



Staff Report

Date: June 16, 2020
To: Advisory Design Review Group
From: Matthew Weintraub, Planner
Subject: 5 Madera 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

Owner: Ann & Chuck Stevens
Applicant: Stacey N. Ford
Street Address: 5 Madera Avenue
Assessor Parcel Number: 072-072-31
Zoning: R-1:B-20 (Single Family Residence, 20,000 Square Feet Minimum Lot Size)
General Plan: L (Low Density)
Flood Zone: X (Minimal risk area outside the 1% and 0.2%-annual-chance floodplains)

The applicant is requesting approval to construct a new shade structure over an existing house deck within the existing deck footprint. The new open, wood frame shade structure would be 10'-1" tall, 15'-8" deep and 26'-7" wide. It would include a partial roof covering of wood louvers over an area measuring 11'-7" by 17'-5", and three panels of adjustable roll-down side screens.



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

Project Summary Data

Project Item	Code Standard	Existing	Proposed
Lot Area	20,000 sq. ft. min.	38,921 sq. ft.	No change
Floor Area	1,385 sq. ft. max. *	3,670 sq. ft. (9%)	No change
Building Lot Coverage	5,838 sq. ft. (15%) max.	2,944 sq. ft. (8%)	No change
Front Yard Setback	25 ft. min. *	61 ft.	No change
Side Yard Setback, East	45 ft. min. *	30+ ft.	No change
Side Yard Setback, West	45 ft. min. *	Not applicable	Not applicable
Rear Yard Setback	70 ft. min. *	18 ft.	No change
Building Height	30 ft. (2 stories) max.	40 ft. (3 stories)	No change
Off-street Parking	3 spaces (1 covered) min.	4 (2 covered)	No change
Impervious Surfaces **	---	1,794 sq. ft. (5%)	No change

* Per Hillside Lot Regulations (RMC Section 18.39.090).

** Per Low Impact Development for Stormwater Management, Design Review Criteria and Standards (RMC Section 18.41.100 (t)).

from the deck surface, 15'-8" deep (north-south) and 26'-7" wide (east-west) in its largest dimensions. It would include a partial roof covering of wood louvers over an area measuring 11'-7" by 17'-5", and three panels of adjustable roll-down side screens (two panels facing south and one panel facing west). Posts would be spaced consistently at 8'-8" to 8'-9" on-center at the south side and would vary from 7'-6" to 8'-2" on-center at the west side. The proposed new shade structure would conform to the 30-foot maximum building height requirement at its highest point.



Figure 3. Neighbor Proximity Map. (Courtesy of MarinMap.)

The applicant is requesting approval of a Nonconformity Permit to allow for the improvement of an existing house deck which is nonconforming with respect the minimum required yard setbacks. Approval of a Nonconformity Permit is subject to a finding that the project substantially conforms to relevant Design Review criteria and standards in Ross Municipal Code Section 18.41.100, even if Design Review is not required.

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 "Minor Street Relationship/Moderate Slope" context, which is defined on page 9 as follows:

In these areas, steep topography often results in winding, narrow roads. Houses are somewhat, but not fully, visible from the street and are set back significantly.

These areas often have thick vegetation that obscures houses from the street. In some cases, a pedestrian pathway leads from the public right of way to the entrance of the building. Driveways may be gated but are separated from the street by grade.

These areas exist along Glenwood Avenue, Lagunitas Road and Ivy Drive.

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:

- 4.40 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.
- 4.41 Minimize the amount of shadow created on neighboring properties.
- 5.9 Use high quality materials that are proven durable in Ross's climate.
 - Select materials that have proven durability under high amounts of sun exposure.
- 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.
- 5.22 Use detailing to create interest and provide a sense of scale.
- 5.27 Consider a design feature that conserves energy.
 - Utilize external shading (landscape and/or integrated into the building) to keep out summer sun and let in winter sun.
 - Use exterior shading devices, such as overhangs, to manage solar gain in

summer months and welcome solar access in winter months.

Attachments

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

Lot Area	51,401 sq. ft.	
Present Lot Coverage	10.1%	
Proposed Lot Coverage	10.9%	(15% permitted)
Present Floor Area Ratio	6.0%	
Proposed Floor Area Ratio	6.6%	(15% permitted)

The existing residence and garage are nonconforming in north side yard setback.

Town Planner Broad said that the proposed plans were modest modifications and it was the residence of former Mayor Fred Allen.

Architect Strauss introduced Mr. & Mrs. Kenney and explained the plans.

Councilmember Delanty Brown moved approval with the findings in the staff report and the following conditions:

1. The Town Council reserves the right to require landscape screening for up to one year from project final.
2. Any new exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
3. This project shall meet all Ross Public Safety Department requirements.
4. 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.
5. Any portable chemical toilets shall be placed off the street and out of public view.
6. 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.

This was seconded by Councilmember Hart and passed unanimously.

23. VARIANCE.

Dennis and Patricia Burke, 5 Madera Avenue, AP 72-072-25 and 26, R-1: B-20 (Single Family Residence, 20,000 square foot minimum). Variance to allow the addition of 170 square feet to an existing sunroom.

Lot Area	18,330 sq. ft.	
Present Lot Coverage	14.2%	
Proposed Lot Coverage	15.1%	(15% permitted)
Present Floor Area Ratio	22.6%	
Proposed Floor Area Ratio	23.5%	(15% permitted)

The existing residence is nonconforming in number of stories (3 existing, 2 permitted).

Mr. Broad stated that these plans would eliminate the lack of privacy between this parcel and the neighbor. He noted that because of the slope of the property, 5 percent of the FAR is devoted to deck and step areas. He recommended approval. After consideration, Councilmember Curtiss moved approval with the findings in the staff report and the following conditions:

1. The Town Council reserves the right to require landscape screening for up to one year from project final.
2. Any new exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
3. This project shall meet all Ross Public Safety Department requirements.
4. The applicant shall file necessary paperwork with the Ross Planning Department, and pay requisite notary and County recording fees, to merge these two legal lots into a single parcel.
5. Because of the proximity of the addition to an existing coast live oak tree, a licensed arborist shall review construction plans and make recommendations to ensure tree preservation.
6. 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.
7. Any portable chemical toilets shall be placed off the street and out of public view.
8. 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.

This was seconded by Councilmember Hart and passed unanimously.

24. VARIANCE.

Janell Denler and Harrison Hobart, 1 Thomas Court, AP 73-232-15, R-1: B-10 (Single Family Residence, 10,000 square foot minimum). Variance to allow the construction of a 40 foot X 10 foot lap pool within the rear yard setback (40 feet required, 22 feet proposed.)

Lot Area	9,983 sq. ft.
Present Lot Coverage	14.2%
Proposed Lot Coverage	14.2% (20% permitted)
Present Floor Area Ratio	23.9%
Proposed Floor Area Ratio	23.9% (20% permitted)

The existing garage and residence are nonconforming in side yard setbacks.

Town Planner Broad referred to his staff report and recommended approval. There were no comments from the audience.

Mayor Pro Tempore Goodman expressed concern about the location of the pool equipment and asked that a condition of approval be that it be installed in the garage and appropriately sound proofed. Also, that the bathroom be removed.

In response to a question by Councilmember Brown, Mrs. Hobart said that they did not have any plans to add a cabana.

Councilmember Curtiss moved approval with the findings in the staff report and the following conditions:

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Council Member Martin is willing to move forward but has some ambivalence. One issue is the amount of trucks generated from this project and the distress on the road. He wanted to make sure that they have a proper procedure of handling the truck traffic along with the traffic that they will have in Town due to construction projects including the school that are underway.

Acting Mayor Cahill stated that Landscape Architect Yandle has made a great effort to address his original concern with the projects relationship to the natural grade.

The Council unanimously supported the site improvements at 2 Upper Road and agreed to execute a settlement agreement in which property owner Alan Grujic will dismiss his existing court action against the Town. The new plan relocates the pool and driveway closer to the residence, lower the elevation of the pool area, and reduces the length and height of the retaining walls so that none are over 5 ft. tall. Staff advised the Council that Upper Road between Upper Road West and Woodhaven Road might not be able to support large construction vehicles. The Council agreed to include a condition of approval that prohibits trucks on this stretch of the road unless an engineer certifies the road for such use. The project contains a stormwater detention system that will collect and detain stormwater until a storm passes and rainwater can safely be discharged without exacerbating peak flows into the creeks. Permeable pavers will also help to reduce runoff from the driveway.

Acting Mayor Cahill asked for a motion.

Acting Mayor Cahill moved and Council Member Skall seconded, to approve the project subject to the findings and conditions in attached to the staff report, as amended as proposed by staff as noted before; approve the settlement agreement; and approve Resolution No. 1703 with the following changes made by Town Attorney Hadden Roth:

- Page 2 of the third “Whereas” should state, “Whereas, the Town and Grujic have approved a Settlement Agreement in which Grujic agrees to dismiss the Grujic Action if the Town Council approves the Alternative Design”
- After the words, “as follows” state, “Now Therefore, Be it Resolved, by the Town Council of the Town of Ross as follows, when the Settlement Agreement is signed by Grujic and delivered to the Town Attorney:”
- Item No. 1 - Remove the word, “hereby”
- Item No. 2 – After the phrase, “The Alternative Design for the project,” strike the word “hereby” and insert “shall be”
- Remove “hereby” from the second line

Motion carried unanimously. Strauss/Hunter absent.

Town Attorney Hadden Roth excused himself from the Town Council meeting at 8:18 p.m.

17. 5 Madera Avenue, Design Review and After-the-Fact Encroachment Permit No. 1775
Jeremy and Wendy Coon, 5 Madera Avenue, A.P. No. 72-072-25, 26, 29 and 30, R-1-B-20 (Single Family Residential, 20,000 sq. ft. lot size), Low Density (1-3 Unit/Acre).

Application for design review for 995 linear feet of stone-faced landscape retaining walls up to 5 feet in height. After-the-fact request for an encroachment permit and watercourse design review to construct a curb and replace a wall partially within the Madera Avenue right of way and within 25 feet of a watercourse. The project also involves construction of a new deck and spa area above the existing residence, new landscaping, drainage improvements, facing the base of the residence with stone, 85 cubic yards of cut, and merger of the 5 Madera Avenue lot with the 54 Baywood Avenue lot.

Lot area	38,400 sq. ft.	
Existing Floor Area	9.1%	
Proposed Floor Area	9.2%	(15% permitted)
Existing Lot Coverage	7.5%	
Proposed Lot Coverage	8.3%	(15% permitted)

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. The Council should consider the ADR's recommendations that the materials and colors for the new railings be modified so that the overall development is more subdued and blends better with the hillside setting and that the material for the proposed paths be pervious.

Acting Mayor Cahill noted that ADR had several recommendations for the walkway railing and asked staff if that is called out in the conditions of approval. Senior Planner Semonian responded that it is not called out in conditions of approval, but it could be added. Acting Mayor Cahill stated upon merger, the earlier house approval would be rescinded for the Parmenter house, so it must be added to the conditions as well. Senior Planner Semonian responded in the affirmative.

Council Member Martin asked staff if Town Hydrologist Matt Smeltzer reviewed the applicant's recommendations from their hydrologist. Senior Planner Semonian responded in the affirmative.

Kurt Zeigler, project manager, stated that the Building Department required engineered walls, so as a result, there was a great deal of excavating and it made the project appear larger than it is. They have a landscaping project on a hillside. This project requires paths to access the hillside. It cannot be maintained without a path, which adds to overall enjoyment. First issue, the project is currently red tagged from an encroachment of a short wall along the curbside in the Town right-of-way. That wall mirrors a wall existing in the Town right-of-way already approximately 21-in. tall to be cobblestone faced. A benefit of that wall is to strengthen the edge of the roadway. The wall will slow the travel of water and filter down into drainage more slowly. At the end of that wall is an existing wooden retaining wall that has failed and the parking area is starting to migrate toward the Coon's property and there is a drainage ditch that must be replaced. They are asking to have the red tag removed to continue work. Design review discussed how this wall is covered, which is a cobblestone that mirrors the original walls. This wall is very short and will be unnoticeable at 21-in. tall. It will connect the north edge element of the cul-de-sac and appear as a border. They were issued permits to remove diseased trees, so six large oak trees were removed. One of the trees that bordered the lower neighbor was diseased and is recommended for removal. Neighbors

were not notified of this and many were upset, which they will correct through landscape. They lost another tree that was engineered out and the valley oak had to be removed, which will be replaced. In design review, more native landscaping was discussed. The landscape plan is fairly extensive. The upper lot was cleared of scotch broom and understory will be planted with natives, redwoods and toyons. The steep area has a mixture of California natives. A primary issue is the vantage point being opened due to the removal of the tree. Now there is a large house that looks down into the neighborhood, so they developed a plan to correct. They created a greenbelt with redwoods and taller hedges and propose a lower boardwalk and railing. They developed a plan to put in California native hedges. Photographs were provided showing five years of projected growth. They are adding another oak that is evergreen along with a hedge to grow quickly and block out the structure below. They propose a mixture of 36 and 24-in. box trees. They will create a natural grove effect. 24 and 36-in box trees will run between 12 to 18 ft. when planted. The scaffolding should be removed early next week. He then discussed the hardscape plan showing the pathways around the backyard to the spa area. All of this construction by the time this project is finished will not be visible from any vantage point. The only public space is down at the cul-de-sac. The spa deck will be invisible from down below or up above due to the thick greenbelt. In terms of drainage, originally the plan dealt with capturing 500 gallons of water. The new numbers are 1400 gallons, capturing that water is not a problem. The trick is how to disperse that water to not impact the neighbor. It is an interesting problem. They must figure out where to place this water in a very tight and steep lot. Irv Schwartz is on board working on the drainage plan and several engineers are working on the situation. The original plan dissipation lines dissipated above Alice Reeve's property, so they are still working on a design. The railing design is very simply 1 x 8 to mimic the existing decks. As far as the finish of the railing, it is not appropriate to paint white at this time to match the existing railings since there is no visual screen. Adding more white at this time would be more disturbing to the neighbors. He proposed a cedar or redwood railing, leave natural until such time the screening fills in and blocks the views from the neighbors in order to blend into the building. He further noted that the elevated boardwalk with railing would be blocked out by a hedge.

Council Member Martin asked the project manager about the bamboo. Project Manager Ziegler noted that they are willing to work with the neighbors. He added that the bamboo was installed as a quick screen.

Council Member Martin asked how many years out is the full maturity of growth. Project Manager Ziegler imagined three years with 15-gallon plants.

Acting Mayor Cahill opened the public hearing on this item.

Cindy Downing, 12 Baywood resident, stated that the situation has improved, but wanted the drainage plan completed before the work begins as well as an opportunity to provide input.

Linda Brown, 7 Baywood resident, thanked the Coon's for buying this property. She appreciated the offer of merging the lots. She has watched the ditch in 1982 where the street was covered and hoped the drainage plan addresses the 100-year flood that occurs every 10 years.

Jacqueline Ryan, 50 Baywood resident, approved the plans as submitted.

Alice Reeve, 14 Baywood resident, noted that the architect explained the plans earlier this afternoon and she is confident that she will be safe in her home with the plans as submitted.

Vincent Conrad, 7 Madera resident, believed they did a fabulous job on the wall and landscaping. It would behoove everyone to move forward. The wall is an exact match. He is very happy with what the Coon's are doing and the Council should focus on the facts. He further noted support for the application.

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

Council Member Martin is glad to see that the concerns of the neighbors have been addressed. In terms of drainage, toward the lower part of the property before it goes into Alice Reeve's property is a challenge. There are some retaining walls and planting areas that might be an opportunity to add a retention area to slow down the water flow before entering Ms. Reeve's property. Getting rid of the bamboo and keeping the rail natural is a good measure. Overall, he commended the applicant on coming up with a way to solve the dilemma. This may be a win/win. He recommended looking at alternative plantings instead of the bamboo. He further added that the Town Hydrologist must review the drainage plans. Senior Planner Semonian indicated that it is a condition of approval.

Council Member Skall agreed that the drainage calculations must be resolved. He recommended keeping it natural in terms of the railing. He agreed that the bamboo in the Town right-of-way should be removed. He further appreciated the communication that the architect had with the neighbors.

Acting Mayor Cahill commended the Coon's and the architect in terms of approaching these issues correctly, particularly with the drainage plan. In a way this can be a model in terms of stormwater detention. He also agreed the bamboo must be removed since it is in the Town right-of-way, and that bamboo is not native. He recommended, as a condition, to use alternative native plants for screening. He further believed the wall is an improvement to the cul-de-sac and matches the existing wall.

Acting Mayor Cahill asked for a motion.

Acting Mayor Cahill moved and Council Member Martin seconded, to approve the application of the Coon's at 5 Madera Avenue with the findings and conditions outlined in the staff report; that the bamboo in the right of way be removed and replaced with native plants; that the approval of the house for the Parmenter's project is rescinded as part of the merger; and that the rail remain a natural finish and not painted white until screening blocks the view from any effected downhill neighbors. Motion carried unanimously. Strauss/Hunter absent.

5 Madera Avenue Conditions:

The following conditions shall be reproduced on the first page(s) of the plans submitted for a building permit:

April 8, 2010 Minutes

1. The approval of the house for the 54 Baywood site, the former Parmenter site, is rescinded since the lots shall be merged.
2. The new railings shall have a natural finish and shall not be painted white until landscape screening has grown to block views from any effected downhill neighbors.
3. The applicant shall record a revocable encroachment permit in a form similar to the form attached to the staff report, prior to issuance of a building permit for the work within the right of way. No bamboo shall be permitted in the right of way and native plants more appropriate to the natural hillside setting should be installed.
4. Proof of merger of the parcels shall be submitted prior to project final.
5. Except as otherwise provided in these conditions, the project shall comply with the approved plans. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
6. All costs for town consultant, such as the town hydrologist, review of the project shall be paid prior to building permit issuance. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
7. The landscape plan shall be modified to eliminate bamboo in the right of way. The plan should incorporate new evergreen screening plants that are more appropriate for the character of the natural hillside setting. Exotic plants may be incorporated near the house and new retaining walls, but the upper slope of the site and perimeter landscaping should be left more natural. The landscape plan shall be revised and submitted for review and approval of the planning department and installed prior to project final.
8. The Town Council reserves the right to require additional landscape screening for up to five (5) years from project final.
9. A copy of the building permit shall be posted and emergency contact information shall be up to date at all times.
10. Working Hours shall adhere to Ross Municipal Code sections 9.20.035 and 9.20.060.
11. The applicant shall submit building permit plans for the project to the Town for review and approval, including peer review as necessary, to verify that the plans conform to the most recent adopted Uniform Building Code.
12. This project must comply with all engineering reports prepared by the applicants engineering professionals and all peer review recommendations. Any conflict in the recommendations shall be resolved by staff, the town engineer or the town hydrologist.
13. Grading is prohibited between October 15 and April 15. No winter grading is authorized for this site and a construction management plan shall be submitted that outlines the scheduling of the site development. This should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan.
14. Preparation of a single geotechnical engineering report, containing all recommended geotechnical design criteria for the project, shall be submitted with the building

- permit plans. This report shall be submitted to the Town for peer review and acceptance by the Town Engineer. All geotechnical aspects of the proposed project, and preliminary development of plans shall continue to be evaluated by the project geotechnical consultant. A letter from the project geotechnical consultant shall be prepared that approves all geotechnical aspects of the proposed site development layout, verifies project geotechnical feasibility, and verifies conformance with the geotechnical consultant's design recommendations.
15. A revised stormwater drainage plan shall be submitted for review and approval by the Town Hydrologist with the building permit plans. The drainage plan shall result in no net increase in site runoff and shall be designed so that no runoff is directed where it will impact the downslope and downstream sites.
 16. Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town prior to project final.
 17. The project shall incorporate a back up method to distribute run off in the unlikely event that the level spreader fails. A "failure analysis" shall be completed both to (1) predict the specific modes of failure and the resulting locations of potential concentrated runoff if the drainage system performance is reduced due to failed maintenance, and, by extension, (2) promote revisions to the drainage system design to reduce the potential negative consequences of failure, through specific inspection and maintenance requirements and/or revising the design to include more system redundancy.
 18. The surface and subsurface drainage facilities and catchment areas shall be inspected frequently and maintained throughout the project life. The applicant shall enter into a maintenance agreement for the facilities with terms substantially similar to the City of San Rafael's Stormwater Management Facilities Agreement and the Marin County Department of Public Works Stormwater Treatment Measures Maintenance Agreement, copies of which are in the project file. The Town Attorney shall review the agreement, at the applicant's expense. This agreement shall be recorded prior to issuance of the building permit for the project. The Town may request the applicant to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the drainage system.
 19. Exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing nighttime character. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners.
 20. Applicants shall comply with all requirements of the Marin Municipal Water District. Water shall be available at the site prior to the start of any construction. Evidence that the Water District has reviewed and approved the landscape plan shall be submitted prior to project final.
 21. Project development shall comply with the requirements of the Ross Valley Sanitary District.
 22. The project arborist shall review final construction-level drawings for the deck and spa plan, including utility plans, and written evidence of the project arborist review

and approval shall be provided to the Town. All tree protection conditions recommended by the project arborist shall be included on those plans to ensure compliance with the conditions. A certified arborist shall be on site during all trenching and excavation work near protected trees.

23. 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.
24. 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. As provided in Municipal Code Section 15.50.040 construction shall be complete upon the final performance of all construction work, including: exterior repairs and remodeling; total compliance with all conditions of application approval, including required landscaping; and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
25. NO CHANGES FROM THE APPROVED PLANS, BEFORE OR AFTER PROJECT FINAL, INCLUDING CHANGES TO THE MATERIALS AND MATERIAL COLORS, SHALL BE PERMITTED WITHOUT PRIOR TOWN APPROVAL. RED-LINED PLANS SHOWING ANY PROPOSED CHANGES SHALL BE SUBMITTED TO THE TOWN PLANNER FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGE. THE APPLICANT IS ADVISED THAT CHANGES MADE TO THE DESIGN DURING CONSTRUCTION MAY DELAY THE COMPLETION OF THE PROJECT AND WILL NOT EXTEND THE PERMITTED CONSTRUCTION PERIOD.
26. Failure to secure required building permits and/or begin construction by April 8, 2011 will cause the approval to lapse without further notice.
27. FAILURE TO COMPLY IN ANY RESPECT WITH THE CONDITIONS OR APPROVED PLANS CONSTITUTES GROUNDS FOR THE TOWN TO IMMEDIATELY STOP WORK RELATED TO THE NONCOMPLIANCE UNTIL THE MATTER IS RESOLVED. (RMC §18.39.100). THE VIOLATIONS MAY BE SUBJECT TO ADDITIONAL PENALTIES AS PROVIDED IN THE ROSS MUNICIPAL CODE AND STATE LAW.
28. 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.
29. 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.

18. 2 Glenwood Avenue, Variance, Design Review and Demolition Permit No. 1771 Ed and Betsy McDermott, 2 Glenwood Avenue, A.P. No. 73-131-29, R-1:B-A (Single Family Residential, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). Design review, demolition permit and variances associated with a significant remodel of and addition to the existing 13,803 square foot residence, built in 1906 for Henry Bothin. The project includes removal of the 3-story wing to the north of the residence, excavation of a new garage below the residence, and addition to the east of the residence partially within the side yard setback (25 feet required, 18.3' proposed). A new 70 by 18 foot pool and 996 square foot detached pool house are proposed. Watercourse design review is requested for a new driveway and garage approach, grading, landscape retaining walls, and first floor addition within 25 feet of Ross Creek. The project includes 1,000 linear feet of retaining walls up to 13 feet in height. The applicants request approval of a tree permit to remove seven significant trees, including five California bay laurel, ranging from 12 to 30 inches in diameter. 3,000 cubic yards of cut and 3,000 cubic yards of fill are proposed. The total floor area of the project would be 17,625 square feet.

Lot area	118,135 sq. ft.	
Existing Floor Area	11.7%	
Proposed Floor Area	14.9%	(15% permitted)
Existing Lot Coverage	5.2%	
Proposed Lot Coverage	7.9%	(15% permitted)

The existing residence is nonconforming in covered parking, setbacks, number of stories and height.

This item has been continued at the request of the applicant.

19. 88 Laurel Grove Avenue, Variance and Design Review No. 1773 Courtney and Nicole Haslett, 88 Laurel Grove Avenue, A.P. No. 72-201-02, R-1:B-A (Single Family Residential, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). Design review and variance associated with a remodel and 542 square foot addition to the existing residence. The project would include enclosure of deck areas and removal of one deck. Total floor area of 5,678 square feet is proposed, which is 253 square feet over the maximum permitted floor area for the site.

Lot area	36,127 sq. ft.	
Existing Floor Area	14.2%	
Proposed Floor Area	15.7%	(15% permitted)
Existing Lot Coverage	8.4%	
Proposed Lot Coverage	8.5%	(15% permitted)

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.

ATTACHMENT 3

STACEY NICHOL FORD
◆
ARCHITECT

Application for Non Conformity Permit
5 Madera Avenue AP # 072-072-31
Owners: Chuck & Ann Stevens

May 6, 2020

Written Project Description: Trellis to Shade Upper Deck

One of the attractive features of our home is the upper deck which faces south and enjoys fabulous sun for most of the day. Indeed, we fled the foggy and cool San Francisco weather to enjoy the warmth and sun in Ross. But, as they say, one can get too much of a good thing, and it turns out that the sun is so intense in the afternoons for many months of the year that the deck is not really useable. We have tried multiple portable sunshades and umbrellas but nothing is very effective. Plus, the sun pounds on the deck doors that adjoin our living room, which makes the room very hot and necessitates constant air conditioning. We have concluded that the only long term and truly effective solution is a trellis with shades and louvers to permit natural light most of the time and to block the sun when it is too intense. And although the trellis is not readily visible to any neighbors, it is designed to blend in with the existing style of the house and would be painted white to match the existing guardrail to be aesthetically pleasing.

The proposed trellis will sit above the existing guardrail, on the Upper Deck. The top of this framework is at the 30' height limit, and will be made of white clad frame, matching the white guardrails surrounding the decks. The narrow lane is lined with abundant plants and trees when approaching this house, making it difficult to see the proposed frame and louvers until you have arrived at the driveway apron. Aesthetically, the frame and louvers are designed to harmonize with the historic character of the existing house by end beam details and matching white trim. The frame and louvers will be screened from the street approach by an existing mature bay tree and other flowering vegetation. The view from immediate neighbors and Ross will be negligible, as this frame is very minimal and located in a difficult to see area.

The trellis will have no impact on the existing Bioswales to the south, and will maintain the existing drainage pattern on the site.

Special Circumstances:

While the original house fits nicely within the original setbacks, as time passed, the updated Ross Ordinances minimized the available square footage for development.

See Site Plan to for this unique parcel shape. The area left for development is only 2 rather small triangles located mid parcel (see site plan). These 2 triangles add up to 1,820 sf on a parcel of 38,921 sf. This is only 4.7% of lot. The area of the parcel that this Upper Deck is located within is right in the middle of the now exceptionally large 70' rear setback. The existing house maintains privacy from neighbors by the central location on the property, and the abundance of mature plantings on each property.

Substantial Property Rights: Describe why this Variance is necessary for the preservation and enjoyment of substantial property rights.

The wonderful sunny weather that brought the people of San Francisco to Ross for their summer homes in the 1900s provides a scorching heat to this existing Upper Deck during the afternoons and evenings, from early spring through fall.

Adding this operable sun control system will allow them to enjoy their Upper Deck throughout the year, which is currently very limited.

Public Welfare: Describe why this Variance will not be harmful to or incompatible with other nearby properties.

This frame and louver sun control system is minimal and not visible from nearby properties, so there won't be any privacy or light impacts to the neighbors. It also doesn't make any changes to the existing drainage pattern or Bioswales.

ATTACHMENT 4

STACEY NICHOL FORD
ARCHITECT
20 Cortez Toluca
Greenbrae, CA 94904
Ph: 415-925-0118
info@stncojohanna.net

ROSS, CA

TRELIS FOR
CHUCK & ANN STEVENS
3 MADRERA AVENUE
APN: 072-072-31

DATE: 9/2/2020
SCALE: 1/8"=1'-0"
FORM: 043
DSC



VICINITY MAP

SITE DATA TABLE	
Allowed	Proposed
Lot Size	38,921 sf
Zoning	R-1 B-20
House	3,258 sf
Garage	412 sf
Total Floor Area	3,670 sf
Lot Coverage	15% = 5,835 sf
Impervious sf	2,994 sf
PerVIOUS sf	1,794 sf
Front Yard Setback	25'
Side Yard Setback	45'
Rear Yard Setback	70'
Height	30'
Cellulose Insulation (Perc/ft)	NA
FIB	NA
Import/Off-haul	NA

SITE DATA

Site Plan, Vicinity Map, Data
Upper 4 Lower Level Deck Plans
Proposed Elevations, Section, Detail Section

A1
A2
A3

INDEX

SCOPE OF WORK
Wood structure with sun control louvers addition to existing Upper Deck.

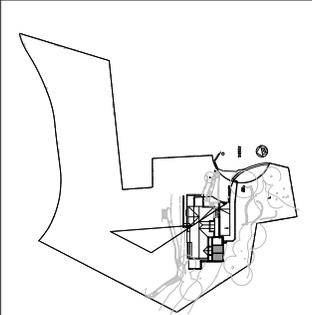
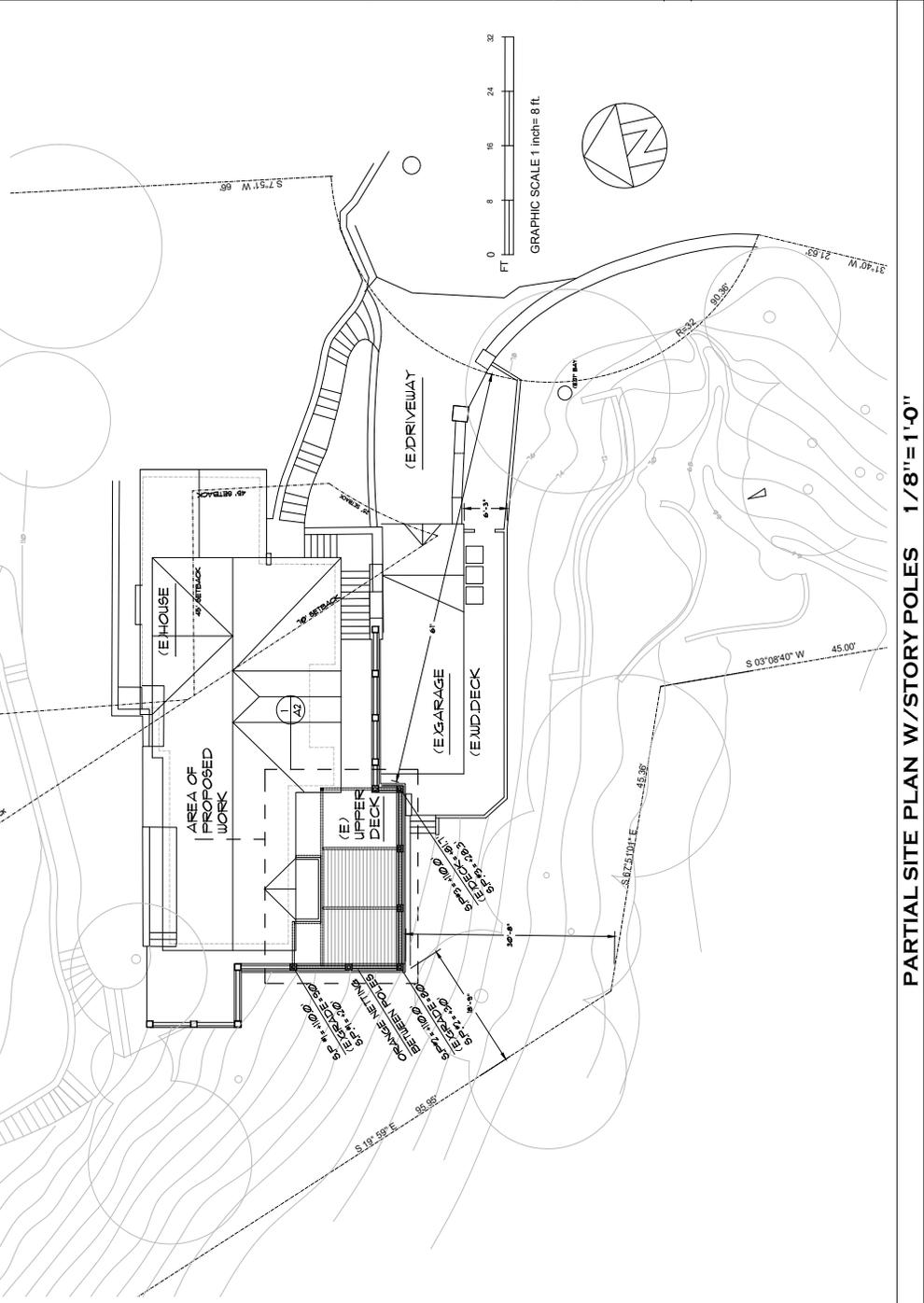
SCOPE OF WORK

CLIENT
Chuck & Ann Stevens
5 Madrera Ave.
Ross, CA 94957
chuckstevens@gmail.com
361730-311

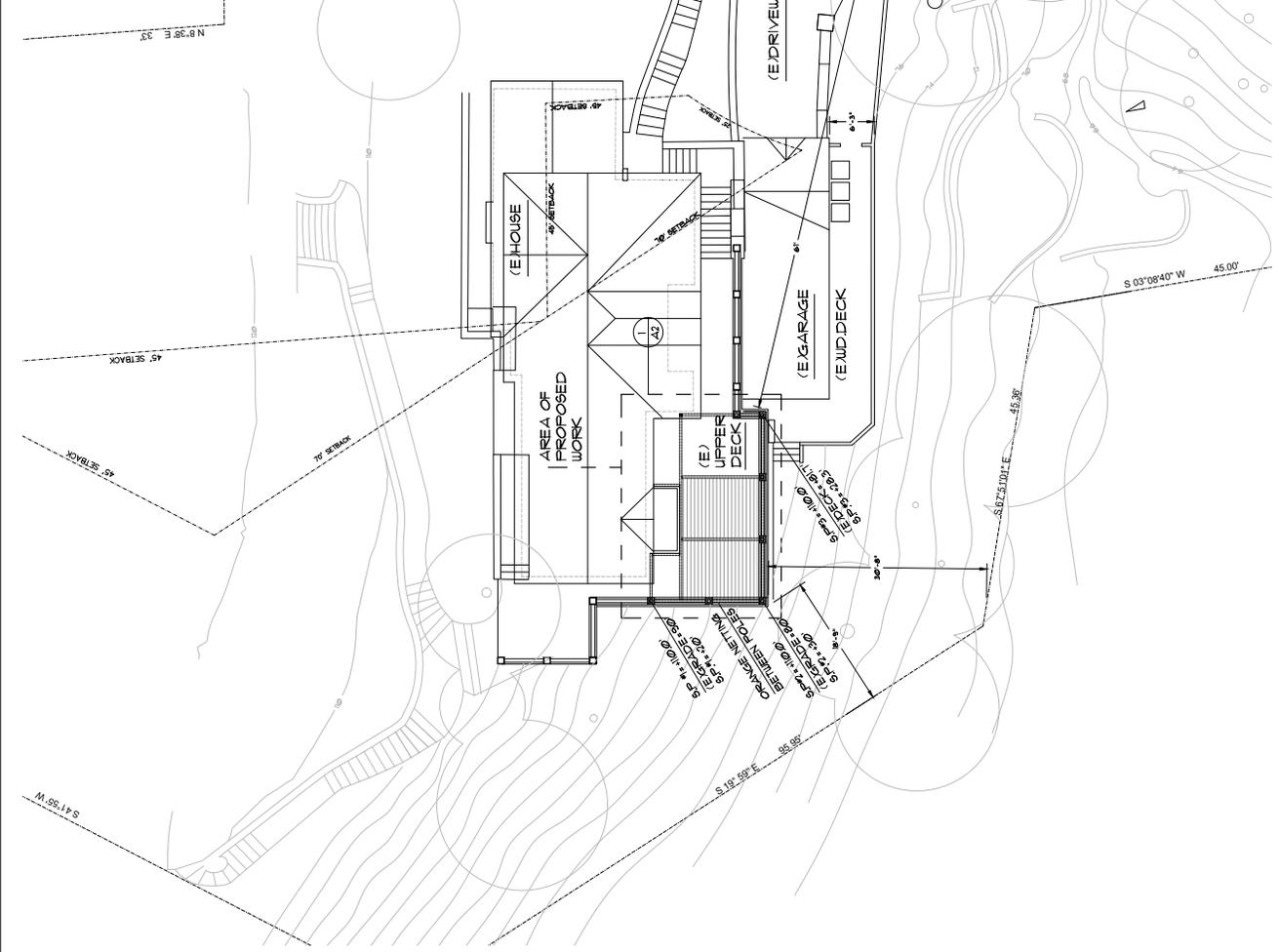
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DIRECTORY

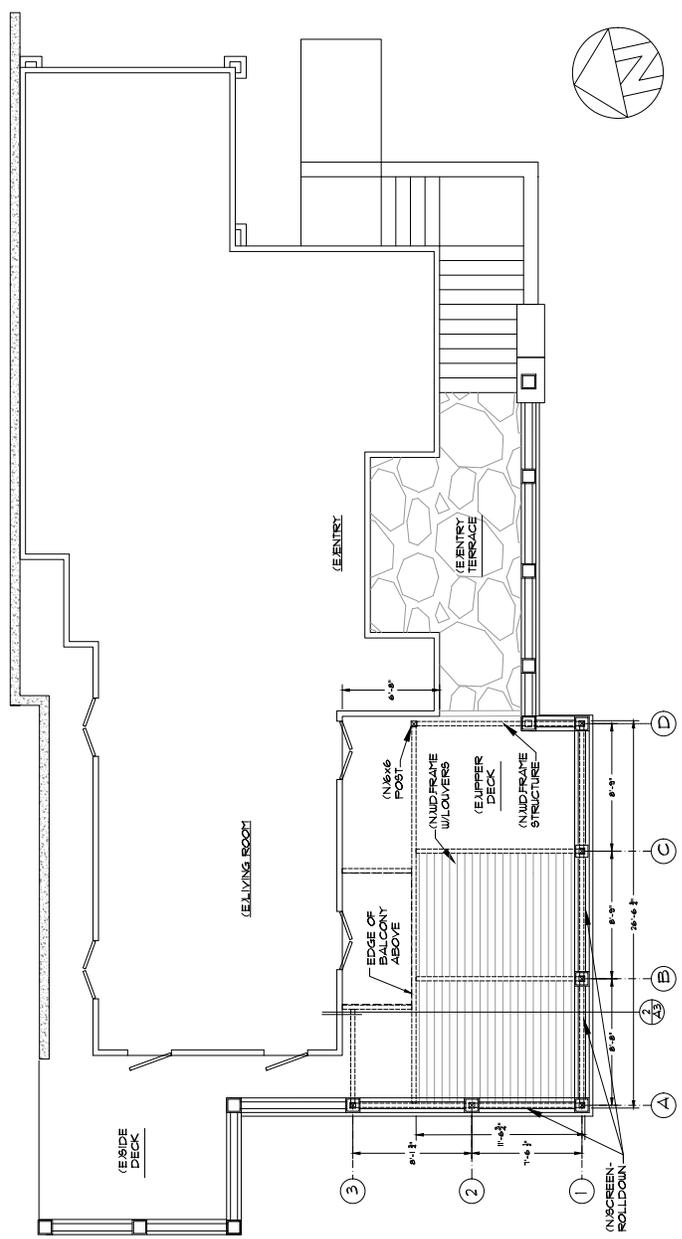
OVERALL SITE PLAN



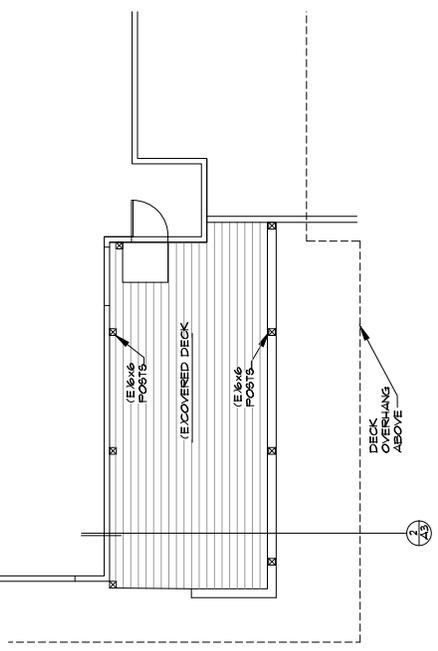
PARTIAL SITE PLAN W/STORY POLES 1/8"=1'-0"



REVISIONS	BY



1/2 UPPER DECK PLAN 1/4"=1'-0"



2/2 LOWER COVERED DECK PLAN 1/4"=1'-0"

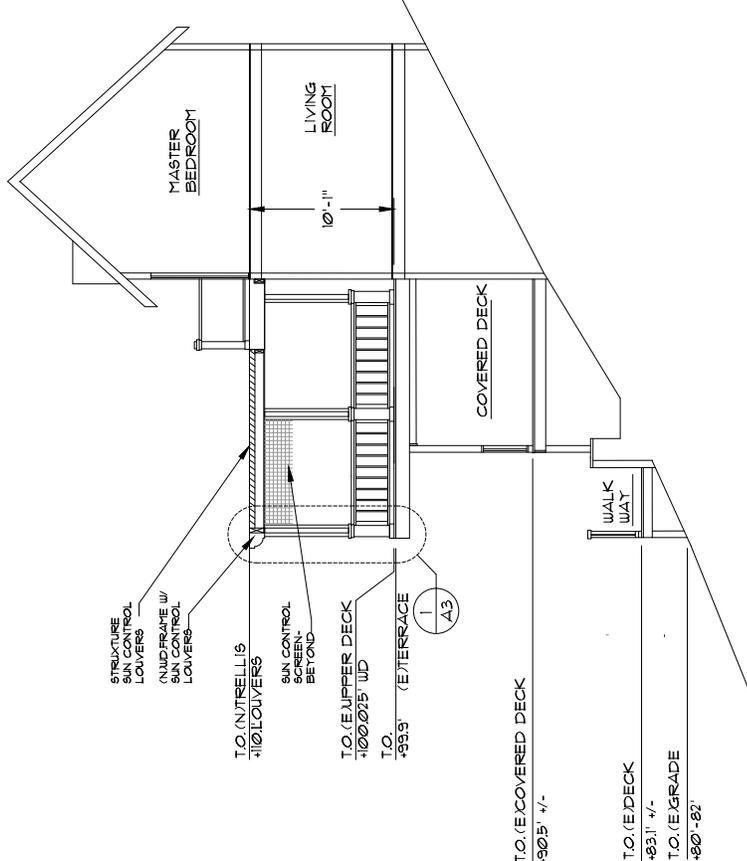
REVISIONS	BY

STACEY NICHOL FORD
 ARCHITECT
 20 Corte Torcia
 Grassano, CA 95024
 Pfx: 415-925-0112
 info@stncoarch.com

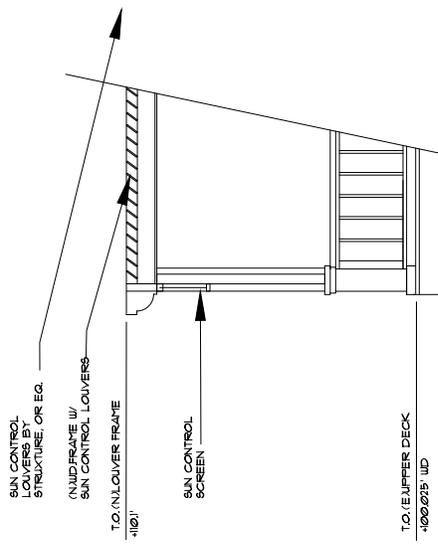
ROSS, CA

TRELIS FOR
CHUCK & ANN STEVENS
 5 MADERA AVENUE
 APN: 072-072-31

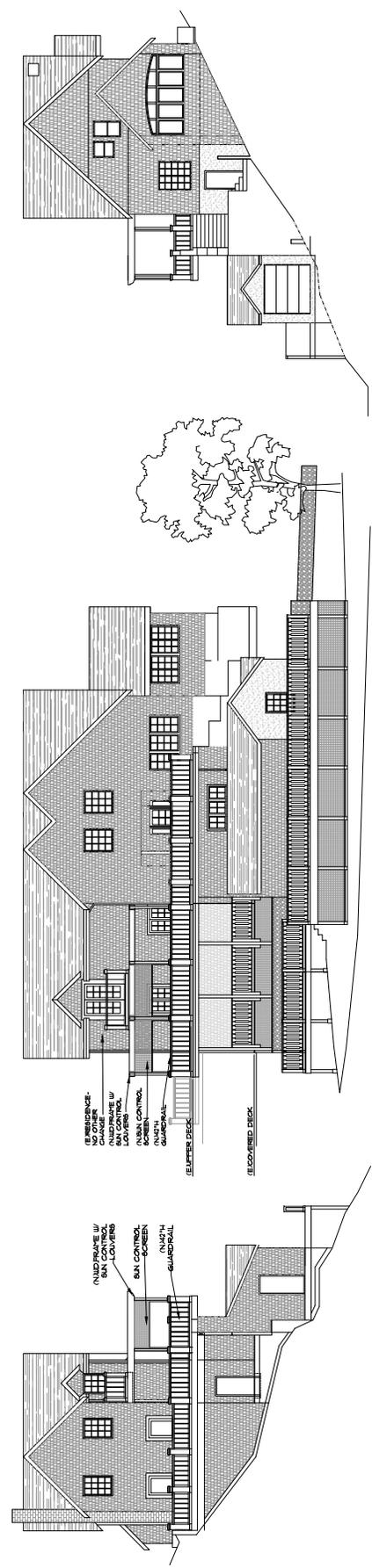
DATE: 9/2/20
 DRAWN: JAMES
 CHECKED: JCF
 SCALE:
 SHEET: **A3**
 OF: THREE



2/A3 SECTION THROUGH DECK & SHADE FRAME 1/4"=1'-0"



1/A3 SECTION THROUGH WOOD SHADE FRAME 1/2"=1'-0"



ELEVATIONS 1/8"=1'-0"

REVISIONS	BY



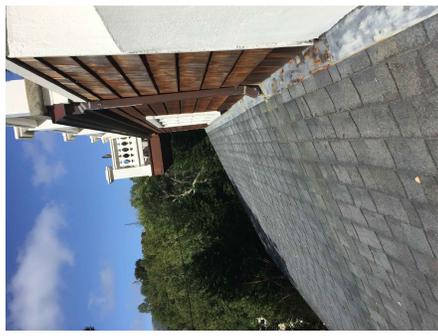
EXAMPLES OF LOUVERS



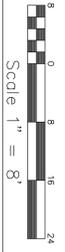
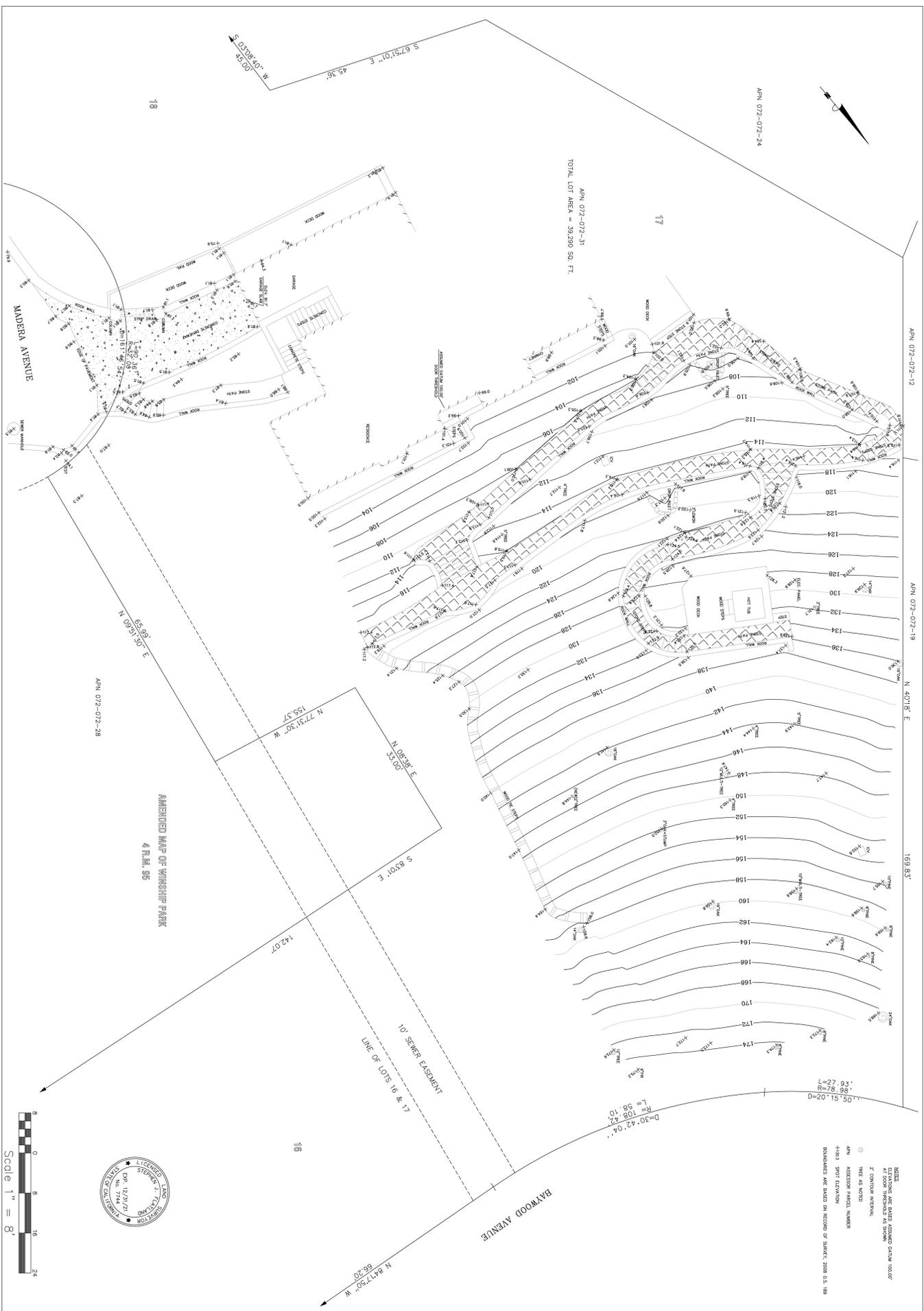
EXAMPLES OF LOUVERS



HOUSE WITH UPPER DECK BEYOND



UPPER DECK BEYOND



AMENDED MAP OF WINDSHIP PARK
4 B.M. 95

APN 072-072-31
TOTAL LOT AREA = 39,290 SQ. FT.

NOTES:
1. ELEVATIONS ARE BASED ASSUMED DATUM 1985.
2. ALL DIMENSIONS ARE IN FEET.
3. THE AS NOTED.
4. APN ASSASSOR PARCEL NUMBER.
5. DIMENSIONS ARE BASED ON RECORD OF SURVEY 2008 S.L. 119.

<p>BOUNDARY & TOPOGRAPHIC SURVEY</p> <p>FOR: CHUCK STEVENS 5 MADERA AVENUE ROSS, CALIFORNIA APN 072-072-31</p>		<p>STEPHEN J. FLATLAND PROFESSIONAL LAND SURVEYOR</p> <p>P.O. BOX 1837 SAN ANSELMO, CALIFORNIA 94960 (415) 457-5081</p>		<p>DATE: 12/27/21</p> <p>SCALE: 1" = 8'</p> <p>DRAWN: []</p> <p>CHECKED: []</p> <p>JOB NO: FT1561</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
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