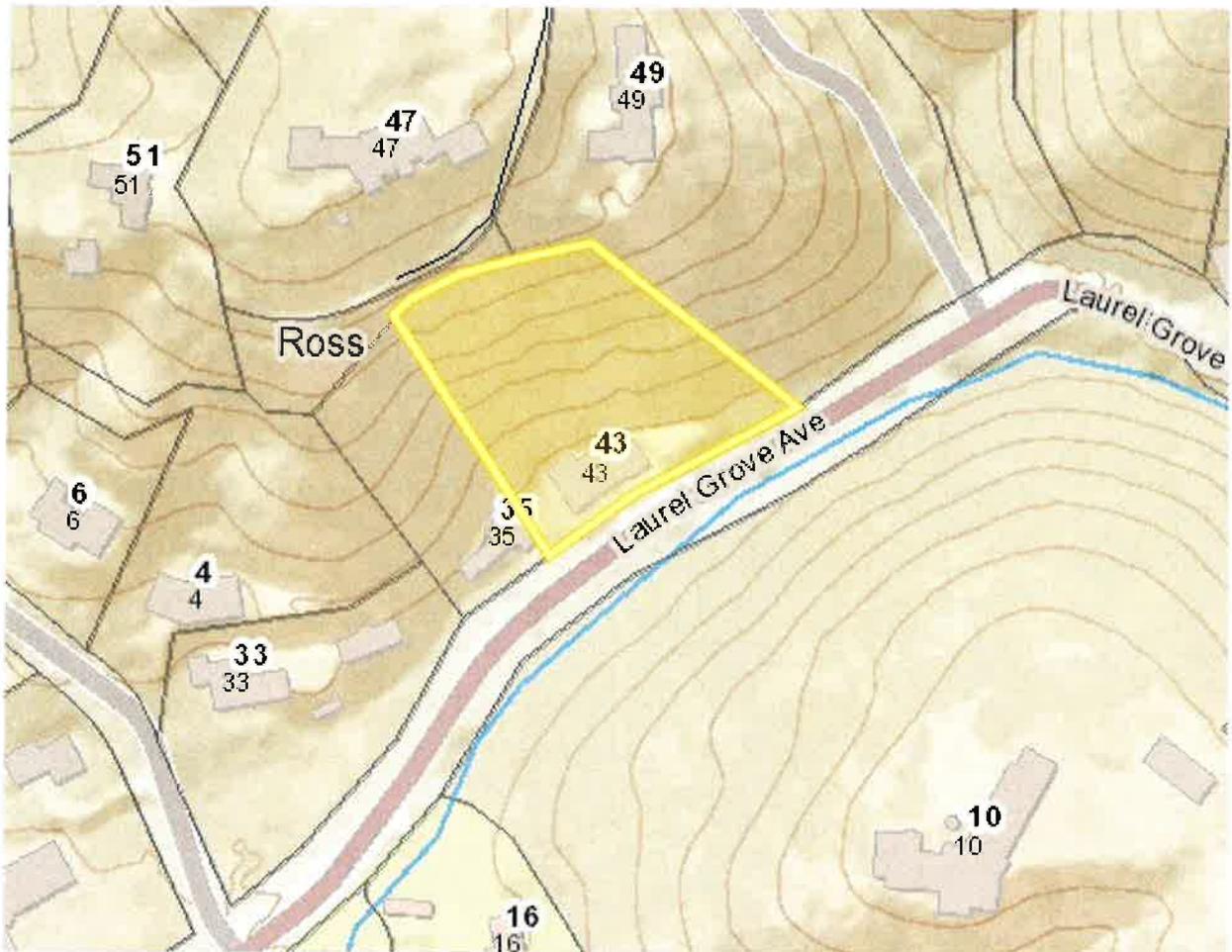


Figure 2. Vicinity Map. (Courtesy of MarinMap.)

Project Description

The project site is a 50,967-square-foot, semi-rectangular lot with frontage on Laurel Grove Avenue. The lot generally rises upward from front to back with an average slope of approximately 31%. The property contains Slope Stability Hazard Area 3. The existing residence is legal nonconforming with respect to the minimum required west side yard setback, and the existing pool and pool patio are legal nonconforming with respect to the minimum required front yard setback. The Project History is included as **Attachment 2**.

The proposed project includes a new two-story, 1,963-square-foot addition at the back and east side of the existing one-story, 2,161-square-foot residence. At the interior, the addition would include a new kitchen and dining room and garage expansion at the first story, and three new bedrooms at the new second story. At the exterior, the project would expand the existing residence to the back and to the east side, and it would add a recessed second level over the existing house and attached garage, thereby increasing the maximum building height from 17'-7" to 26'-7". The addition would feature long, low gabled roofs, fenestration, and exterior materials that match the existing residence. The new building addition would conform to the development standards of the Zoning District and the Hillside Lot Area. The project would also: remove two existing accessory shed buildings totaling 124 square feet; replace the existing concrete pool patio with new flatwork and stonework within the existing patio footprint; install a new open-sided roof structure, firepit, fences, retaining walls, walkways, and artificial turf; and plant new tree screening along the front of the property.

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

- Metal standing seam roof, “Storm Gray” color or similar
- Wood siding, V-groove smooth, painted
- Wood trim, painted
- Aluminum clad wood windows, painted
- Metal skylights, gray
- Wood garage door, painted
- Redwood and wire fence, natural finish (at front)
- Steel stake and wire mesh fence (at sides and back)
- Cast-in-place concrete walls, stucco and paint finish (at front)
- Cast-in-place concrete walls and planter, form board finish (at back)
- Bluestone paving
- Gravel paths with concrete stairs and curbs

The applicant is requesting approval of Design Review for a building addition exceeding 200 square feet of new floor area, an increase in building height, new fences greater than 48 inches in height adjacent to the street or right-of-way, new retaining walls greater than 48 inches in height, and more than 50 cubic yards of grading or filling; a Hillside Lot Permit for a building addition exceeding 200 square feet of new floor area, new retaining walls greater than 48 inches in height, and more than 50 cubic yards of grading or filling; and a Nonconformity Permit to enlarge, extend, reconstruct, and structurally alter the residence and the pool decking, which are existing legal nonconforming structures located in minimum required yard setbacks.

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:

- 4.34 Maintain a landscaped front yard.
 - Maintain visibility from the street to the house.
- 4.35 Incorporate plantings that create a layered look from the street to the home to create a sense of entry to the building.
 - Consider incorporating low-scale trees (generally 12'-25' in height) that screen a home from the street and frame views, but that do not fully obscure a home from the street.
 - Include foundation-scale plantings that provide a transition between the front yard and the home, where fire safety considerations permit.
- 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.
- 5.3 Vary the massing of a building to reduce its perceived size. Consider using:
 - Front wall articulation – step-back.
 - Side wall articulation – step-back.
- 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.
 - In areas where compatibility is important, use a material that is compatible in visual character, pattern and texture with those of neighboring properties.
 - 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.
- 5.11 Create visual interest on a wall facing the street with windows, entrances, materials and other architectural elements.
 - Incorporate windows and doors that face the street.
- 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.
- 5.20 Locate windows to create visual interest along a street.
 - Encourage the use of windows that create a sense of depth, profile and shadow on a street-facing wall.
- 5.21 Design a window to be proportional to the size and character of the building.
- 5.22 Use detailing to create interest and provide a sense of scale. Appropriate techniques include.
 - Accent lines
 - Ornamentation
 - Color/material change
 - Minor wall offsets

- Eaves and overhangs
- Window and door framing details
- Exterior or building lighting

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

- 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.
7. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
 8. The Department of Public Safety requires a Knox Box at the site.
 9. Any portable toilets shall be placed off of the street and out of public view. Project development shall comply with the requirements of the Ross Valley Sanitary District.
 10. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance. If construction is not completed by the construction completion date provided for in that ordinance, the owner will be subject to automatic penalties with no further notice.
 11. **NO CHANGES FROM THE APPROVED PLANS SHALL BE PERMITTED WITHOUT PRIOR TOWN APPROVAL. Red-lined plans showing any proposed changes shall be submitted to the Town Planner prior to the issuance of any building permits.**
 12. **FAILURE TO SECURE REQUIRED BUILDING PERMITS AND/OR BEGIN CONSTRUCTION BY OCTOBER 12, 2007 WILL CAUSE THE APPROVAL TO LAPSE WITHOUT FURTHER NOTICE.**
 13. 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.
 14. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.
 15. 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.
- 10. **43 Laurel Grove, Mutscheller/Buoncristiani, Design Review No. 520 and Tree Removal**
Aaron Mutscheller and Mindy Buoncristiani, 43 Laurel Grove Avenue, A.P. No. 72-181-04, R-1:B-A (Single Family Residence, One-Acre Minimum Lot Size). Design review to allow the renovation and addition to an existing single story residence including the following: 1.) re-cladding of the existing residence to include new wood horizontal siding, painted white, and a gray stone foundation; 2.) new wood windows and doors, painted white; 3) new standing seam metal roof in a weathered copper color, to a new maximum ridge height of 17 feet; 4.) 199 square feet of new floor area; 5.) new garbage enclosure, pool equipment shed, landscape retaining walls and a patio extension; and 6.) a 4-foot fence on the existing retaining wall, a 6-foot wood gate, and 6-foot wood and wire fence

within the front yard. A tree removal permit is requested to remove six Texas Privet, one Bay, and one Pittosporum.

Lot area	51,158 square feet	
Existing Floor Area Ratio	4.2%	
Proposed Floor Area Ratio	4.6%	(15% permitted)
Existing Lot Coverage	5.6%	
Proposed Lot Coverage	6.0%	(15% permitted)

Elise Semonian, Senior Planner, summarized the staff report and recommended that the Council approve the project subject to a modification of the roof material to be reviewed and approved at staff level in consultation with the Mayor. Staff also received one email from a neighbor concerned about removal of flammable debris from the site, but the staff report already included a condition of approval in that regard.

Council Member Cahill asked staff which gate is being discussed, the one at the front entry or the side gate. Planner Semonian responded that staff is talking about the new proposed gate in the front yard setback. Staff wanted to make the front fence more transparent.

Max Crome, architect, provided several colored renderings for the Council's consideration. He explained that this proposal is before the Council because the exterior is being modified by more than 25%. They are adding less than 200 sq. ft., so it is considered a relatively minor addition. The intention is to do the minimum to upgrade the home to essentially add a master bedroom suite. The floor plan increases to allow for that and to allow for a small addition in front of the house to accommodate the internal shifting. The idea is to preserve the ranch style and upgrade the exterior finishes. He discussed the roof material and liked the metal roof material, and if Council agreed that material could be used, but if not, they would support staff's recommendation. In regard to colors, he disagreed with the comments about the white color and presented photographs of other houses in Ross painted white that are in keeping with the spirit of the community. Also, they propose to raise the roof to allow more volume on the inside and to get more light in the entryway. They also propose a dormer element. He further agreed with the staff's recommendation to modify the front gate.

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

Council Member Skall understands the idea of the design code to try to have some sense of houses blending into the surrounding area, but he believed the metal roof design is very interesting and makes a lot of sense. The house is not visible to anyone and it is surrounded by several trees. There is a great deal of shade and it is very dark and believed the white color would provide a better presence. It would update the area quite nicely in his view. It is a little different, but not much and felt it was an interesting design.

Acting Mayor Durst agreed with the staff report in regard to the color of the house and desired a more natural color tone. She liked the metal copper roof. It is more elegant and richer and makes a much greener statement. Her home has a cement fiber roof that is not

holding up and will not make its 75-year guarantee, so she would be willing to approve the metal roof design.

Council Member Cahill thinks the renovation of the structure is great. He liked the fact that they are raising up the roof and it will be a better looking house when complete as well as nicer inside. He had no problems in general with the idea of a metal roof, but it is important since this is a departure from the Town that the applicant provide a sample of what is desired. Architect Crome provided a sample of the material to Council for their review, but it was not the proposed color, just a sample of the material.

Council Member Cahill recommended adding a condition that the actual roof sample go to staff for an opportunity to review and if staff has a problem that it come back to Council because it is very hard to see from a photograph to understand how it will appear. This is a departure from the Town's style. Town Manager Broad noted that one metal roof was approved, but never got installed, because of the glare since it was on a ridgeline.

Council Member Cahill noticed the color is vanilla milkshake, which seemed very bright and agreed with Acting Mayor Durst that one element of the Design Review Ordinance is to have more natural colors to fit in with the natural environment. The intent is to have more earthtone colors. He further recommended adding a condition that a paint color sample be provided to staff for review and approval as well. Town Manager Broad recommended that the applicant provide a one-foot square painted sample for staff to review. The applicant agreed.

Acting Mayor Durst asked for a motion.

Council Member Cahill moved and Council Member Skall seconded, to approve the project with the findings in the staff report and the condition that a roof sample be brought to staff for review and a paint sample of at least one-foot square be brought to staff for review and approval as well, which is modifying Condition No. 1 in the staff report related to the roof sample requirement. Motion carried unanimously.

43 Laurel Grove, Mutscheller/Buoncristiani, Conditions

1. Prior to the issuance of a building permit, the applicants shall submit a sample of any proposed roof material for review and approval by the planning department in consultation with the mayor.
2. The applicant shall submit a minimum one-foot square paint samples to staff for review and approval prior to painting the structure.
3. The gate design shall be modified so that the gate is at least 50% transparent. The design shall be reviewed and approved by staff prior to installation of the gate.
4. Landscape shall be installed in compliance with the Roth La Motte Landscape Architecture plan, dated September 14, 2006, prior to occupancy.
5. 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. Prior to the issuance of a building permit, the owner or general contractor shall submit a complete list of contractors, subcontractors, architects, engineers and any other people providing project services within the Town, including names, addresses 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.

6. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
 7. This project shall comply with the following requirements of the Department of Public Safety: 1.) Sprinklers may be required; 2.) Clear all brush impinging on the access roadway; 3.) The roadway must have a vertical clearance of at least 14 feet; 4.) A street number must be posted {minimum four inches on contrasting background}; 5.) A Knox box is required; 6.) The property must be cleared of all dead or dying flammable materials; and 7.) A local alarm is required.
 8. Any portable toilets shall be placed off of the street and out of public view. Project development shall comply with the requirements of the Ross Valley Sanitary District.
 9. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance. If construction is not completed by the construction completion date provided for in that ordinance, the owner will be subject to automatic penalties with no further notice.
 10. NO CHANGES FROM THE APPROVED PLANS SHALL BE PERMITTED WITHOUT PRIOR TOWN APPROVAL. Red-lined plans showing any proposed changes shall be submitted to the Town Planner prior to the issuance of any building permits.
 11. FAILURE TO SECURE REQUIRED BUILDING PERMITS AND/OR BEGIN CONSTRUCTION BY OCTOBER 12, 2007 WILL CAUSE THE APPROVAL TO LAPSE WITHOUT FURTHER NOTICE.
 12. 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.
 13. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.
 14. 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.
11. **Variance and Design Review**
Eric & Sarah Filler, 7 Woodside Way, A.P. No. 73-232-03, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow the following: 1.) remodel and addition to existing residence resulting in 8 square feet of new floor area within the rear setback area (40 feet required, 34.5 feet proposed) and 56 square feet of second floor deck area within the rear setback (40 feet required, 37 feet proposed); 2.) demolition of an existing carport and construction of a new 450 square foot two-car garage; 3.) demolition of a 402 square foot deck and replacement with a 387 square foot terrace, barbecue and outdoor fireplace within the rear setback area (40 feet required, 19 feet

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).

Scope of work:

- 2 story addition
- Net addition of 1,839sf
- 2 new retaining walls and 1 new catchment wall
- Expanded pool decking and patio
- New open roof structure at pool
- _New artificial lawn area
- _New fencing
- _New landscaping
- Remove bay trees and replace with new Oaks and Pittosporum

Our goal is to provide more interior and exterior space for the home-owner's growing family so they can stay in this house for a long period of time while at the same time respecting the existing house and topography, and the design guidelines and character of the Town of Ross. We placed the 2 story addition areas towards the interior of the lot and away from the neighbor to the west and the street to the south. We respected the existing architecture of the house, and the new areas of addition will keep the same architectural style and details of the existing house. The existing house has an informal massing style that we continued. We layered the massing of the additions to be asymmetrically balanced and have the roofs cascade down towards the street in a similar manner as the hillside behind. We are proposing layered and cascading retaining walls to open up some exterior space to improve the connection between the interior and the existing pool. There is a planting area between the walls to allow star jasmine to grow onto the upper wall and have it read more like a part of the hill. We are proposing using an undeveloped, level portion of the lot as a lawn area (artificial). We are proposing to remove some of the existing bay trees which are fire prone and choking off an existing valley oak. We will replace with pittosporum silver sheen trees and two new valley oaks. The oaks are native and preferred over the bay trees. We are proposing new redwood and wire fencing along with a line of pittosporum silver sheen to provide separation and privacy without creating an opaque, hard wall. Our goal in the south eastern portion of the lot is to provide a layering of natural elements with the pittosporums in the foreground and the natural hillside in the background.

ATTACHMENT 4

Barbara Gaffney, residing at the address below, has reviewed the submitted plans for construction at 43 Laurel Grove Avenue, Ross, CA 94957, and

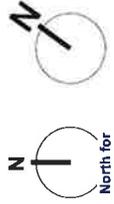
hereby gives approval for the plan as submitted to the Town of Ross on Thursday, February 13, 2020.

does not give approval for the plan as submitted to the Town of Ross on Thursday, February 13, 2020.

Barbara Gaffney
Signature

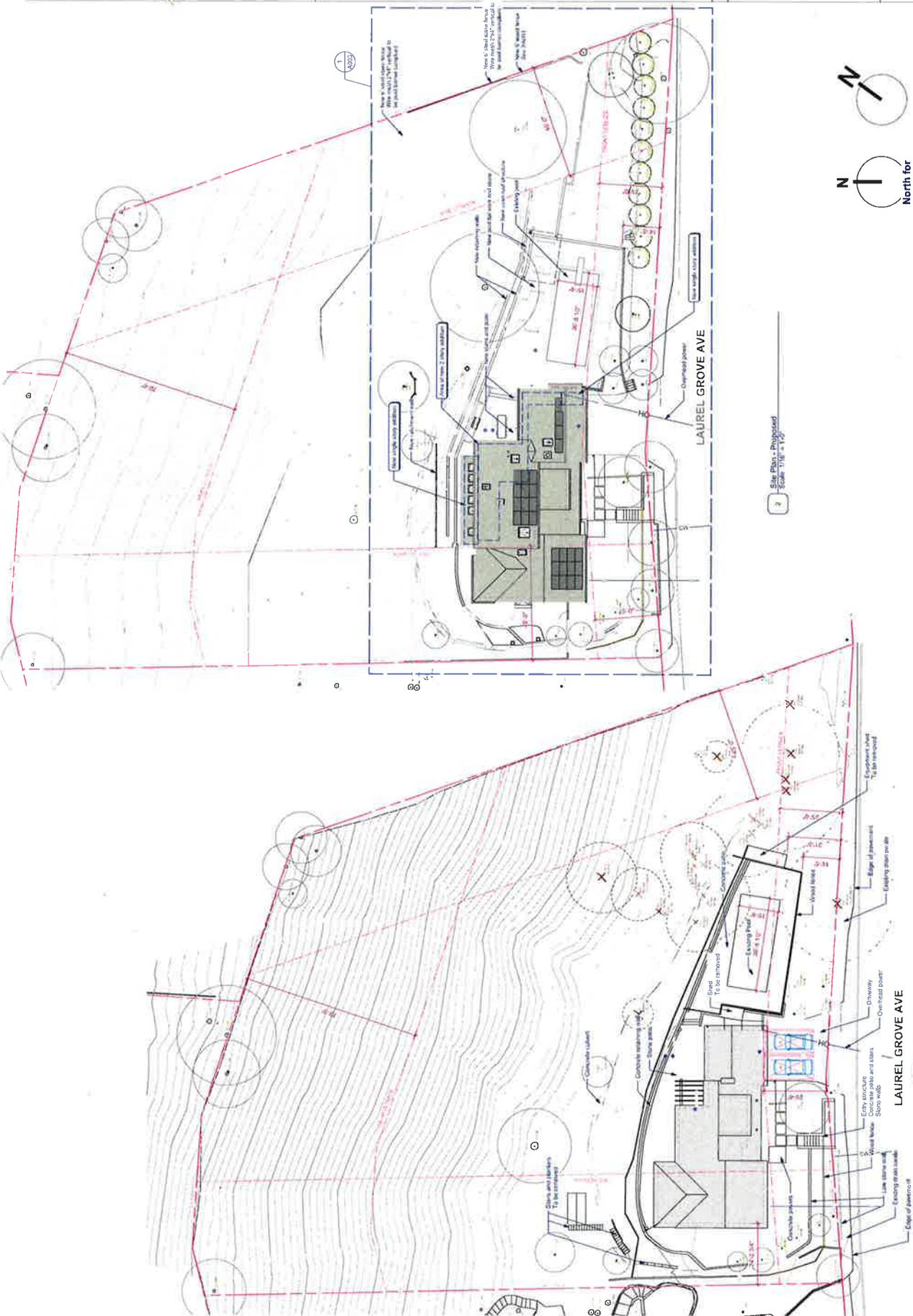
51 Laurel Grove Ave
Address

ATTACHMENT 5



Site Plans - Envisioned
Scale: 1/8" = 1'-0"

Site Plans - Envisioned
Scale: 1/8" = 1'-0"



43 Laurel Grove Ave
5/14/2020
Revision

43 Laurel Grove Ave
ROSS, CA
OWNER: Scott & Debra Hillborn
43 Laurel Grove Ave
ROSS, CA 94904

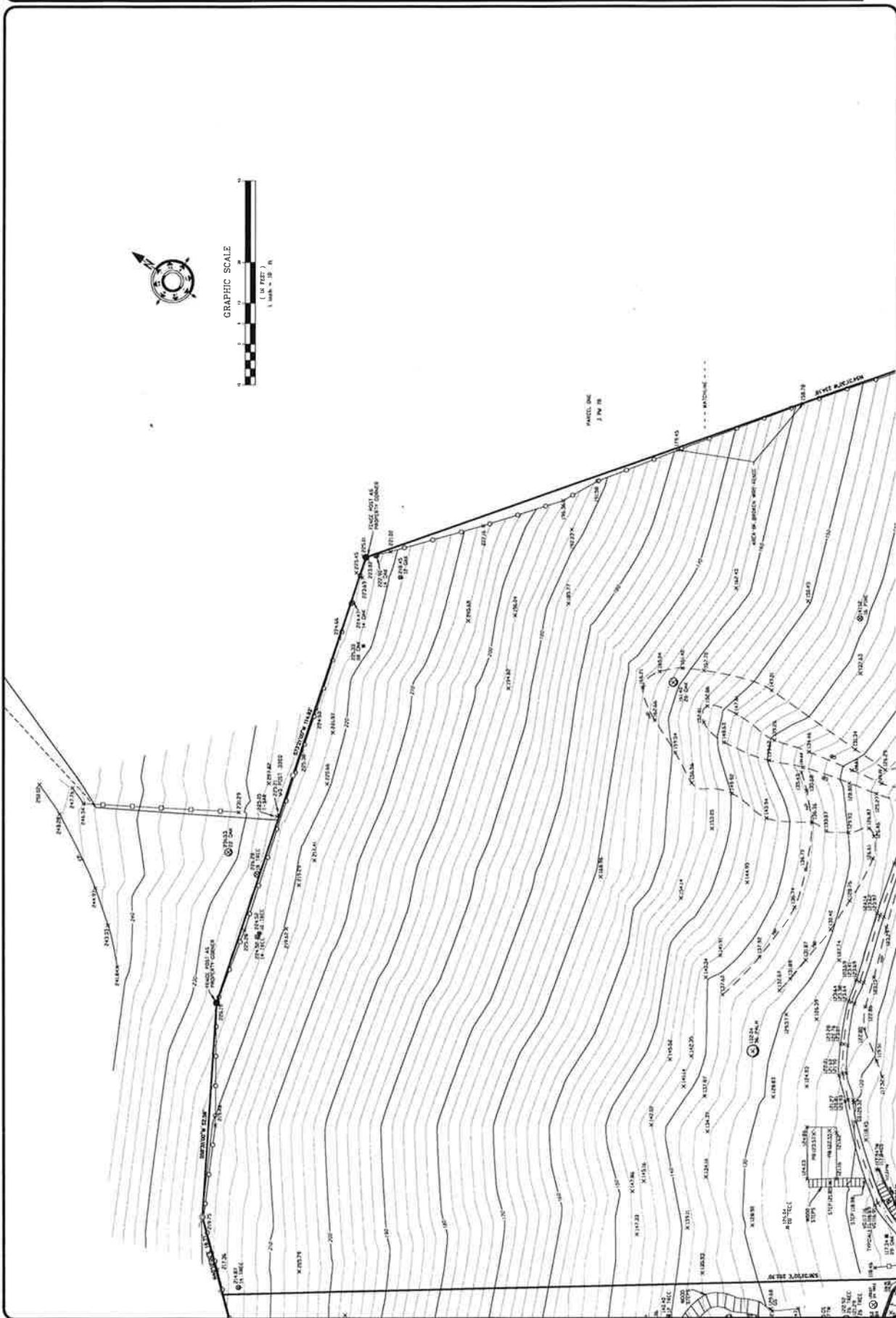


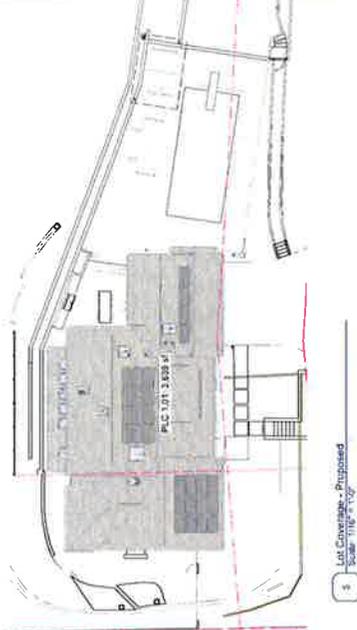
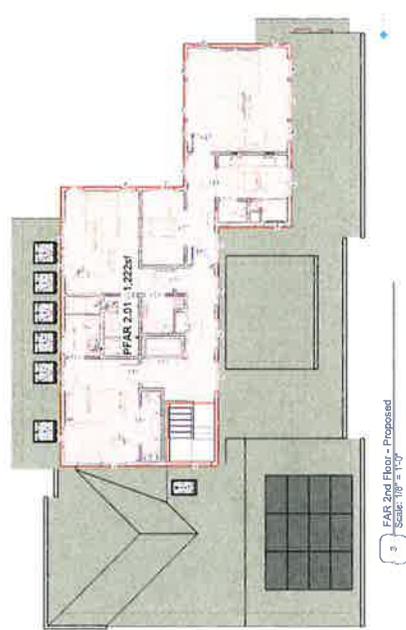
Robert Sites Architecture
1000 S. Main Street
Ross, CA 94904
Tel: 707.271.1978
Fax: 707.271.1978
rs@rsites.com

JOB NUMBER	5078-01
DATE	10/11/2017
DWG	2
PROJECT NO.	2
CLIENT	ROSS

BOUNDARY & TOPOGRAPHIC SURVEY
OF
THE LANDS OF HILLEBOE TRUST
 MARIN COUNTY
 CALIFORNIA

MUIR CONSULTING, INC.
 135 CUNNINGHAM AVENUE
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 www.muirconsulting.com





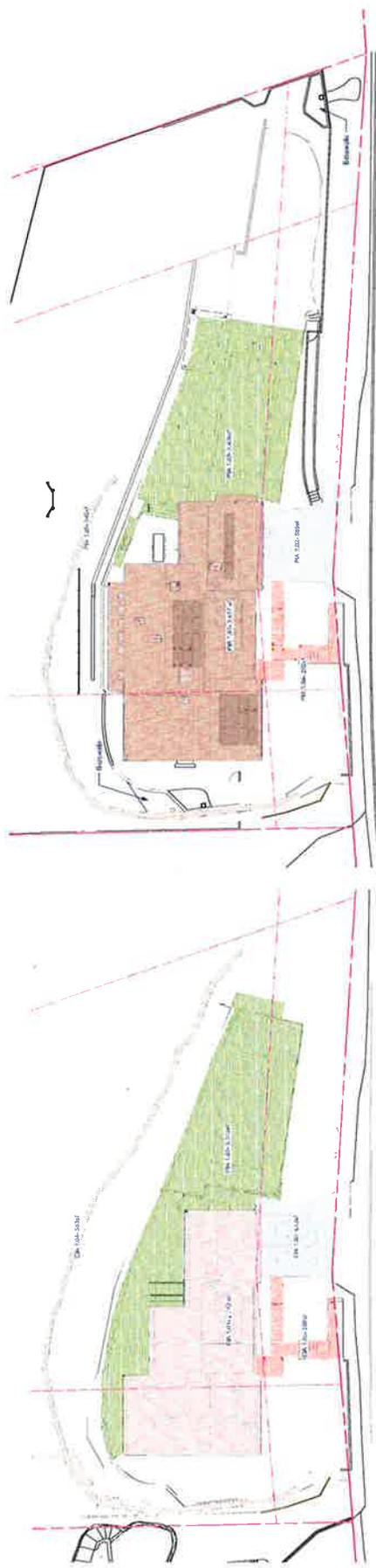
Hillboe Area
 43 Laurel Grove Ave
 Ross, CA 94054
 072.352-04

Lot Area	50,620 sf
Zoning	R-1A
Permitted Use	Single-Family Residential
APN	072-030-04
Area 1 Coverage	1,701 sf
Area 2 Coverage	1,222 sf
Area 3 Coverage	413 sf
Area 4 Coverage	433 sf
Area 5 Coverage	46 sf
Area 6 Coverage	83 sf
Area 7 Coverage	83 sf
Area 8 Coverage	83 sf
Area 9 Coverage	83 sf
Area 10 Coverage	83 sf
Area 11 Coverage	83 sf
Area 12 Coverage	83 sf
Area 13 Coverage	83 sf
Area 14 Coverage	83 sf
Area 15 Coverage	83 sf
Area 16 Coverage	83 sf
Area 17 Coverage	83 sf
Area 18 Coverage	83 sf
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Area 34 Coverage	83 sf
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Area 37 Coverage	83 sf
Area 38 Coverage	83 sf
Area 39 Coverage	83 sf
Area 40 Coverage	83 sf
Area 41 Coverage	83 sf
Area 42 Coverage	83 sf
Area 43 Coverage	83 sf
Area 44 Coverage	83 sf
Area 45 Coverage	83 sf
Area 46 Coverage	83 sf
Area 47 Coverage	83 sf
Area 48 Coverage	83 sf
Area 49 Coverage	83 sf
Area 50 Coverage	83 sf

EXISTING LOT COVERAGE	2,660 sf	0%
ELC 1.01	2,740 sf	103%
ELC 1.02	46 sf	1.7%
ELC 1.03	83 sf	3.1%
ELC 1.04	83 sf	3.1%
ELC 1.05	83 sf	3.1%
ELC 1.06	83 sf	3.1%
ELC 1.07	83 sf	3.1%
ELC 1.08	83 sf	3.1%
ELC 1.09	83 sf	3.1%
ELC 1.10	83 sf	3.1%
ELC 1.11	83 sf	3.1%
ELC 1.12	83 sf	3.1%
ELC 1.13	83 sf	3.1%
ELC 1.14	83 sf	3.1%
ELC 1.15	83 sf	3.1%
ELC 1.16	83 sf	3.1%
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ELC 1.35	83 sf	3.1%
ELC 1.36	83 sf	3.1%
ELC 1.37	83 sf	3.1%
ELC 1.38	83 sf	3.1%
ELC 1.39	83 sf	3.1%
ELC 1.40	83 sf	3.1%
ELC 1.41	83 sf	3.1%
ELC 1.42	83 sf	3.1%
ELC 1.43	83 sf	3.1%
ELC 1.44	83 sf	3.1%
ELC 1.45	83 sf	3.1%
ELC 1.46	83 sf	3.1%
ELC 1.47	83 sf	3.1%
ELC 1.48	83 sf	3.1%
ELC 1.49	83 sf	3.1%
ELC 1.50	83 sf	3.1%

EXISTING IMPERVIOUS AREA	9,230 sf
ELC 1.01	2,740 sf
ELC 1.02	46 sf
ELC 1.03	83 sf
ELC 1.04	83 sf
ELC 1.05	83 sf
ELC 1.06	83 sf
ELC 1.07	83 sf
ELC 1.08	83 sf
ELC 1.09	83 sf
ELC 1.10	83 sf
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ELC 1.40	83 sf
ELC 1.41	83 sf
ELC 1.42	83 sf
ELC 1.43	83 sf
ELC 1.44	83 sf
ELC 1.45	83 sf
ELC 1.46	83 sf
ELC 1.47	83 sf
ELC 1.48	83 sf
ELC 1.49	83 sf
ELC 1.50	83 sf

PROPOSED IMPERVIOUS AREA	7,265 sf
PA 1.01	1,000 sf
PA 1.02	1,000 sf
PA 1.03	1,000 sf
PA 1.04	1,000 sf
PA 1.05	1,000 sf
PA 1.06	1,000 sf
PA 1.07	1,000 sf
PA 1.08	1,000 sf
PA 1.09	1,000 sf
PA 1.10	1,000 sf
PA 1.11	1,000 sf
PA 1.12	1,000 sf
PA 1.13	1,000 sf
PA 1.14	1,000 sf
PA 1.15	1,000 sf
PA 1.16	1,000 sf
PA 1.17	1,000 sf
PA 1.18	1,000 sf
PA 1.19	1,000 sf
PA 1.20	1,000 sf
PA 1.21	1,000 sf
PA 1.22	1,000 sf
PA 1.23	1,000 sf
PA 1.24	1,000 sf
PA 1.25	1,000 sf
PA 1.26	1,000 sf
PA 1.27	1,000 sf
PA 1.28	1,000 sf
PA 1.29	1,000 sf
PA 1.30	1,000 sf
PA 1.31	1,000 sf
PA 1.32	1,000 sf
PA 1.33	1,000 sf
PA 1.34	1,000 sf
PA 1.35	1,000 sf
PA 1.36	1,000 sf
PA 1.37	1,000 sf
PA 1.38	1,000 sf
PA 1.39	1,000 sf
PA 1.40	1,000 sf
PA 1.41	1,000 sf
PA 1.42	1,000 sf
PA 1.43	1,000 sf
PA 1.44	1,000 sf
PA 1.45	1,000 sf
PA 1.46	1,000 sf
PA 1.47	1,000 sf
PA 1.48	1,000 sf
PA 1.49	1,000 sf
PA 1.50	1,000 sf



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

2 Impervious Area - Proposed
 Scale: 1/8" = 1'-0"

Note:
 Impervious area shown includes areas of 0.25% slope. Areas
 with areas of added imperviousness (25%+) and areas of work.

Hillboe Area
 43 Laurel Grove Ave
 Ross, CA 94024
 977-88504

Lot Area 50,600 sf
 Zoning S.R.A
 Allowable FAR 7.50000
 Allowable FAR 3,795.00
 A-FAR PUDO 4,810 sf
 Allow 2 Covered

Permit
 Subsets
 Front 20 ft
 Side 20 ft
 Rear 20 ft
 Height 20 ft
 Lot Coverage 15%

EXISTING FAR
 Total Existing 3,245 sf
 Total Impervious 4,810 sf
 FAR - 1.00 Garage 480 sf
 FAR - 1.00 Street 1 45 sf
 FAR - 1.00 Street 2 0 sf

PROPOSED FAR
 Total Proposed 4,124 sf
 Total Impervious 4,810 sf
 FAR - 2.00 1,410 sf
 FAR - 2.00 2nd Floor 1,410 sf
 FAR - 2.00 2nd Floor 1,410 sf

EXISTING LOT COVERAGE
 Total 3,269 sf
 05
 3,790 sf
 80 sf
 80 sf

PROPOSED LOT COVERAGE
 Total 3,821 sf
 7%
 3,821 sf

EXISTING IMPERVIOUS AREA
 Total 4,810 sf
 FAR 1.00 Street (Impervious) 480 sf
 FAR 1.00 Street 1 45 sf
 FAR 1.00 Street 2 0 sf
 Total 4,810 sf

PROPOSED IMPERVIOUS AREA
 Total 4,810 sf
 FAR 1.00 Street (Impervious) 480 sf
 FAR 1.00 Street 1 45 sf
 FAR 1.00 Street 2 0 sf
 Total 4,810 sf

Total Impervious Coverage 4,810 sf
 Horizontal Distance 320' and below
 Slope 31%

AREA	AREA
A	100'
B	100'
C	100'
D	100'
E	100'
F	100'
G	100'
H	100'
I	100'
J	100'
K	100'
L	100'
M	100'
N	100'
O	100'
P	100'
Q	100'
R	100'
S	100'
T	100'
U	100'
V	100'
W	100'
X	100'
Y	100'
Z	100'



Hillboe Residence
 Scott & Debra Hillboe
 43 Laurel Grove Ave.
 Ross, CA 94024
 SDT 01
 4/5/2019
 Slope Calls



New Plant Schedule

Key	Common Name	Scientific Name	Plant Type	Quantity	Plant Spacing	Plant Height	Plant Width	Water Usage	Planting Notes	Nursery Notes
1	Blue Juniper	Juniperus horizontalis	Evergreen	1	10' x 10'	10-12'	4-6'	Low	10' x 10' grid	10' x 10' grid
2	Blue Fescue	Festuca elatior	Perennial	1	10' x 10'	1-2'	1-2'	Low	10' x 10' grid	10' x 10' grid
3	Mendocino Reed Oats	Calceolopoda missa	Perennial	1	10' x 10'	1-2'	1-2'	Low	10' x 10' grid	10' x 10' grid
4	Blue Fescue	Festuca elatior	Perennial	1	10' x 10'	1-2'	1-2'	Low	10' x 10' grid	10' x 10' grid
5	WAC W-LED 100 SSB AND W-LED LIGHT		Light	1	10' x 10'	1-2'	1-2'	Low	10' x 10' grid	10' x 10' grid
6	Fire Outdoor Pendant Light		Light	1	10' x 10'	1-2'	1-2'	Low	10' x 10' grid	10' x 10' grid

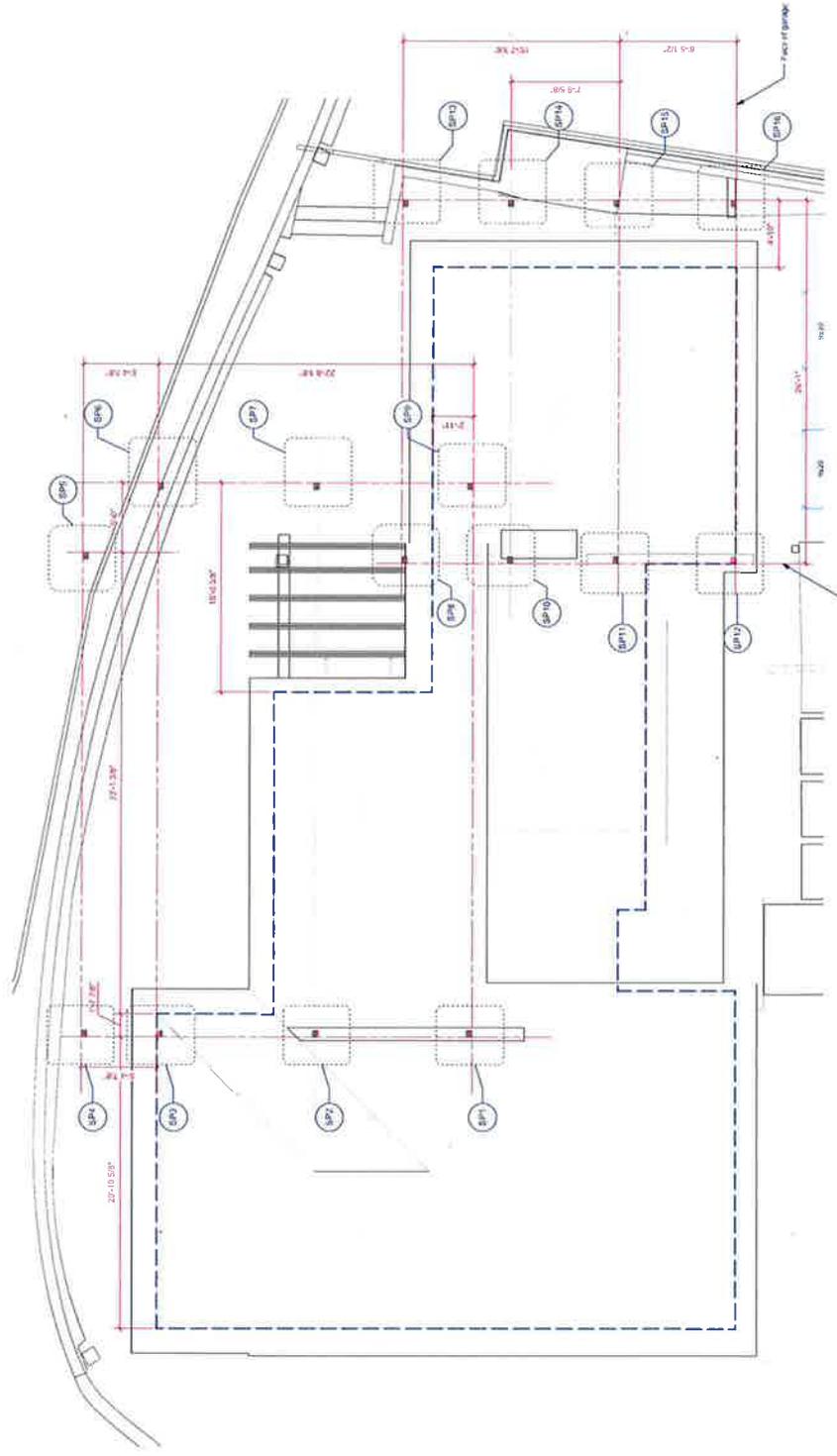
Key

1	Blue Juniper
2	Blue Fescue
3	Mendocino Reed Oats
4	Blue Fescue
5	WAC W-LED 100 SSB AND W-LED LIGHT
6	Fire Outdoor Pendant Light

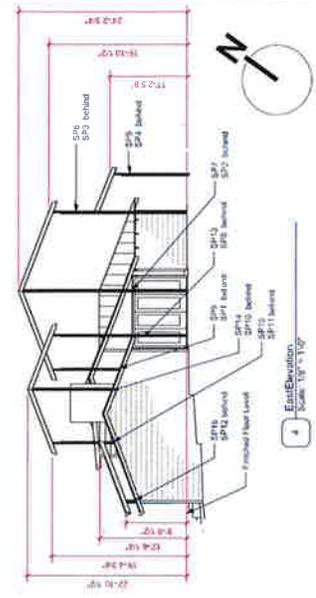
5/14/2020
Revised



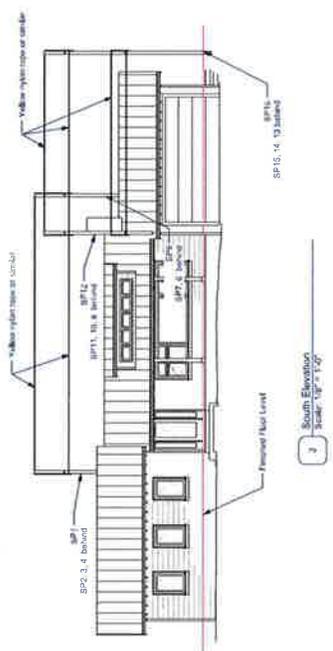
Robert Siles Architecture
43 Laurel Grove Ave
Ross, CA 94041
Scott & Debra Hillboe
43 Laurel Grove Ave
Ross, CA 94041



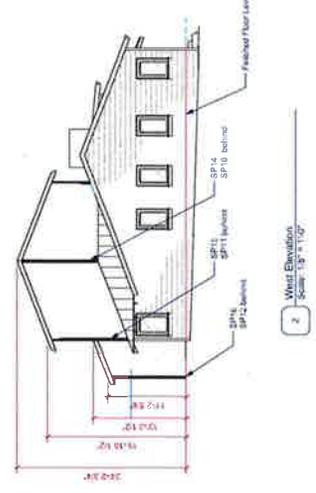
1 Site Plan - Proposed
Scale: 1/4" = 1'-0"



4 East Elevation
Scale: 1/8" = 1'-0"



3 South Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"



Staking Plan

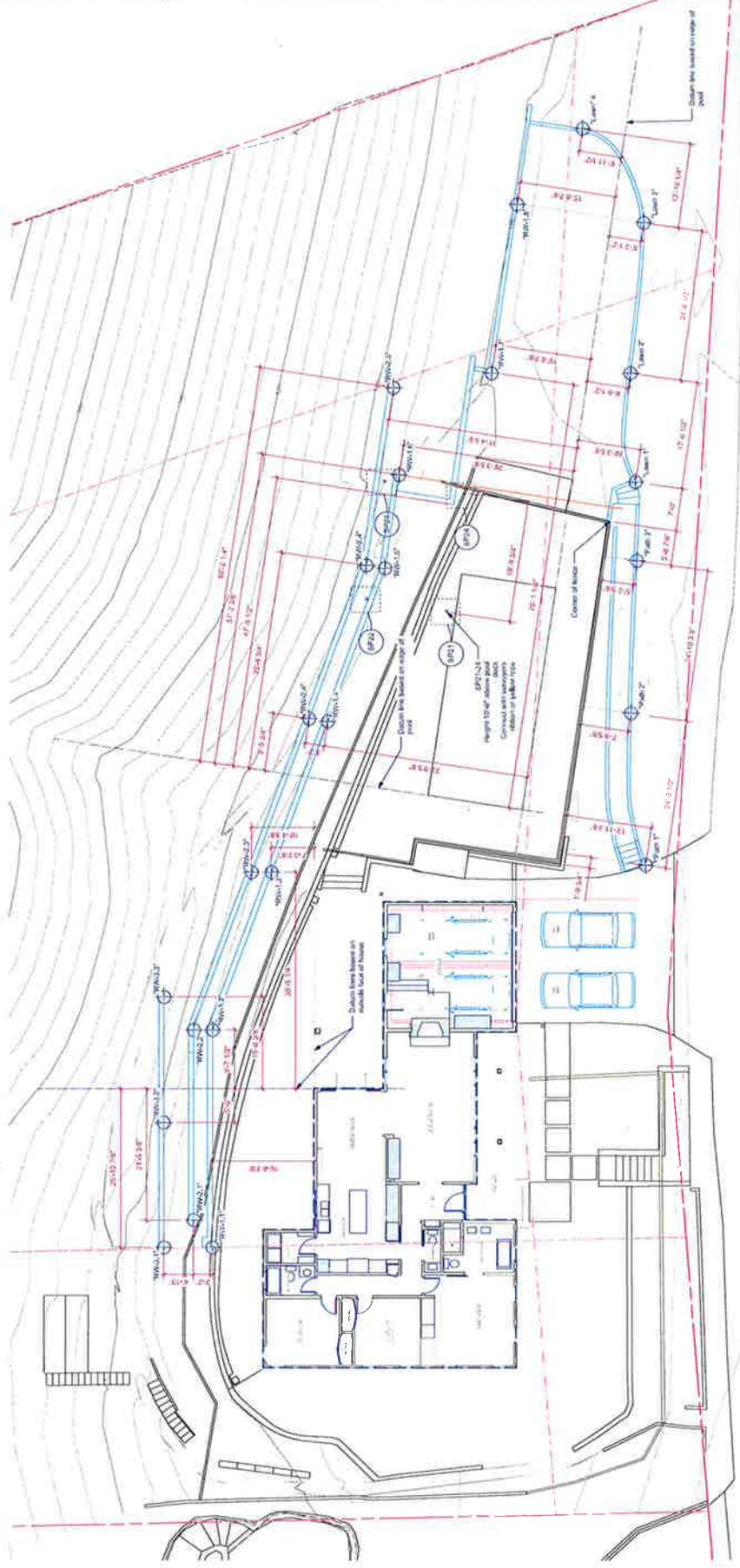
43 Laurel Grove Ave

Ross, CA

43 Laurel Grove Ave
Scott & Debra Hillhouse
Ross, CA 94904



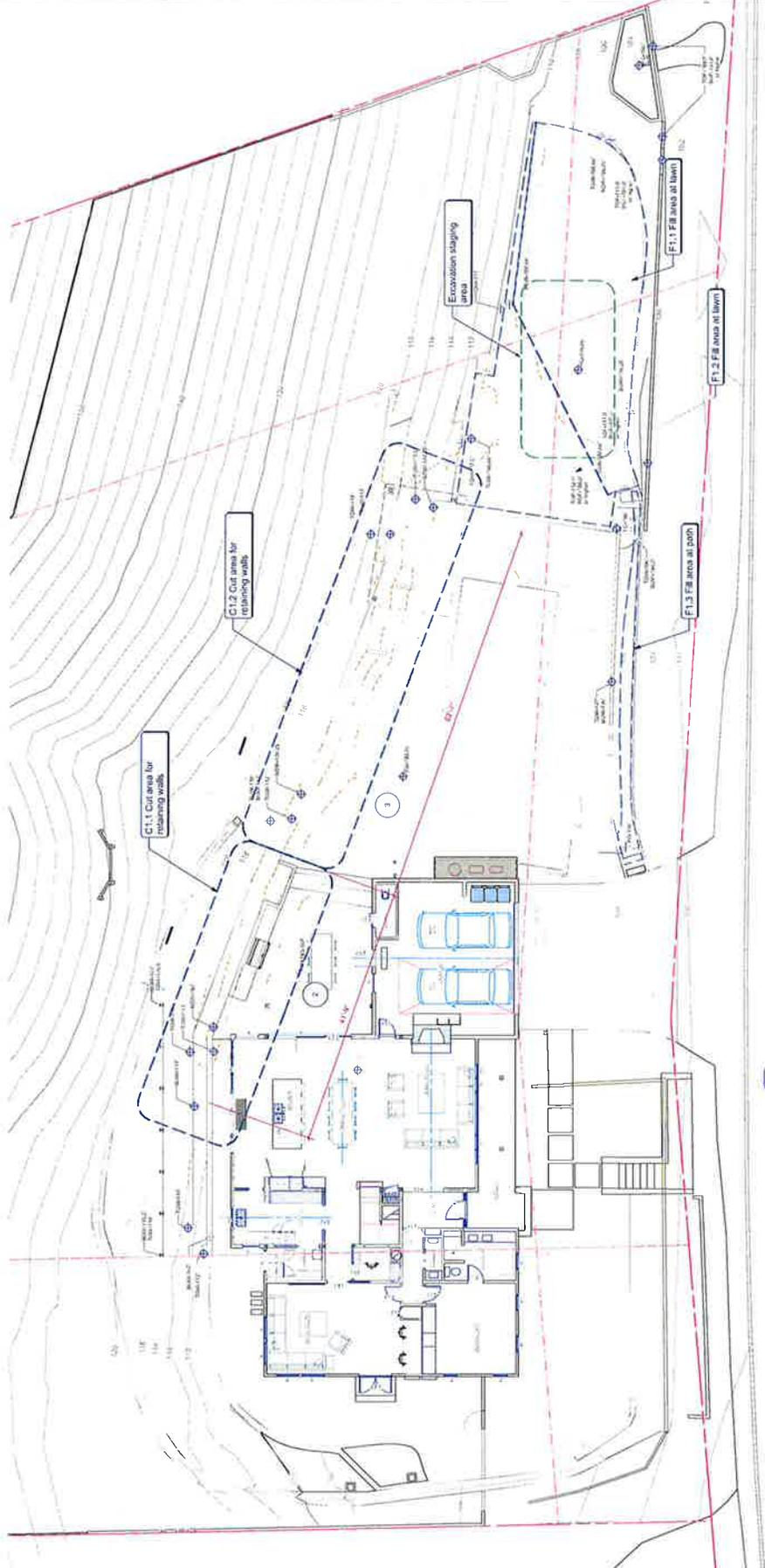
Robert Siles Architecture
440 S. 4th St.
San Francisco, CA 94103
415.774.1111
www.rsiles.com



1 Site Plan - Proposed
Scale: 1/8" = 1'-0"

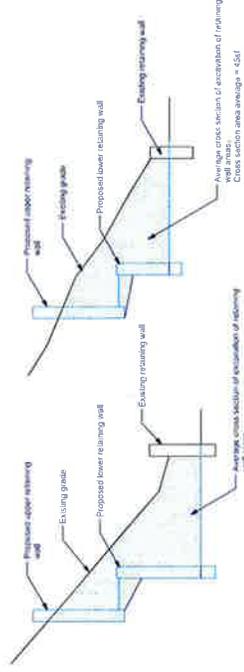
Site Same. Approximately 1.5' tall, painted brown, color labeled as noted.

5/14/2020
Revision:



Section	Length	Area	Depth	Cross Section Area	Total
C1.1	47.8	8091.0	2.0	16182.0	16182.0
C1.2	42.8	3200.0	1.0	3200.0	3200.0
C1.3	42.8	3200.0	1.0	3200.0	3200.0
F1.1	100.0	10000.0	0.5	5000.0	5000.0
F1.2	100.0	10000.0	0.5	5000.0	5000.0
F1.3	100.0	10000.0	0.5	5000.0	5000.0
Total					37382.0

1 Site Plan - Proposed
Scale: 1/8" = 1'-0"

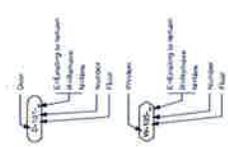


2 Average Cross Section
Scale: 1/4" = 1'-0"

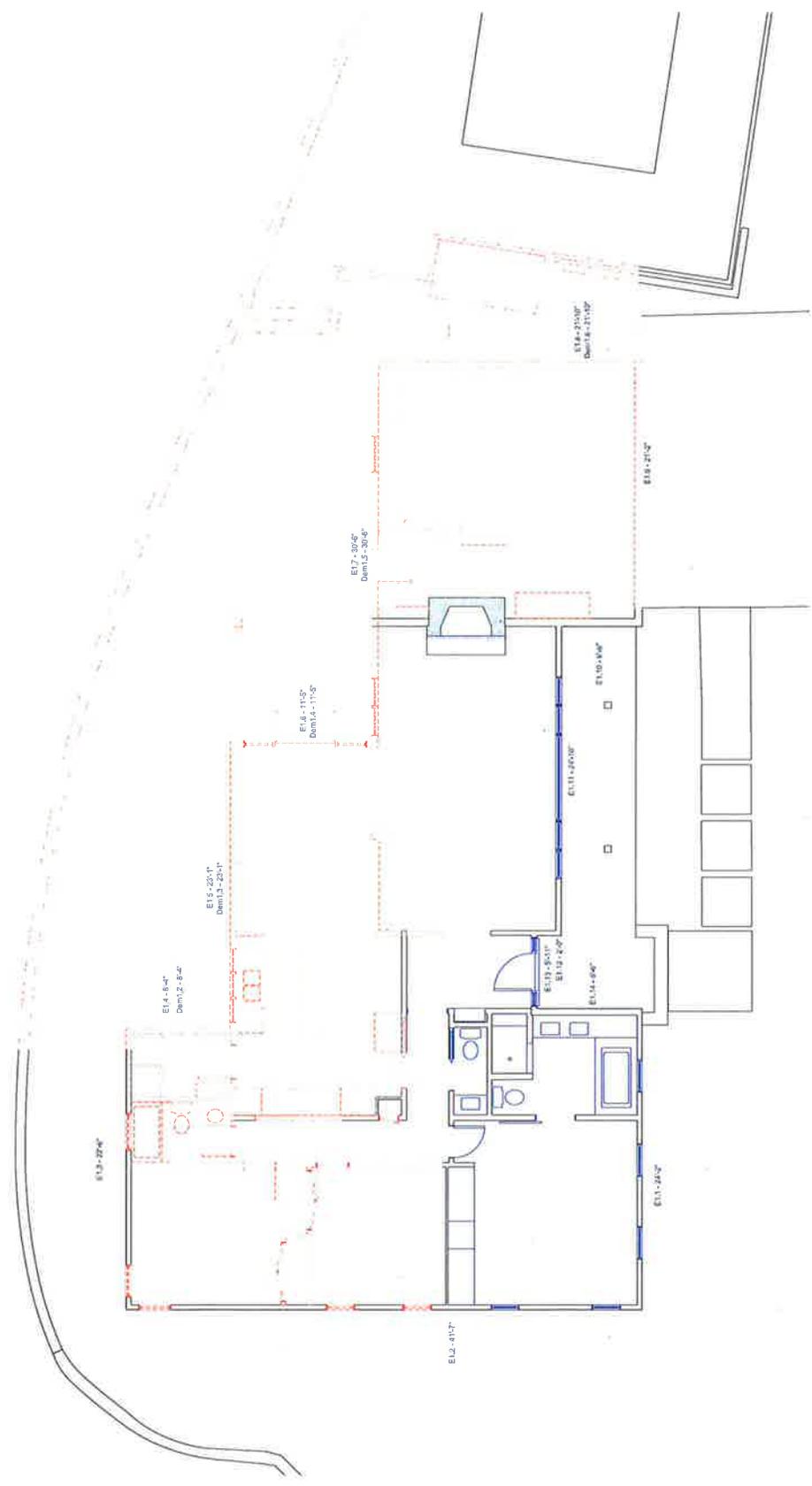
3 Average Cross Section
Scale: 1/4" = 1'-0"



1 Existing Plan - 1st Floor
 Scale: 1/8" = 1'-0"



NOT TO SCALE
 WALL OR DOOR TO BE RELOCATED



Legend:

- Existing to remain
- Existing to be removed
- Proposed
- Demolition
- Foundation
- Structure
- Interior
- Exterior
- Site
- Foundation
- Structure
- Interior
- Exterior
- Site

Demolition Schedule

Item	Quantity	Unit	Notes
E11	24	2	
E12	41	7	
E13	28	4	
E14	25	1	
E15	11	6	
E16	21	10	
E17	11	2	
E18	24	10	
E19	2	0	
E20	9	4	
E21	75		
E22	6	4	
E23	25	3	
E24	21	3	
E25	21	3	
E26	21	3	
E27	21	3	
E28	21	3	
E29	21	3	
E30	21	3	
E31	21	3	
E32	21	3	
E33	21	3	
E34	21	3	
E35	21	3	
E36	21	3	
E37	21	3	
E38	21	3	
E39	21	3	
E40	21	3	
E41	21	3	
E42	21	3	
E43	21	3	
E44	21	3	
E45	21	3	
E46	21	3	
E47	21	3	
E48	21	3	
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E50	21	3	
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E94	21	3	
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E98	21	3	
E99	21	3	
E100	21	3	

Demolition Schedule

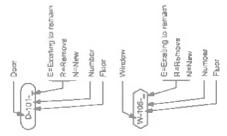
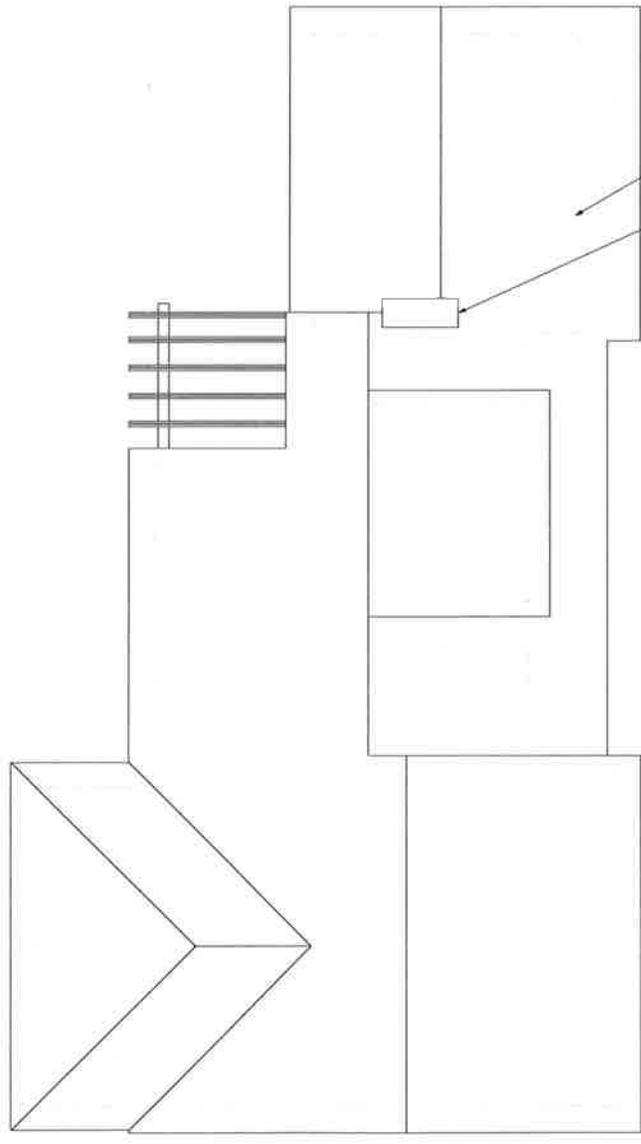
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E12	41	7	
E13	28	4	
E14	25	1	
E15	11	6	
E16	21	10	
E17	11	2	
E18	24	10	
E19	2	0	
E20	9	4	
E21	75		
E22	6	4	
E23	25	3	
E24	21	3	
E25	21	3	
E26	21	3	
E27	21	3	
E28	21	3	
E29	21	3	
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E97	21	3	
E98	21	3	
E99	21	3	
E100	21	3	

Demolition Schedule

Item	Quantity	Unit	Notes
E11	24	2	
E12	41	7	
E13	28	4	
E14	25	1	
E15	11	6	
E16	21	10	
E17	11	2	
E18	24	10	
E19	2	0	
E20	9	4	
E21	75		
E22	6	4	
E23	25	3	
E24	21	3	
E25	21	3	
E26	21	3	
E27	21	3	
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E99	21	3	
E100	21	3	

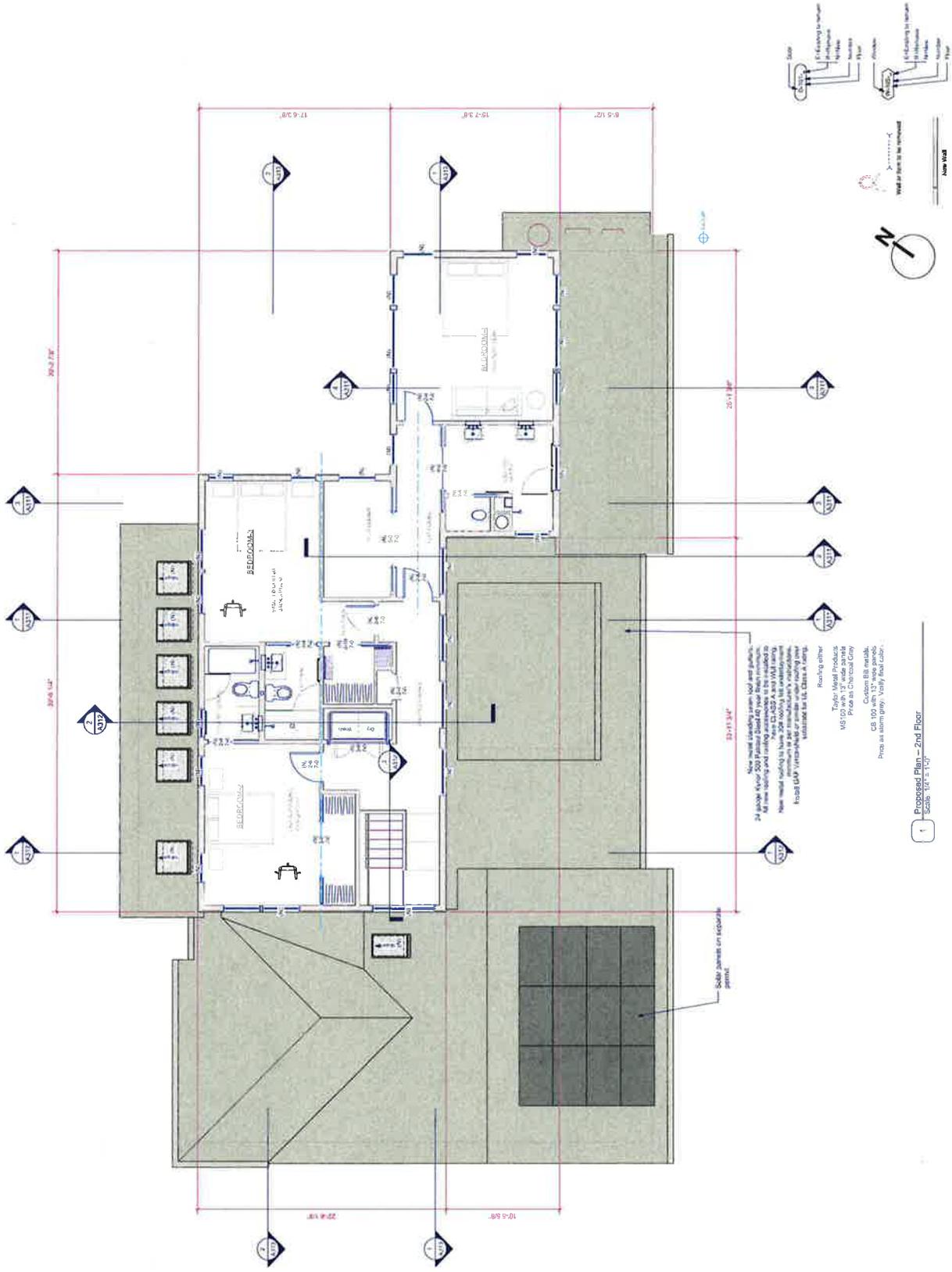
Demolition Schedule

Item	Quantity	Unit	Notes
E11	24	2	
E12	41	7	
E13	28	4	
E14	25	1	
E15	11	6	
E16	21	10	
E17	11	2	
E18	24	10	
E19	2	0	
E20	9	4	
E21	75		
E22	6	4	
E23	25	3	
E24	21	3	
E25	21	3	
E26	21	3	
E27	21	3	
E28	21	3	
E29	21	3	
E30	21	3	
E31	21	3	
E32	21	3	
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E34	21	3	
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E37	21	3	
E38	21	3	
E39	21	3	
E40	21	3	
E41			



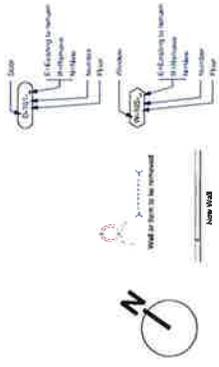
Sheet 003

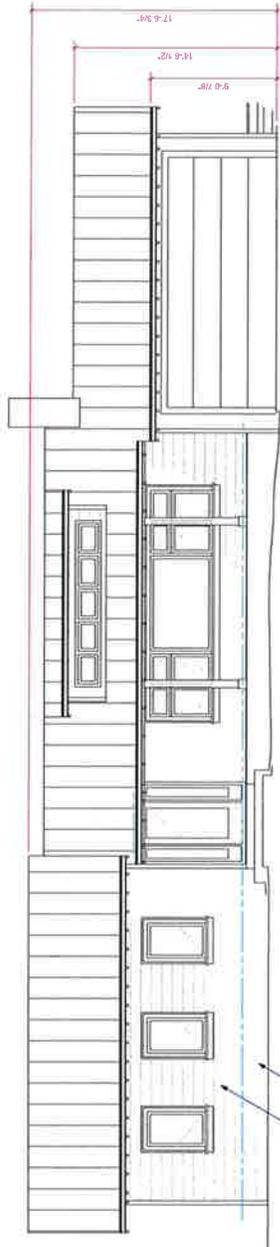
1 Existing Plan - Roof
Scale: 1/8" = 1'-0"



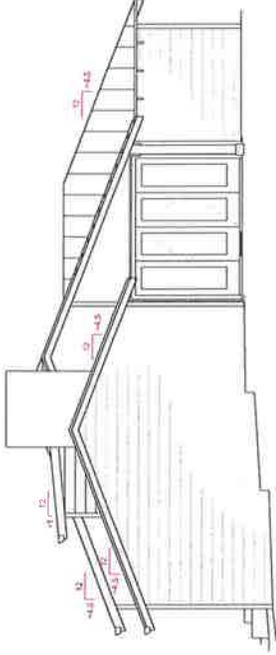
24' x 11' x 34'
 New metal (standing seam 102) roof panels.
 24' x 11' x 34' x 200' Rafter Spacing (20' max) rafter
 All new roofing and ceiling panels to be installed.
 New metal roofing to be installed. All work to be
 installed in accordance with the manufacturer's
 instructions for use. Class A Rating.
 Roofing either
 Tropic Metal Products
 MS 100 with 1" wide panels
 or
 Prisma Chemical Group
 Custom 88 metal,
 C8 100
 Price as shown. Verify roof color.

1 Proposed Plan - 2nd Floor
 Scale: 1/4" = 1'-0"

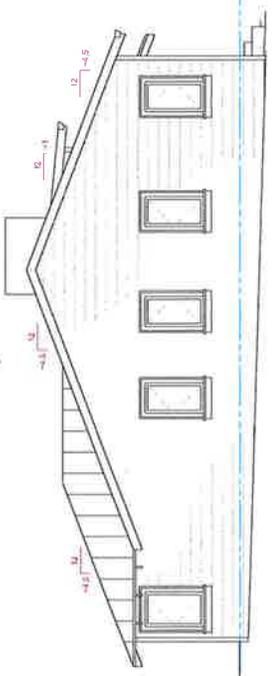




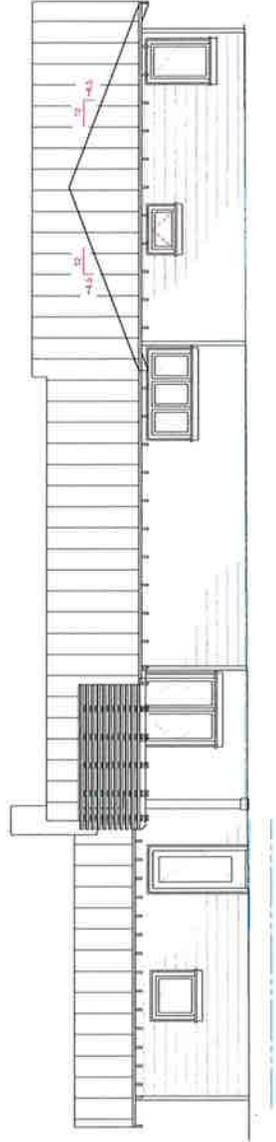
1 Existing Elevation - South
 Scale: 1/4" = 1'-0"



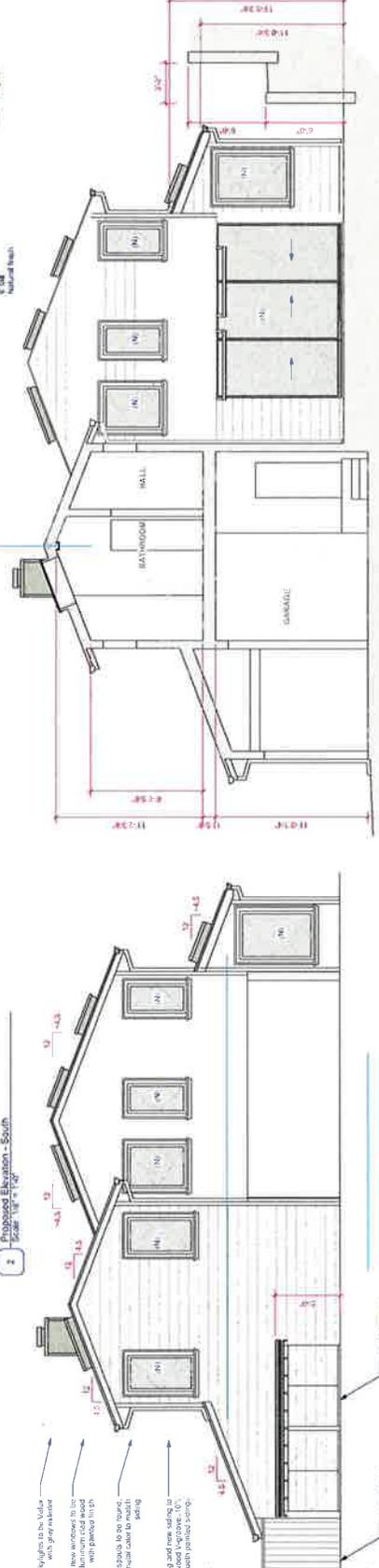
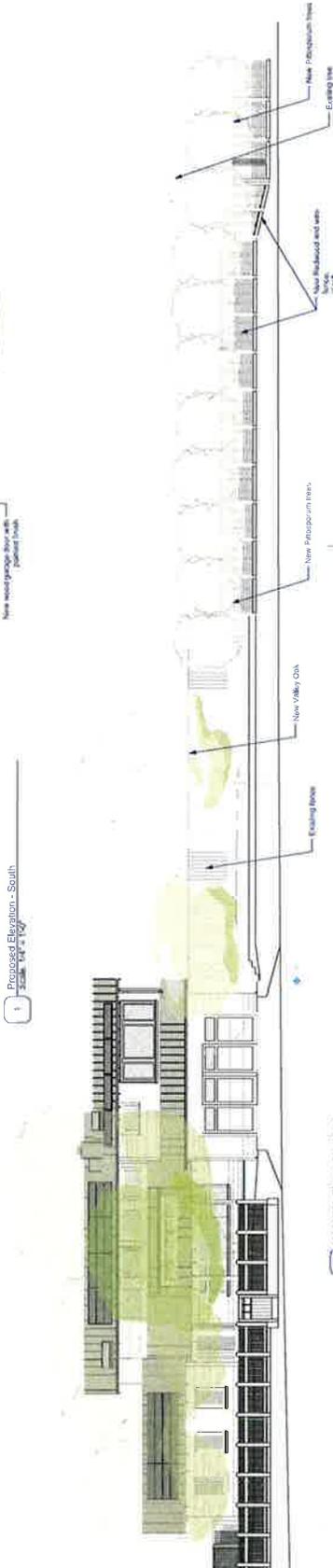
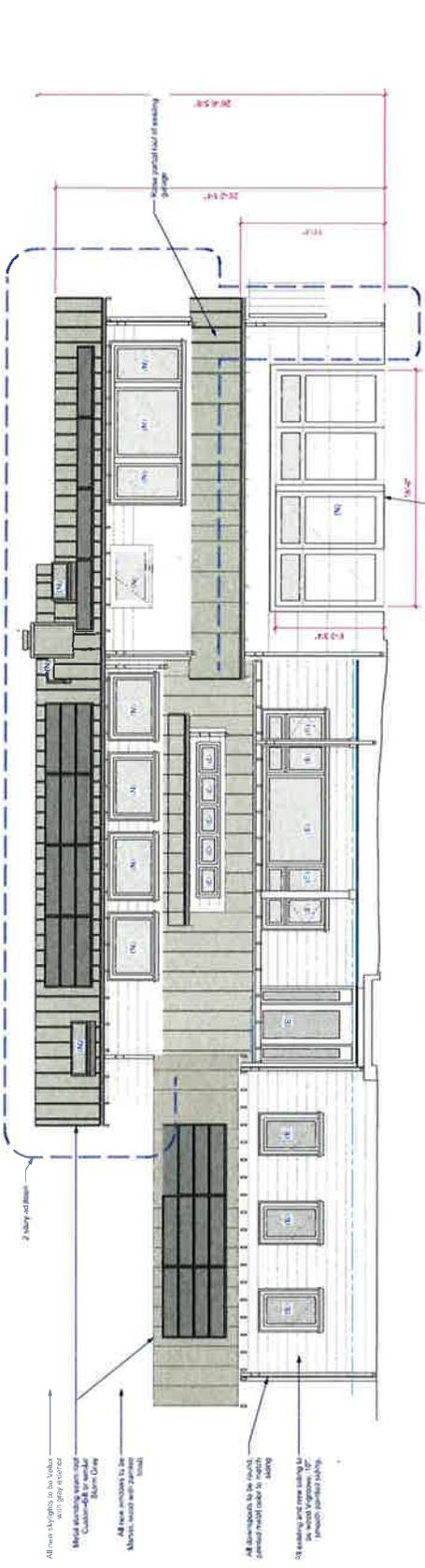
3 Existing Elevation - East
 Scale: 1/4" = 1'-0"



2 Existing Elevation - West
 Scale: 1/4" = 1'-0"



4 Existing Elevation - North
 Scale: 1/4" = 1'-0"



Robert Siles Architecture
 388 E. 1st St., Suite 200
 Ojai, CA 93023
 Phone: 805.439.7720
 Fax: 805.439.7176
 www.robertsiles.com



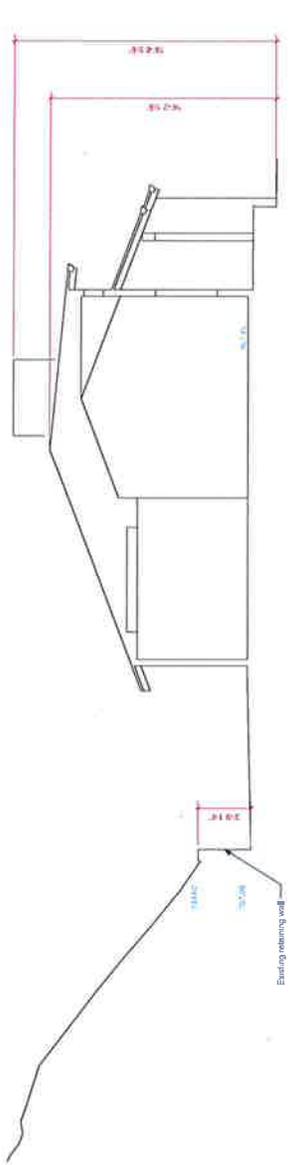
Owner:
 Scott & Debra Hillboe
 43 Laurel Grove Ave
 Ross, CA 94021

43 Laurel Grove Ave
 Ross, CA

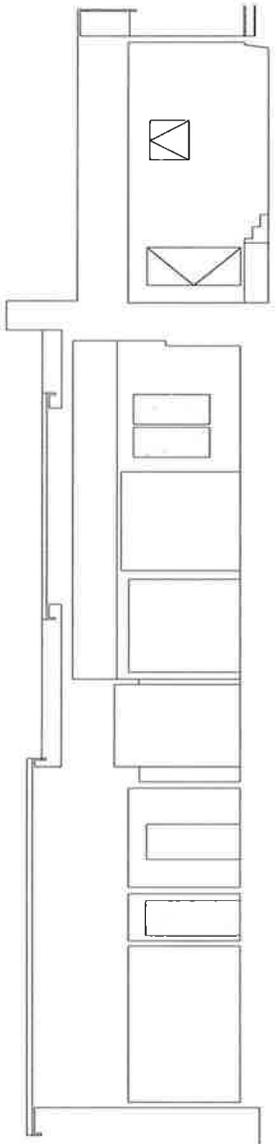
43 Laurel Grove Ave
 Existing Sections

5/14/2020
 Revised

A301



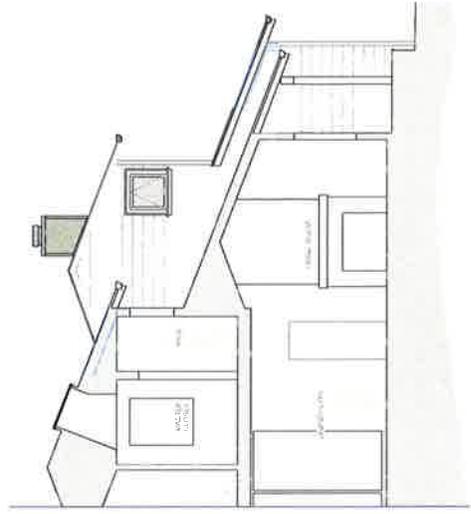
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 Scale: 1/4" = 1'-0"



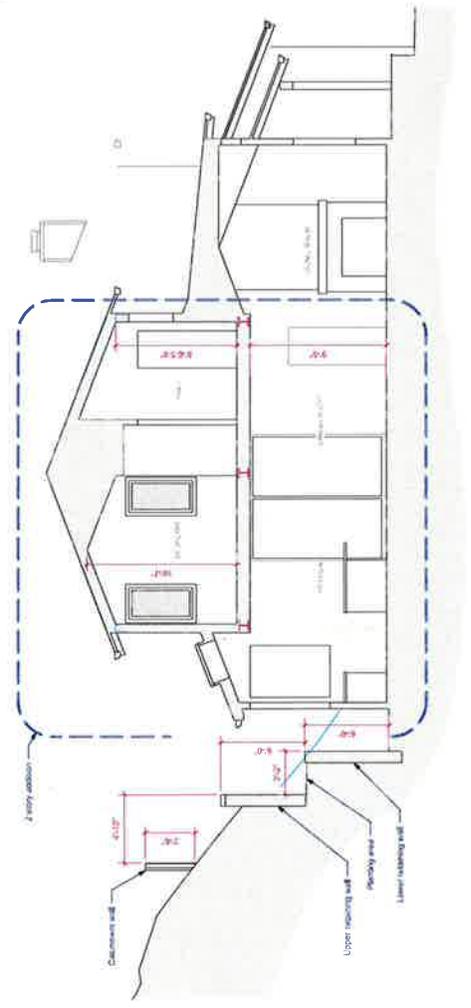
2 Existing Section
 Scale: 1/4" = 1'-0"



43 Laurel Grove Ave
Ross, CA



2 Proposed Section
 Scale: 1/4" = 1'-0"

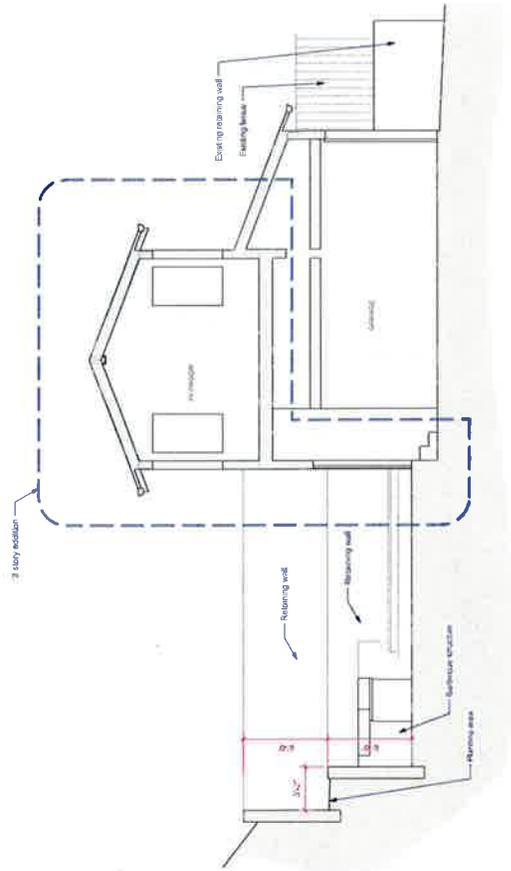


1 Proposed Section
 Scale: 1/4" = 1'-0"

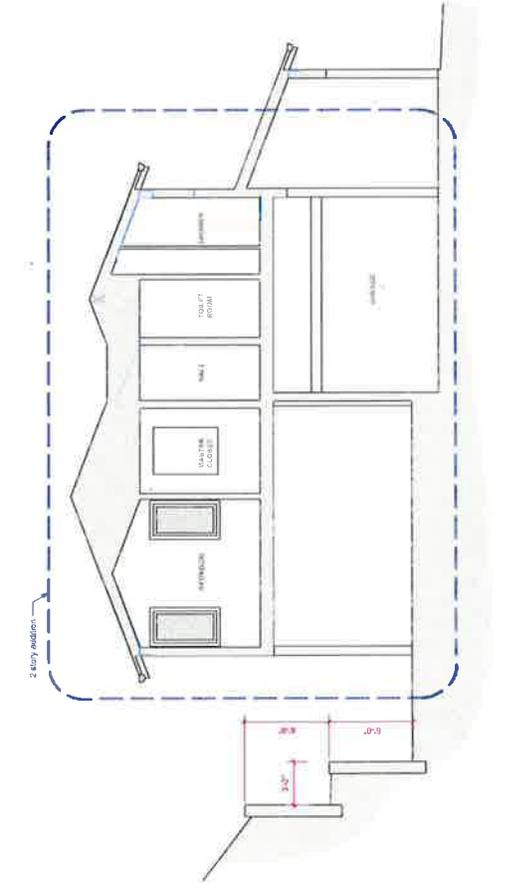
43 Laurel Grove Ave
Proposed Sections

5/14/2020
 Rev 5/10

A311



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



3 Proposed Section
 Scale: 1/4" = 1'-0"

Robert Siles Architecture
 3806 C Street NW
 Denver, CO 80202
 Phone: 303.733.1770
 Fax: 303.733.1976
 www.rsarch.com



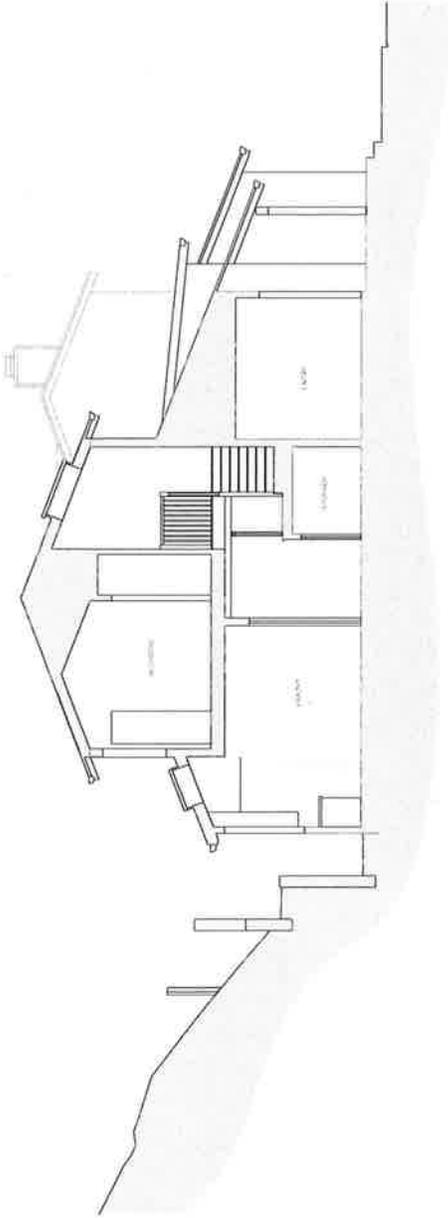
Owner:
 Scott & Daina Hibboe
 43 Laurel Grove Ave
 Ross, CA 94904

43 Laurel Grove Ave
 Ross, CA

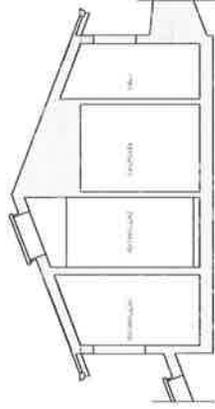
43 Laurel Grove Ave
 Proposed Sections

5/14/2020
 Revision

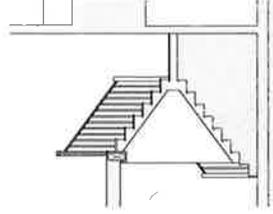
A312



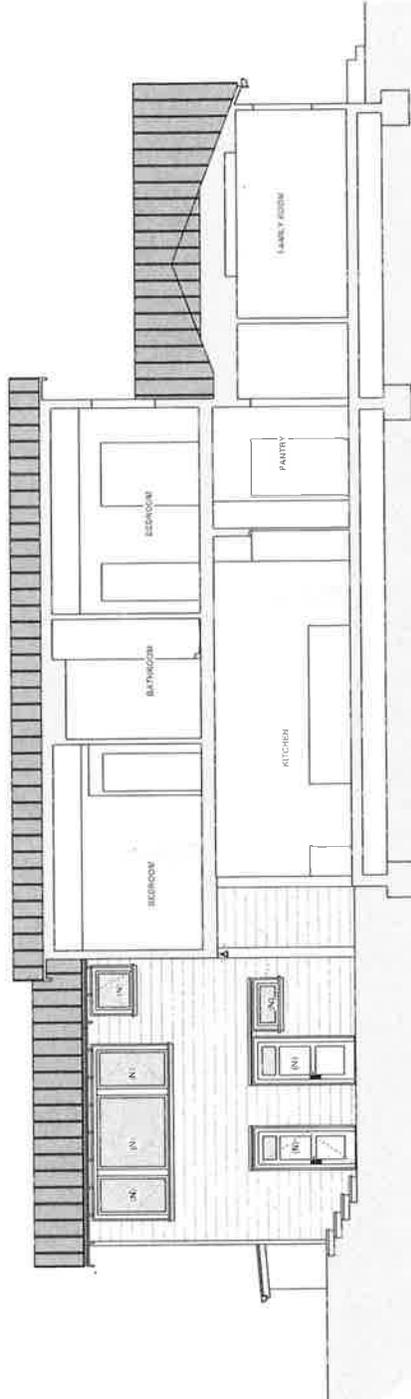
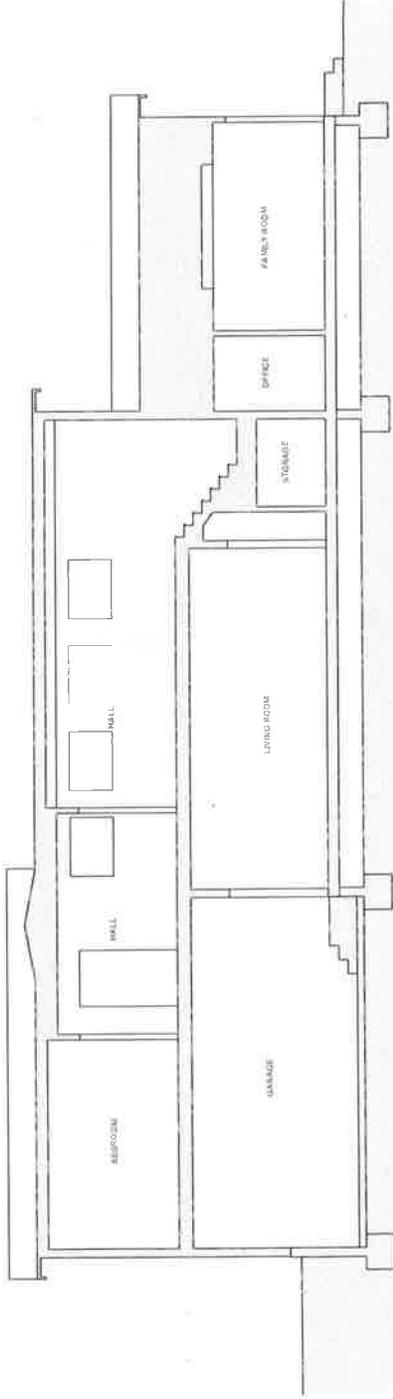
1 Proposed Section
 Scale: 1/4" = 1'-0"

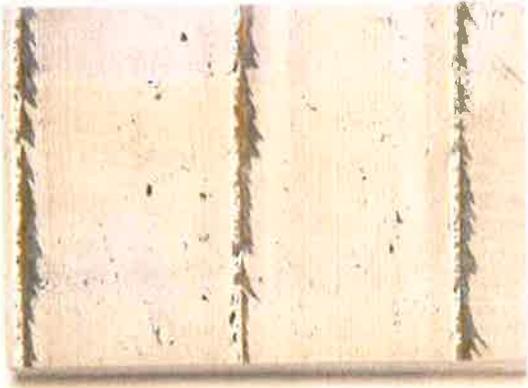


2 Proposed Section
 Scale: 1/4" = 1'-0"



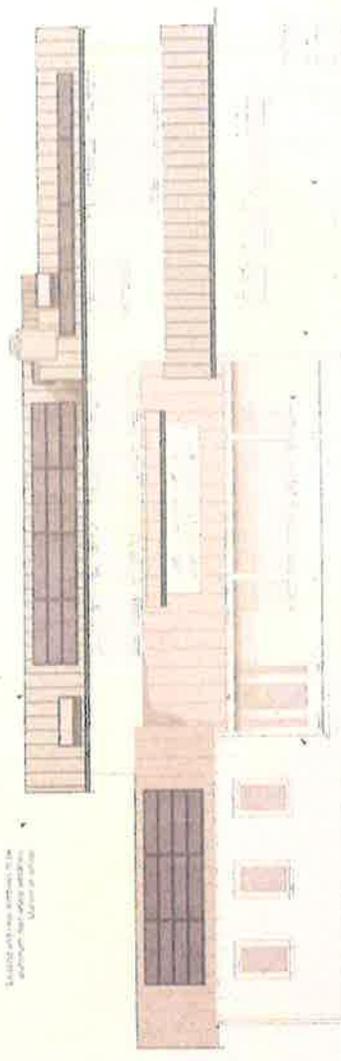
3 Proposed Section
 Scale: 1/4" = 1'-0"





Very faint, illegible text, possibly a title or reference number.

Small text block, possibly a note or description.



Small text block, possibly a note or description.

Small text block, possibly a note or description.

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FEB 12 2000

Handwritten text, possibly a name or signature.