



Staff Report

Date: March 19, 2024
To: Advisory Design Review (ADR) Group
From: Roberta Feliciano, Planning and Building Director
Subject: 12 Garden Road

Recommendation

ADR Group consideration and recommendation to the Town Council regarding the merits of the project and consistency with the Design Review criteria and standards of Ross Municipal Code (RMC) Section [18.41 Design Review](#).

Project Information

Property Owner: Michael and Margot Edde
Applicant: Polsky Perlstein Architects
Street Address: 12 Garden Road
Parcel Number: 072-153-05
Zoning: R-1: B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Data

	Code Standard	Existing	Proposed
Lot Area	10,000 SF	12,180 SF	No change
Floor Area (FAR)	20%	2,428 SF (19.9%)	2,421 SF (19.9%) House 1,200 SF ADU
Building Coverage	20%	2,546 (20.9%)	2,170 SF (17.8%)
Front Setback	25'	37'-4"	No Change

	Code Standard	Existing	Proposed
South Side Setback	15'	22'-10"	No Change
North Side Setback	15'	12'	No Change
Rear Setback	40'	60'-2"	58'-1"
Building Height	30'	21'-4"	29'-8"
Parking	3 (1 Covered)	3 (1 Covered)	No Change
Impervious Surface Coverage	Minimize and/or mitigate for any increase.	4,665 SF	3,893 SF

Project Description

The applicant requests a recommendation to Town Council for Design Review, an Accessory Dwelling Unit (ADU) Exception and Nonconformity permit. The project includes remodeling and renovating of the existing single-family home, including a 703 square-foot (SF) second story addition, attached 1,200 SF rent restricted ADU integrated within the existing structure, and new landscaping. A Nonconformity permit is required to extend the existing north side setback of 12-feet in the front and rear of the structure.

The project will consist of renovations to the existing single-family residence including additions to the front of the house, relocating the entry door, new windows, 703 SF second story addition and 1,200 SF ADU. The project proposed the removal of the stone skirt at the base of the existing structure. The ADU will be constructed within the existing structure, utilizing 710 SF of existing floor area. Pursuant to Ross Municipal Code (RMC) Section 18.42.065(b), the Town Council may grant an exception to allow any amount of existing floor area that is converted to new ADU space to be transferred as a floor area allowance for a new addition to the primary residence. The new second story addition of 703 SF is proposed as the transferred floor area. Additionally, consistent with this section, the Town Council may grant an exception to allow the nonconforming floor area and/or building coverage of an ADU to exceed 800 SF up to 1,200 SF if the ADU is to be rent restricted for a very low income; therefore, the applicant is proposing a 1,200 SF rent restricted ADU.

The project proposes an overall decrease of 772 SF in impervious surfaces with the driveway, parking area and pathways in crushed rock.

The project is designed with high-quality materials, slate roof tiles, dark bronze windows, linen white smooth finish stucco siding, copper gutters and downspouts for the existing residence. Other materials include bluestone pavers and tiles for hardscape, crushed rock pathways and path and step lighting.

Project plans are included as **Attachment 2**; Project Application and Materials are included as **Attachment 3**.

The proposed project is subject to the following permit approval:

- **Design Review is required pursuant to RMC Section 18.41.020** to allow the construction of all new buildings and for all exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding two hundred square feet of new floor area, including enclosing existing open areas.
- **ADU Exception to Floor Area and/or Building Coverage is required pursuant to RMC Section 18.42.065** to grant a new 1,200 SF rent restricted ADU. The town council may grant an exception to allow the nonconforming floor area and/or building coverage of an ADU to exceed 800 SF up to 1,200 SF if the ADU is to be rent restricted for a very low-income household subject to the provision of Section 18.42.080 of the Ross Municipal Code. The Town Council may grant an exception to allow any amount of existing floor area that is converted to new ADU space to be transferred as a floor area allowance for a new addition to the primary residence.
- **Nonconformity permit is required pursuant to RMC Section 18.52.040** to extend the existing nonconforming north side setback of 12-feet in the front and rear of the existing nonconforming structure.

Background

The project site is a 12,180 SF rectangular lot on Garden Road. The existing single-family residence has a legal nonconforming side setback to the north.



Discussion

The overall purpose of Design Review is to guide new development, to preserve and enhance the special qualities of Ross and to sustain the beauty of the town's environment. Other specific purposes include; provide excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical "small town", low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhance important community entryways, local travel corridors and the area in which the project is located; promote and implement the design goals, policies and criteria of the Ross general plan; discourage the development of individuals buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preserve buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development. The Design Review criteria and standards per RMC Section 18.41.100 can be found here: [18.41 Design Review](#).

Public Comment

At the time of writing this report, no comments were received from the public regarding the project.

Attachments

1. Project Plans
2. Project Application & Materials

ATTACHMENT 1



E D D E R R E S I D E N C E

12 Garden Road

Ross, California



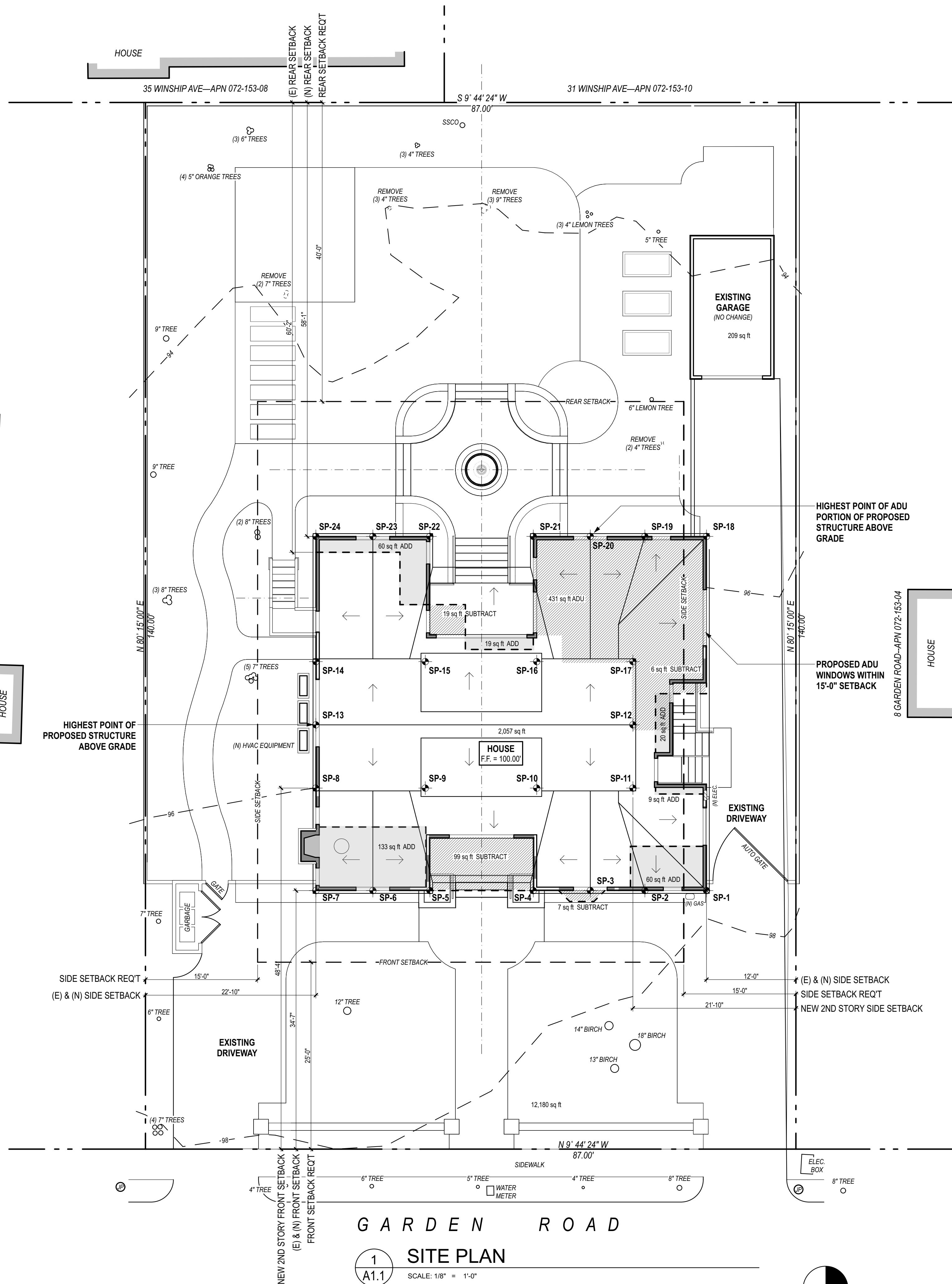
P O L S K Y | P E R L S T E I N A R C H I T E C T S

4698 Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1156
Fax 415 927 0847
www.polskyarchitects.com

AP# 072-153-05

PLANNING SUBMITTAL AUGUST 16, 2023
PLANNING RESUBMITTAL SEPTEMBER 26, 2023
PLANNING RESUBMITTAL NOVEMBER 27, 2023
PLANNING RESUBMITTAL DECEMBER 18, 2023
PLANNING RESUBMITTAL MARCH 12, 2024

ARCHITECTURAL	
A0.0	COVER SHEET
A1.1	SITE PLAN & PROJECT DATA
A1.3	EXISTING FLOOR PLANS
A1.4	NEW FLOOR PLANS
A1.5	LOT COVERAGE & FLOOR AREA DIAGRAM
A1.6	IMPERVIOUS SURFACE AREA DIAGRAM
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
LANDSCAPE	
L1	LANDSCAPE CONCEPT PLAN
SURVEY	
SU.1	SURVEY



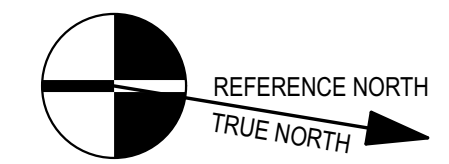
STORY POLE SCHEDULE	
SP-1	109.48'
SP-2	109.48'
SP-3	115.57'
SP-4	109.48'
SP-5	109.48'
SP-6	115.57'
SP-7	109.48'
SP-8	109.48'
SP-9	118.55'
SP-10	120.50'
SP-11	120.50'
SP-12	118.55'
SP-13	125.60'
SP-14	125.60'
SP-15	118.55'
SP-16	120.50'
SP-17	120.50'
SP-18	118.55'
SP-19	115.57'
SP-20	109.48'
SP-21	109.48'
SP-22	115.57'
SP-23	109.48'
SP-24	109.48'

REFERENCE LEVEL IS EXISTING AND NEW FINISHED FLOOR AT 100.00'

GARDEN ROAD

1 SITE PLAN

A1.1 SCALE: 1/8" = 1'-0"



0' 8' 16'
SCALE: 1/8"=1'-0"

SCOPE OF WORK

- SUBSTANTIAL REMODEL TO GROUND FLOOR OF EXISTING SINGLE FAMILY RESIDENCE INCLUDING VARIOUS CHANGES TO THE EXISTING BUILDING FOOTPRINT RESULTING IN A NET INCREASE OF 171 SF IN COVERAGE.
- WORK ENTAILS NEW ELECTRICAL, PLUMBING, MECHANICAL SYSTEMS, INTERIOR AND EXTERIOR FINISHES, DOORS, WINDOWS, CASEWORK, FIXTURES, ETC.
- NEW SECOND STORY ADDITION.
- INTEGRATING NEW ADU INTO EXISTING STRUCTURE.
- NEW LANDSCAPING INCLUDING REMOVING SOME SMALL TREES, NEW PLANTING, NEW HARDSCAPE, LANDSCAPE LIGHTING, IRRIGATION, FENCING, TRASH ENCLOSURE, ETC.
- WORK ENTAILS NO GRADING. EXCAVATION IS MINIMAL, LIMITED TO FOUNDATION WORK.
- NEW DRAINAGE SYSTEM—A SUBSTANTIAL NET DECREASE IN IMPERMEABLE SURFACE AREA IS PROPOSED. THE SITE SLOPES VERY GRADUALLY (2% +/-) AND THE HOUSE FOOTPRINT IS SURROUNDED BY PERMEABLE SURFACES, IDEAL FOR PROPER DRAINAGE. A CIVIL ENGINEER HAS BEEN CONSULTED, BUT NO DRAINAGE ISSUES ARE ANTICIPATED.

PROJECT DATA

Owners: Margo & Michael Edde
 Address: 12 Garden Road
 Zoning Designation: R-1 B-10
 Assessor's Parcel Number: 072-153-05
 Actual Site Area (SF): 12,180
 Occupancy Type: R-3 U-1
 Building Type: V-B

	Zoning Req't.	Existing Bldgs.	Proposed Project	Change
Lot Coverage (SF)				
Main House		1,886	2,105	+219
Garage		209	209	+0
Porches & Stairs >18" above grade		451	287	-164
ADU Portion of House Footprint		0	-431	-431
Total Lot Coverage		2,546	2,170	-376
Lot Coverage (%)				
	20.0%	20.9%	17.8%	-3.1%
Floor Area (SF)				
Lower Floor		361	0	(361)
Main Floor		1,888	1,509	(349)
Upper Floor		0	703	+703
Garage		209	209	+0
Total Floor Areas		2,428	2,421	-7
Floor Area Ratio				
	20.0%	19.9%	19.9%	-0.1%
ADU Floor Area (SF)				
ADU Lower Floor		0	653	+653
ADU Main Floor		0	547	+547
Total ADU Floor Area *		0	1,200	+1,200
Building Height				
House	30'-0"	21'-4"	29'-8"	29'-8"
Setbacks				
Front (East)	25'-0"	37'-4"	37'-4"	0'-0"
Side (South)	15'-0"	22'-10"	22'-10"	0'-0"
Side (North)	15'-0"	12'-0"	12'-0"	0'-0"
Rear (West)	40'-0"	60'-2"	58'-1"	-2'-1"
Parking				
Required spaces	3 + 1 covered	3 + 1	3 + 1	0

* Rent-restrictive ADU per RMC 18.42.080

EDDE RESIDENCE

12 GARDEN ROAD
 ROSS CALIFORNIA
 AP# 072-153-05

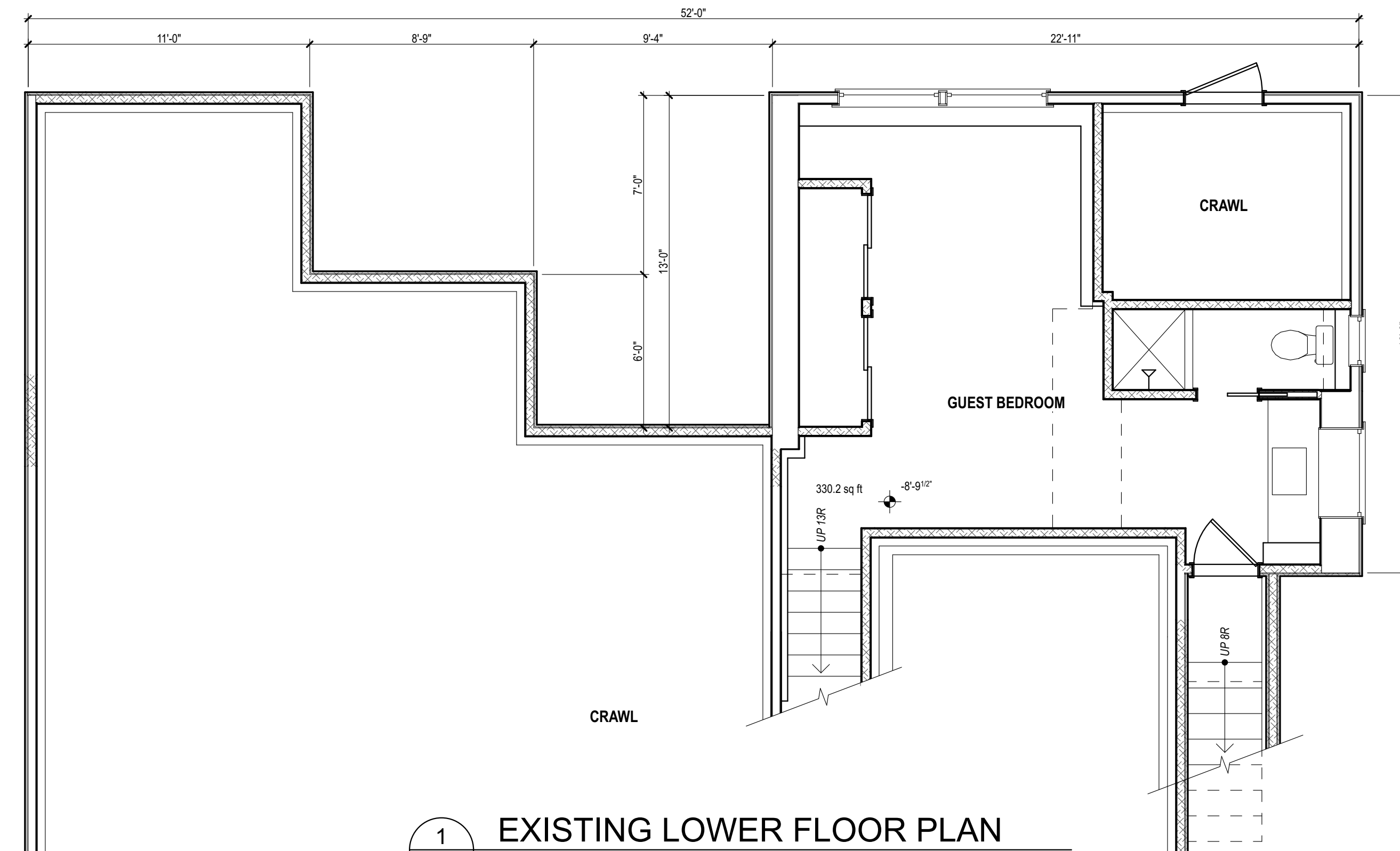
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26 SEP 2023	A1 PLANNING COMMENTS	TS
27 NOV 2023	A2 PLANNING COMMENTS	TS
18 DEC 2023	A3 PLANNING COMMENTS	TS
12 MAR 2024	A4 ADD-A-15	TS

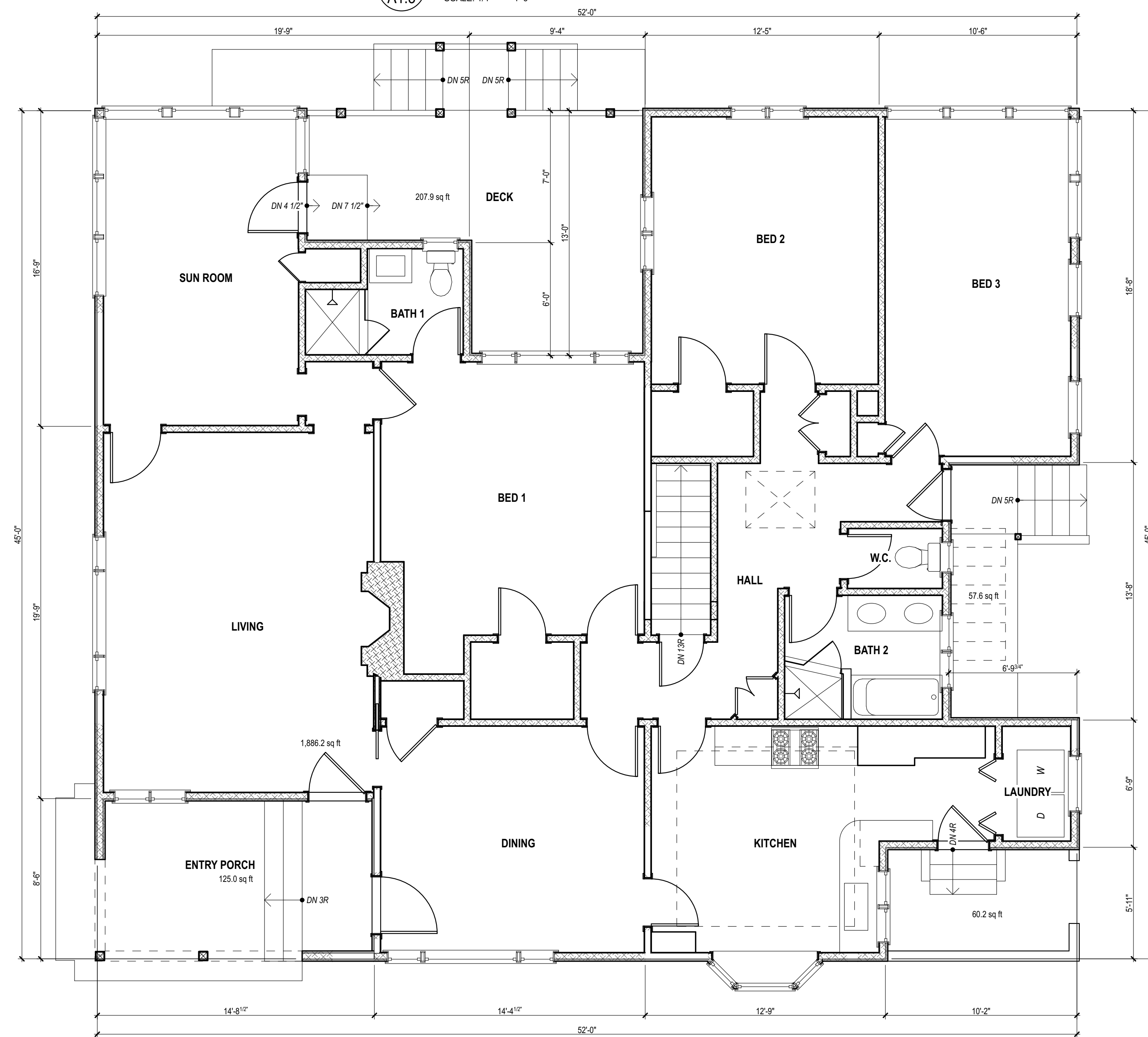
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 SCALE: AS NOTED

SITE PLAN & PROJECT DATA

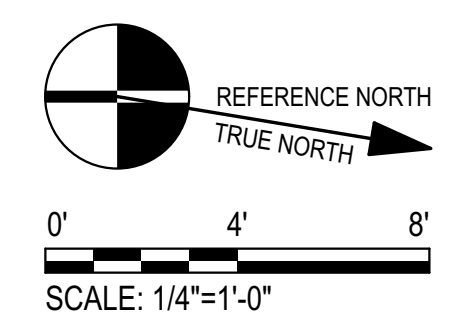
A1.1



1 EXISTING LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



469B Magnolia Avenue
Larkspur, CA 94939
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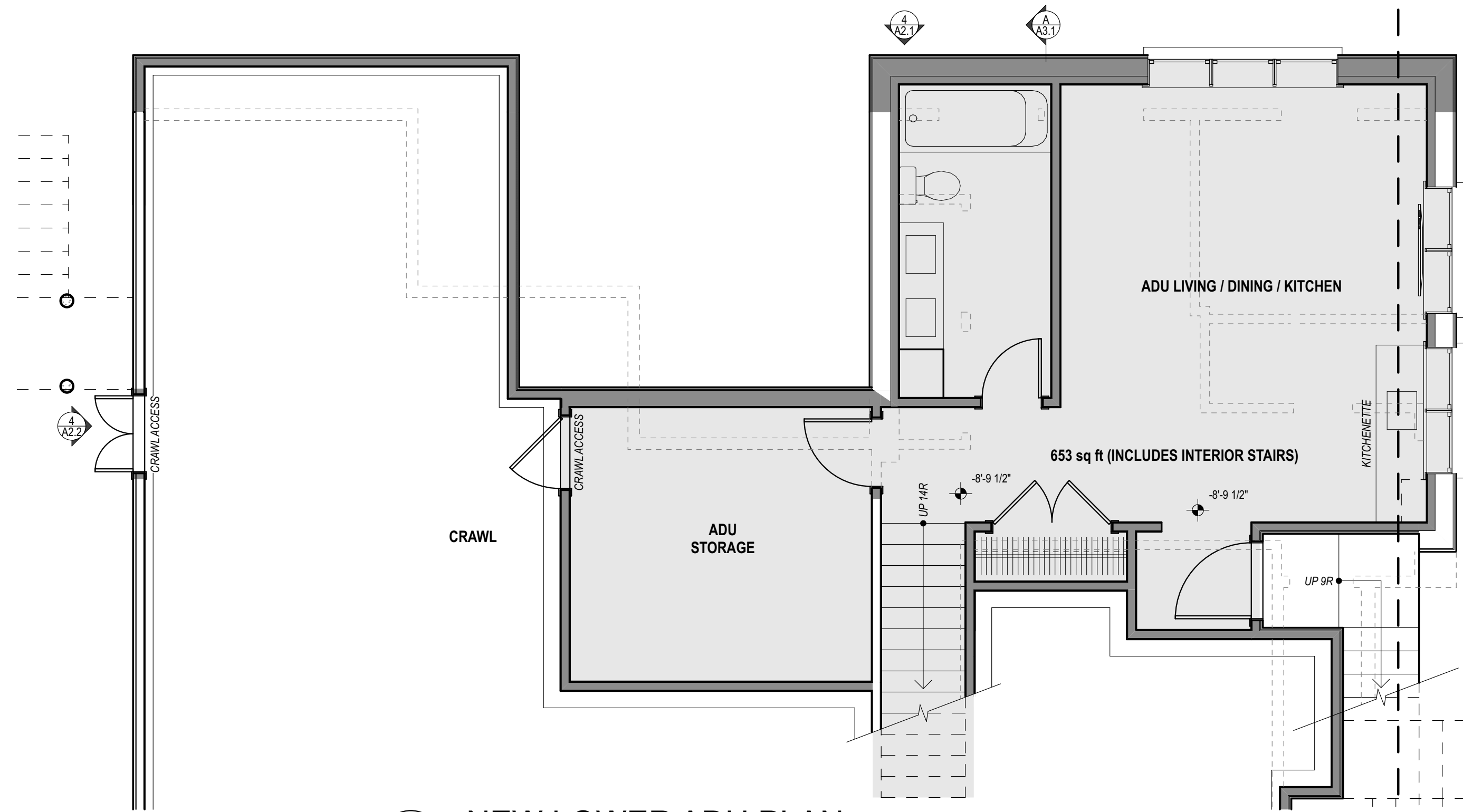
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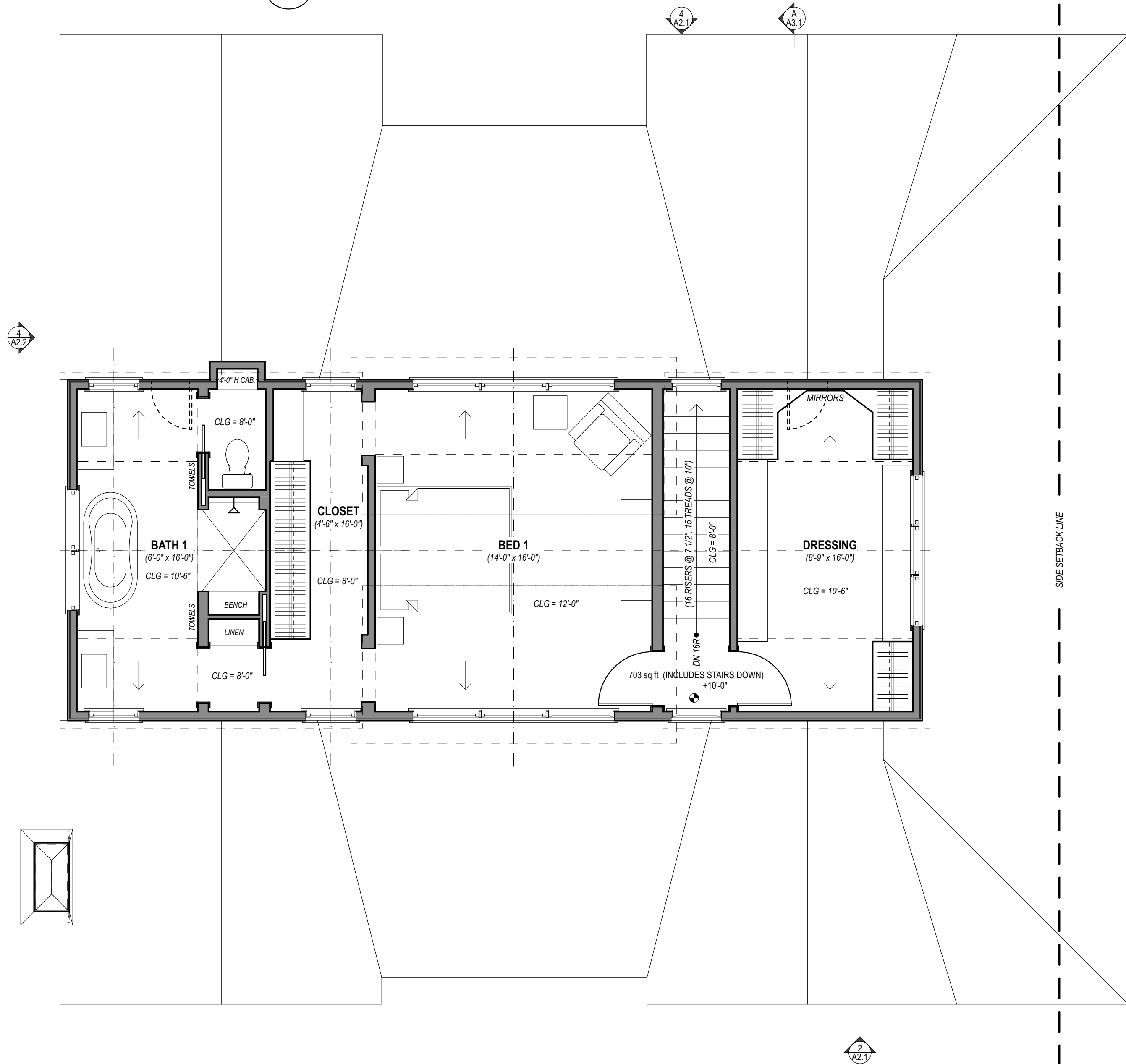
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EXISTING FLOOR PLANS

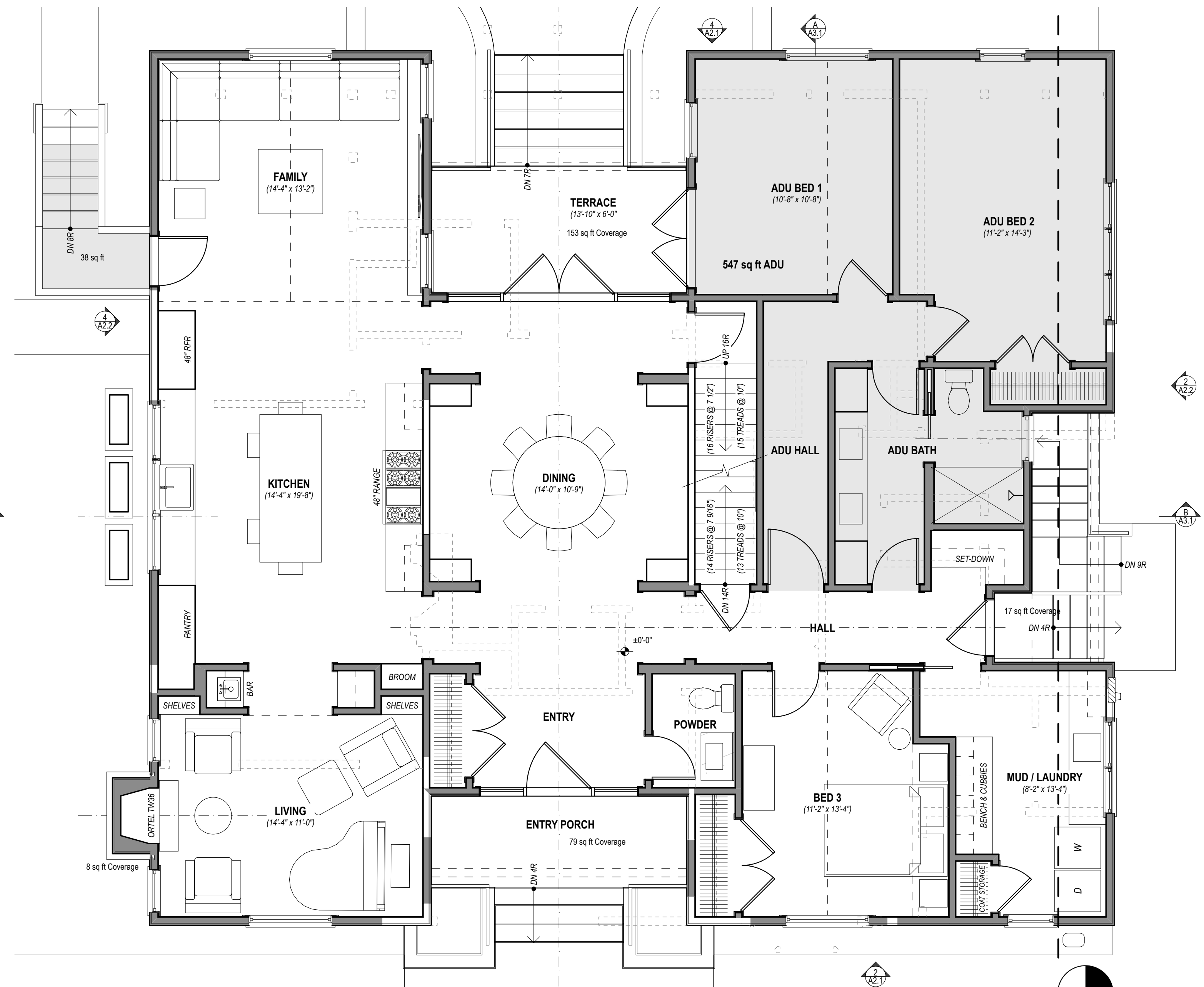
SHEET **A1.3**



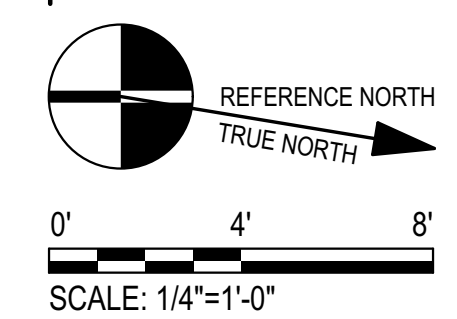
1
A1.4
NEW LOWER ADU PLAN
SCALE: 1/4" = 1'-0"



2
A1.4
NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
A1.4
NEW MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

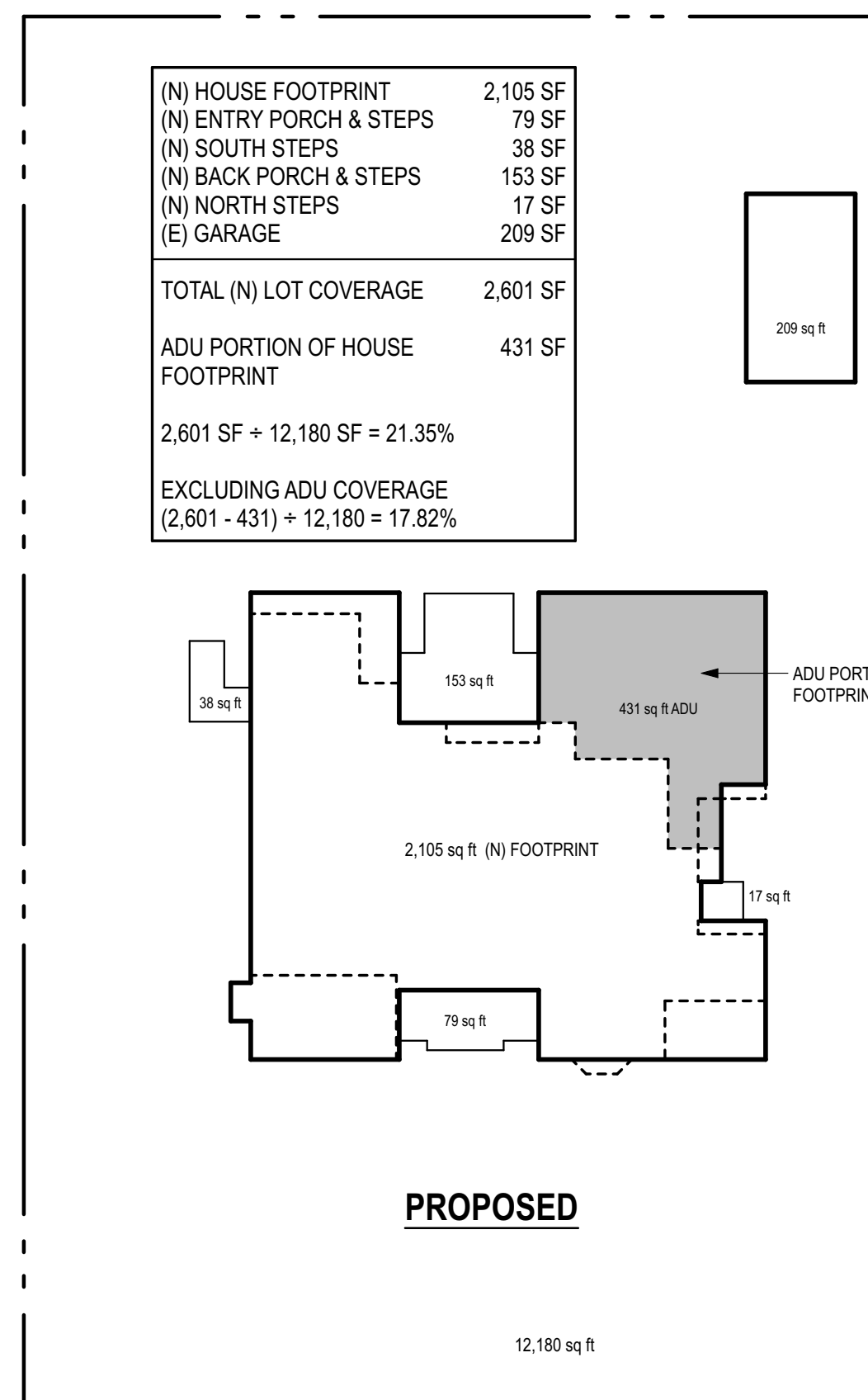
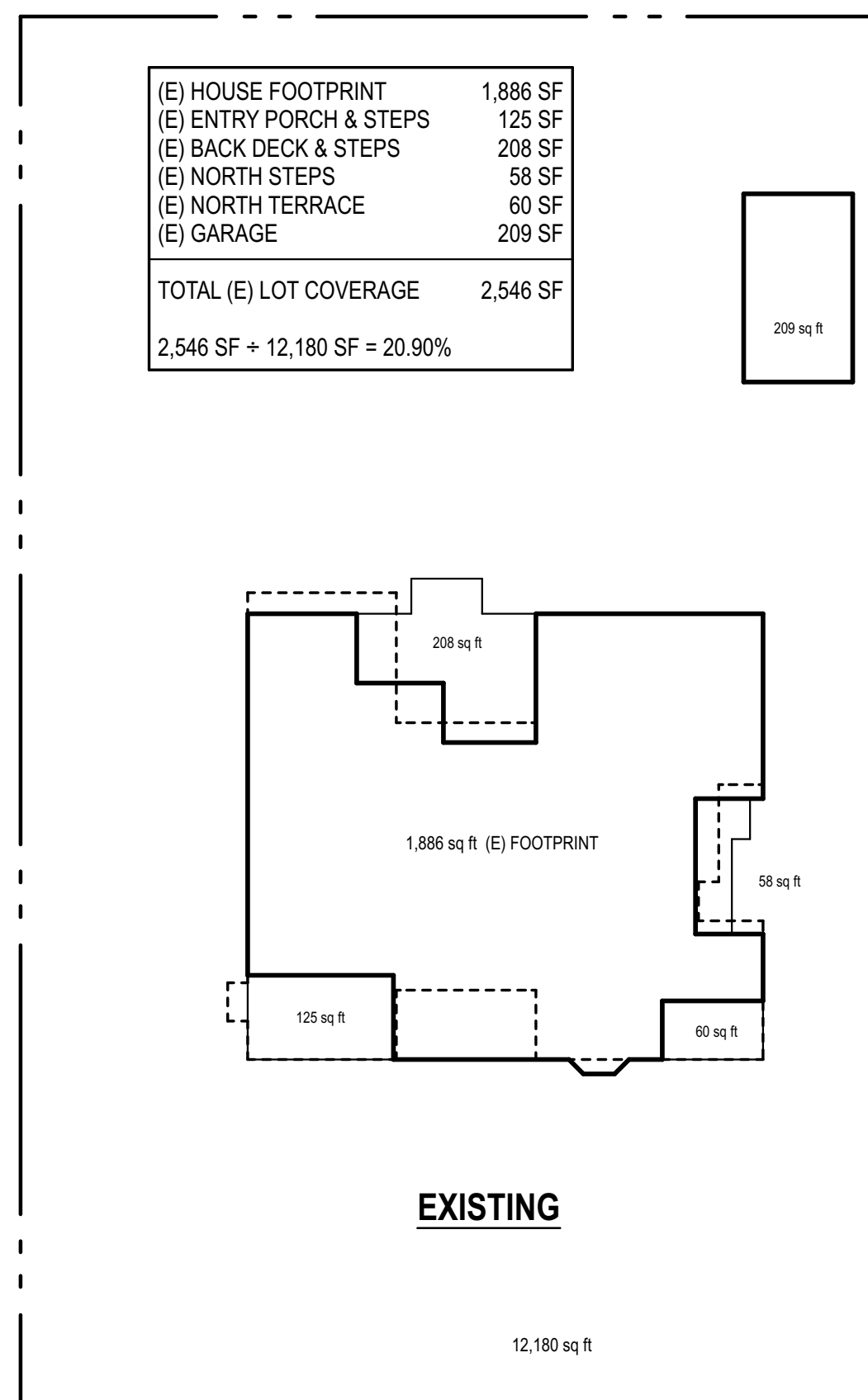


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18 DEC 2023	A3 PLANNING COMMENTS	TS
12 MAR 2024	A4 ADDA1.6	TS

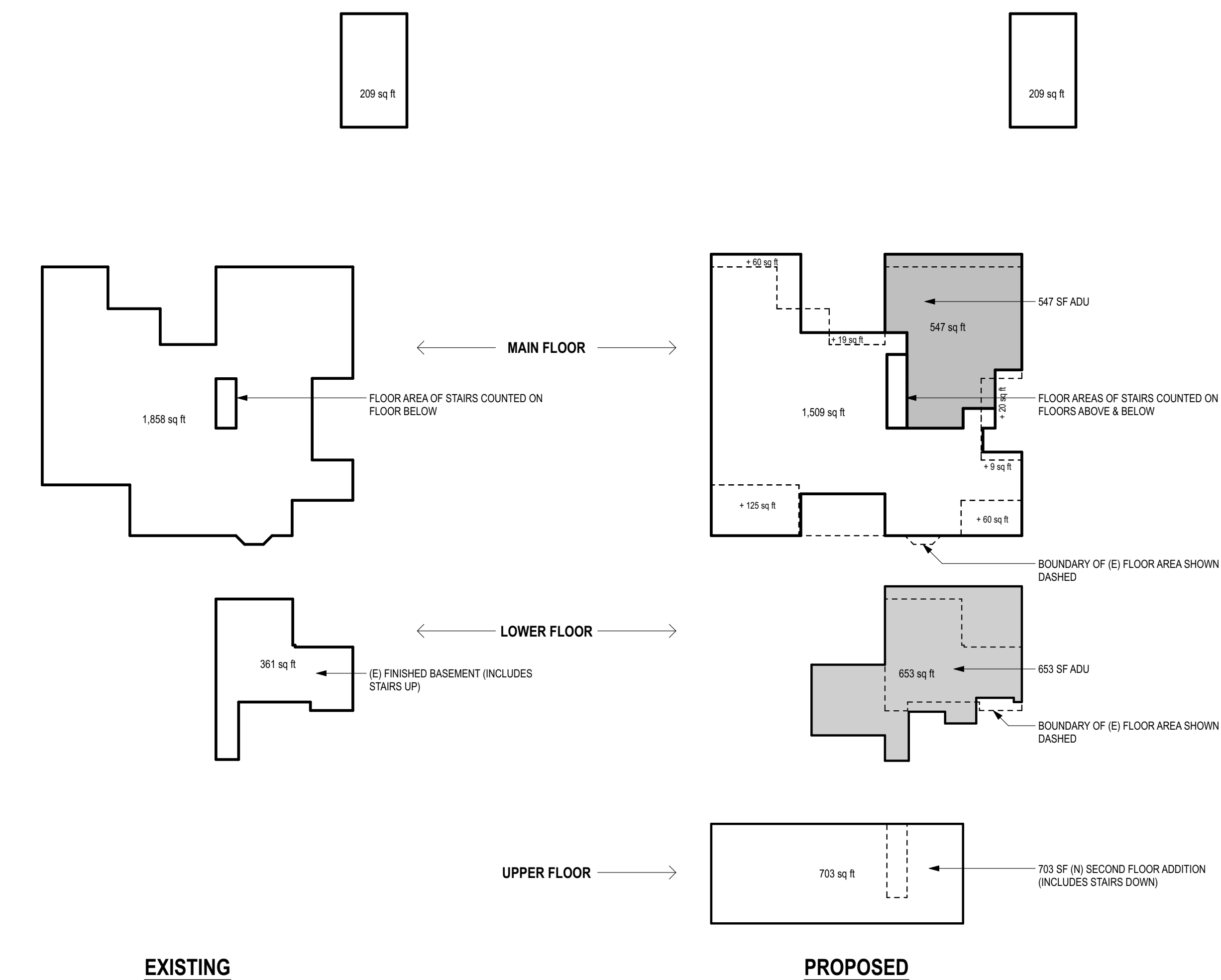
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NEW FLOOR PLANS



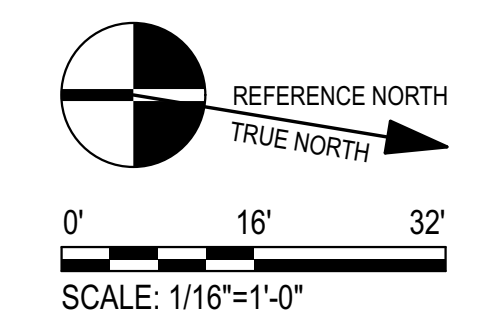
1 LOT COVERAGE DIAGRAMS
SCALE: 1/16" = 1'-0"



2 FLOOR AREA DIAGRAMS
SCALE: 1/16" = 1'-0"

PROJECT DATA				
Owners:	Margo & Michael Edde			
Address:	12 Garden Road			
Zoning Designation:	R-1 B-10			
Assessor's Parcel Number:	072-153-05			
Actual Site Area (SF):	12,180			
Occupancy Type:	R-3 U-1			
Building Type:	V-B			
	Zoning Req't	Existing Bldgs.	Proposed Project	Change
Lot Coverage (SF)				
Main House		1,886	2,105	+219
Garage		209	209	+0
Porches & Stairs >18" above grade		451	287	-164
ADU Portion of House Footprint		0	-431	-431
Total Lot Coverage		2,546	2,170	-376
Lot Coverage (%)				
	20.0%	20.9%	17.8%	-3.1%
Floor Area (SF)				
Lower Floor		361	0	(361)
Main Floor		1,858	1,509	(349)
Upper Floor		0	703	+703
Garage		209	209	+0
Total Floor Areas		2,428	2,421	-7
Floor Area Ratio				
	20.0%	19.9%	19.9%	-0.1%
ADU Floor Area (SF)				
ADU Lower Floor		0	653	+653
ADU Main Floor		0	547	+547
Total ADU Floor Area		0	1,200	+1,200
Building Height				
House	30'-0"	21'-4"	29'-8"	29'-8"
Setbacks				
Front (East)	25'-0"	37'-4"	37'-4"	0'-0"
Side (South)	15'-0"	22'-10"	22'-10"	0'-0"
Side (North)	15'-0"	12'-0"	12'-0"	0'-0"
Rear (West)	40'-0"	60'-2"	58'-1"	-2'-1"
Parking				
Required spaces	3 + 1 covered	3 + 1	3 + 1	0

* Rent-restrictive ADU per RMC 18.42.080



EDDE RESIDENCE

12 GARDEN ROAD
ROSS CALIFORNIA
AP# 072-153-05

PRELIMINARY

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18 DEC 2023	A3 PLANNING COMMENTS	TS
12 MAR 2024	A4 ADD A1.5	TS

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SCALE	AS NOTED

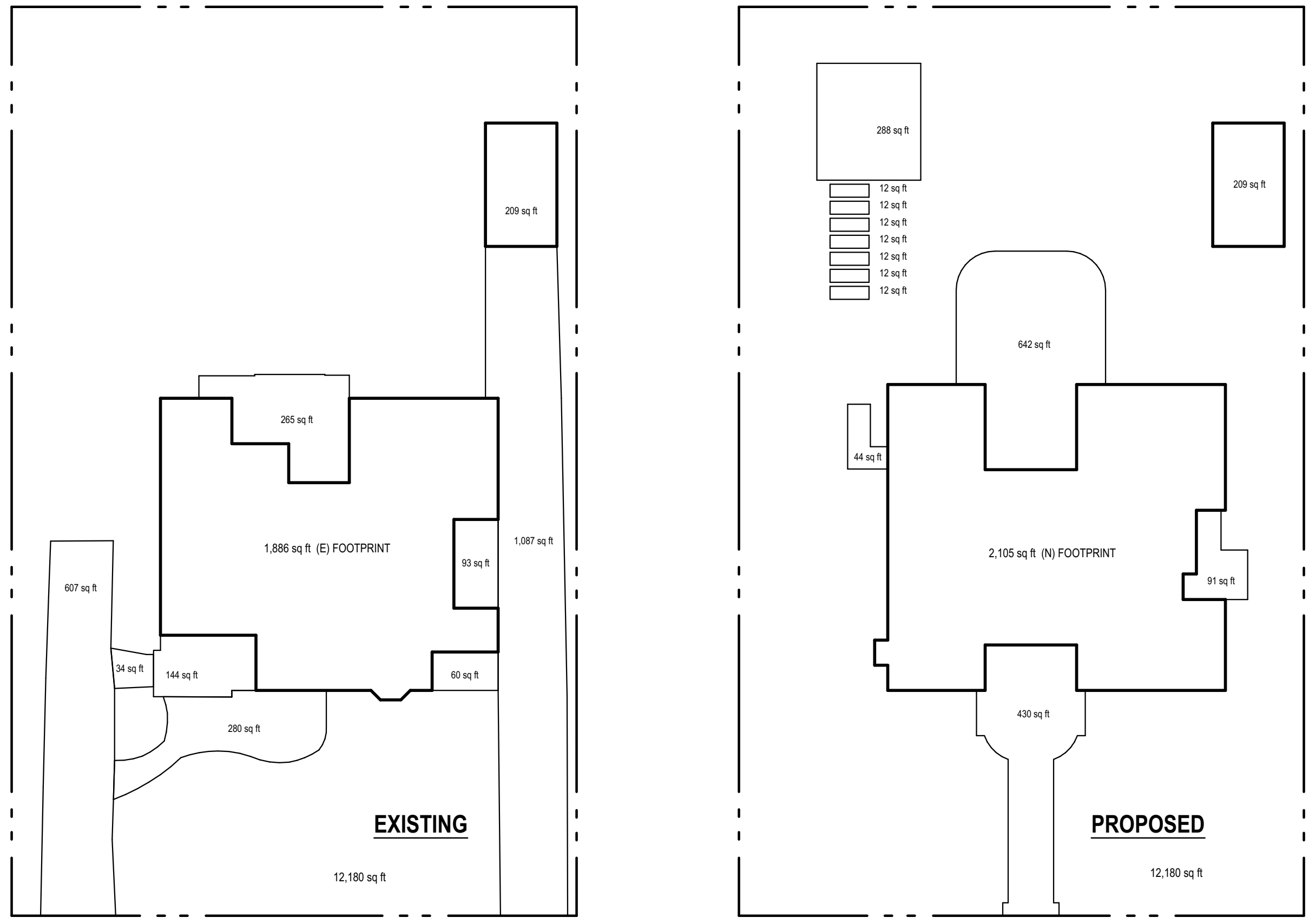
LOT COVERAGE & FLOOR AREA DIAGRAMS

DATE	DESCRIPTION	BY
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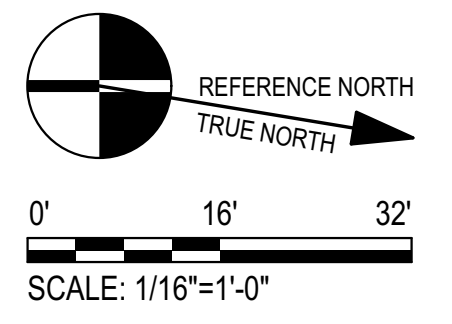
IMPERVIOUS SURFACE AREA DIAGRAMS



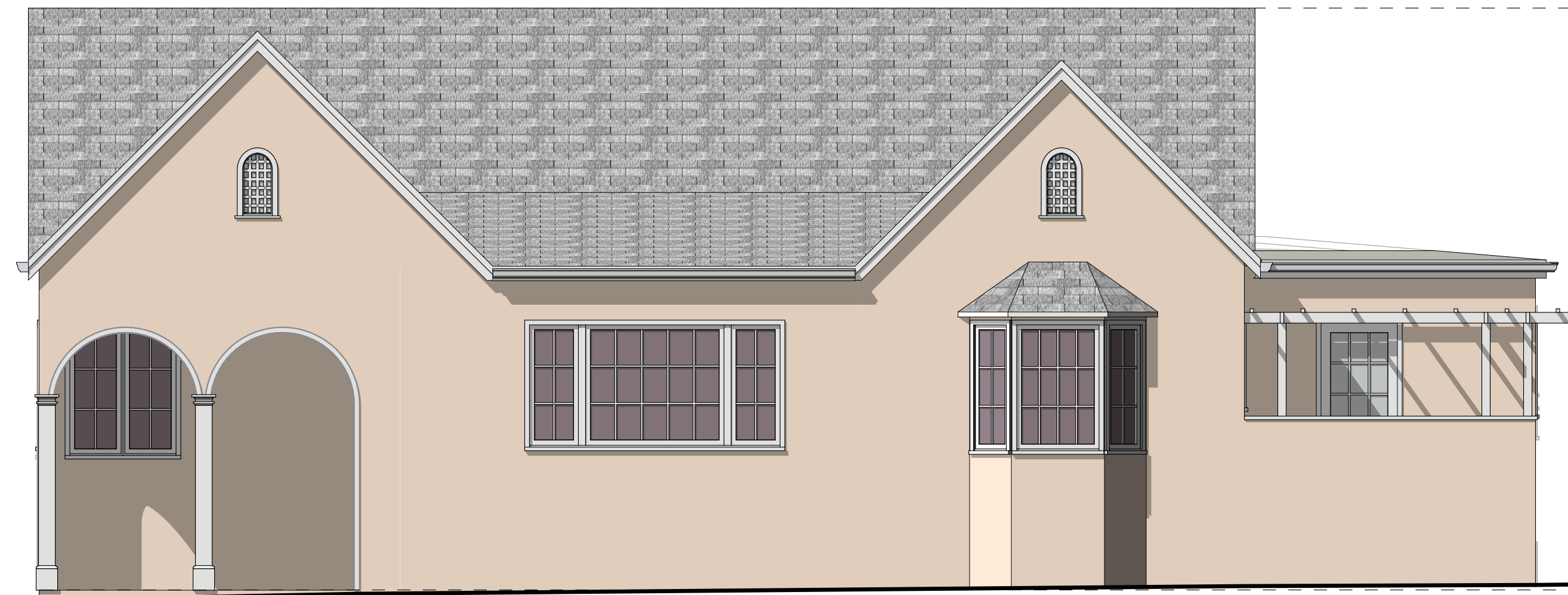
EXISTING IMPERVIOUS SURFACE AREAS	
(E) HOUSE FOOTPRINT	1,886 SF
(E) SOUTH DRIVEWAY	607 SF
(E) ENTRY WALKWAYS	314 SF
(E) ENTRY PORCH	144 SF
(E) KITCHEN PATIO	60 SF
(E) NORTH STEPS	93 SF
(E) NORTH DRIVEWAY	1,087 SF
(E) BACK DECK	265 SF
(E) GARAGE	209 SF
TOTAL (E) IMPERVIOUS SURFACE AREA	4,665 SF
4,665 SF ÷ 12,180 SF = 33.37%	

PROPOSED IMPERVIOUS SURFACE AREAS	
(N) HOUSE FOOTPRINT	2,105 SF
(N) ENTRY WALKWAY & PORCH	430 SF
(N) NORTH STEPS	91 SF
(N) SOUTH STEPS	44 SF
(N) BACK TERRACE	642 SF
(N) GARDEN PATH & TERRACE	372 SF
(E) GARAGE	209 SF
TOTAL (N) IMPERVIOUS SURFACE AREA	3,893 SF
3,893 SF ÷ 12,180 SF = 31.96%	
NOTE: NEW DRIVEWAY, PARKING AREA, AND PATHWAYS NOT LISTED ABOVE WILL BE PERVIOUS SURFACES (SEE LANDSCAPE PLAN ON L1).	

1 IMPERVIOUS SURFACE AREA DIAGRAMS
 A1.6 SCALE: 1/16" = 1'-0"



PRELIMINARY



1 EXISTING EAST ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

- SLATE ROOF TILES
- COPPER GUTTERS & DOWNSPOUTS
- LINEN WHITE STUCCO SIDING
- DARK BRONZE WINDOW FRAMES & SASHES
- WOOD ENTRY DOOR
- BLUE STONE HARDSCAPE

STEEL AUTO GATE—BLACK WROUGHT IRON FINISH



3 EXISTING WEST ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"



4 NEW WEST ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

EDDE RESIDENCE

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 ROSS CALIFORNIA
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 DRAWN: TS
 JOB #: 2251
 SCALE: AS NOTED

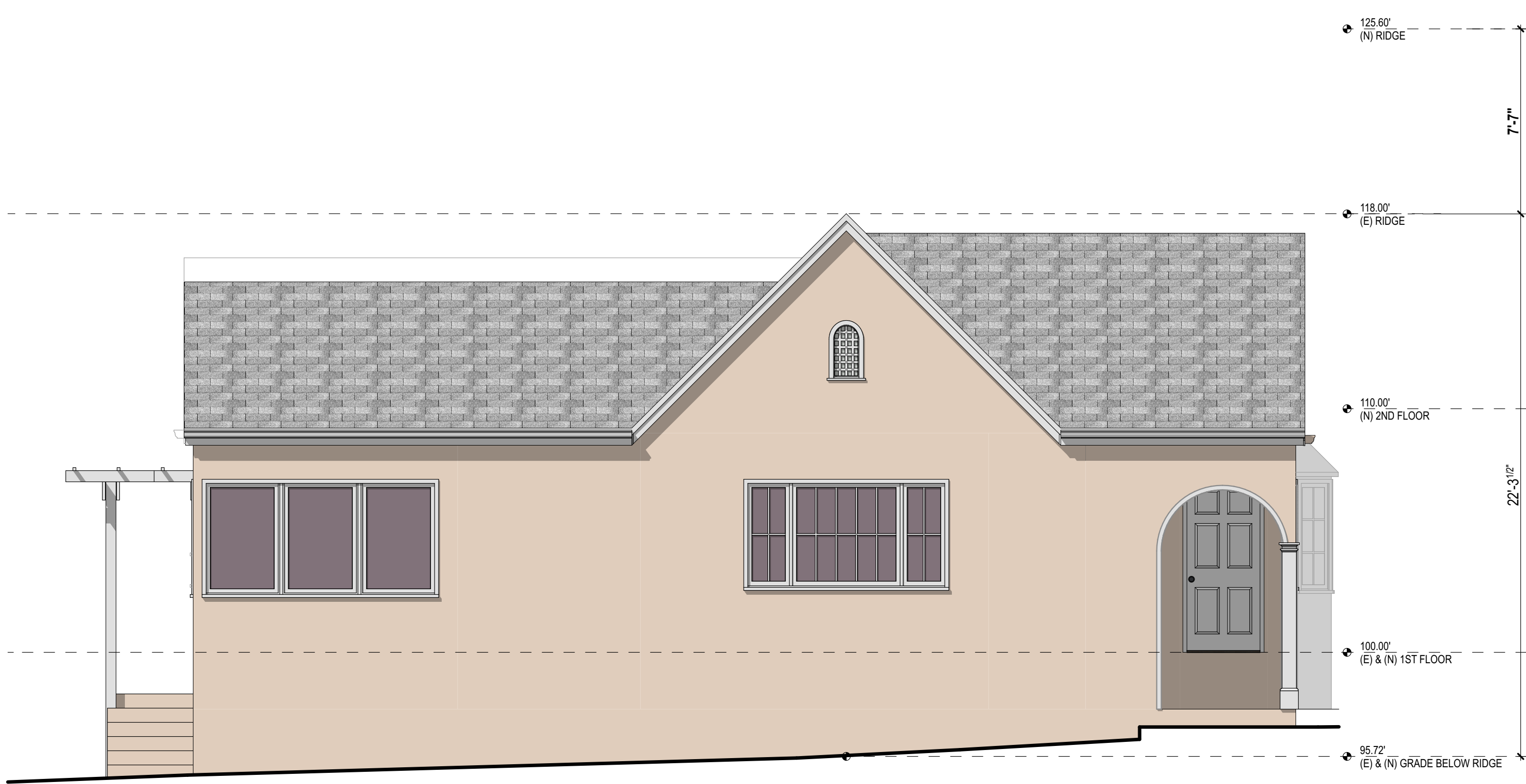
EXTERIOR ELEVATIONS



1
A2.2 EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



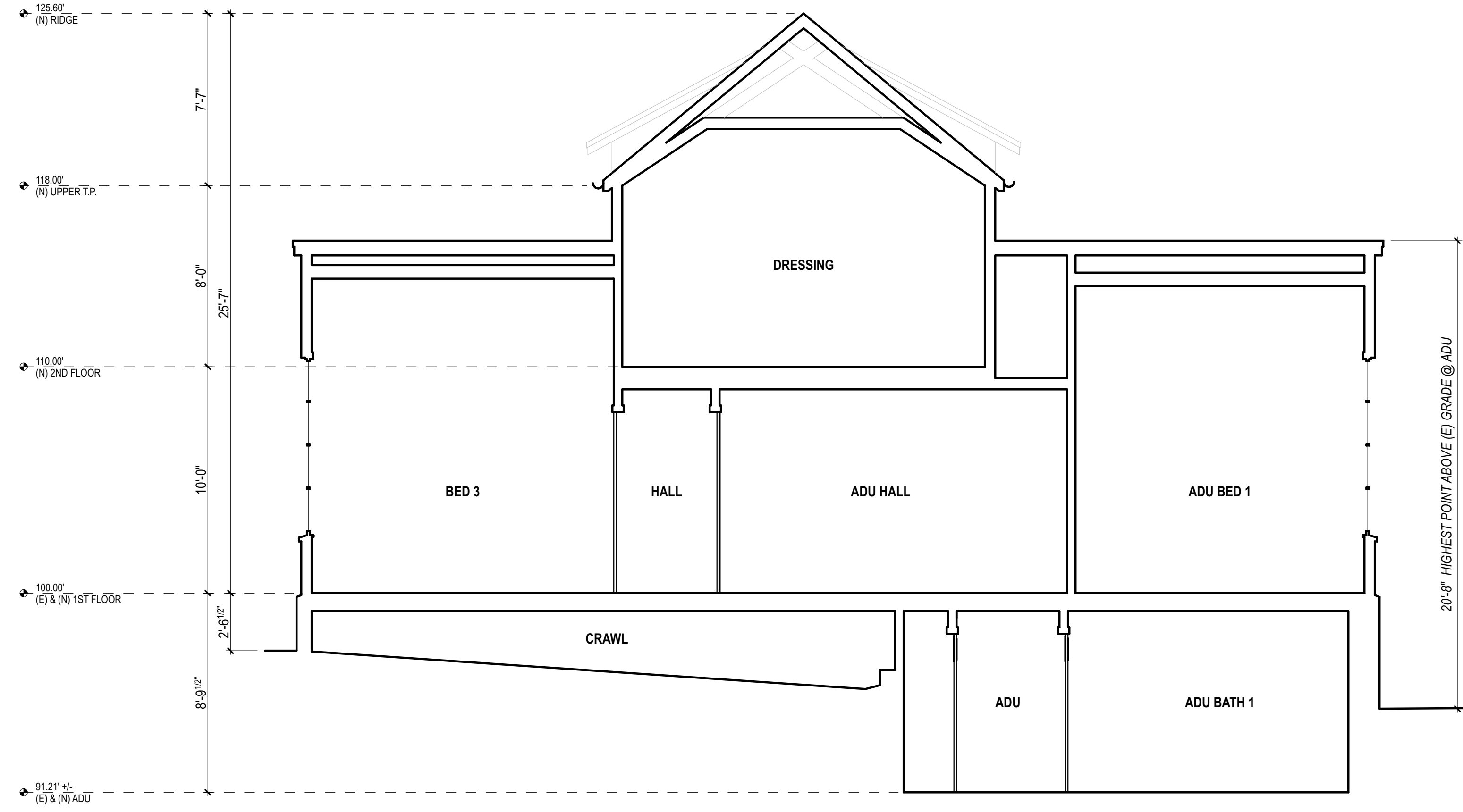
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A2.2 NEW NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



3
A2.2 EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

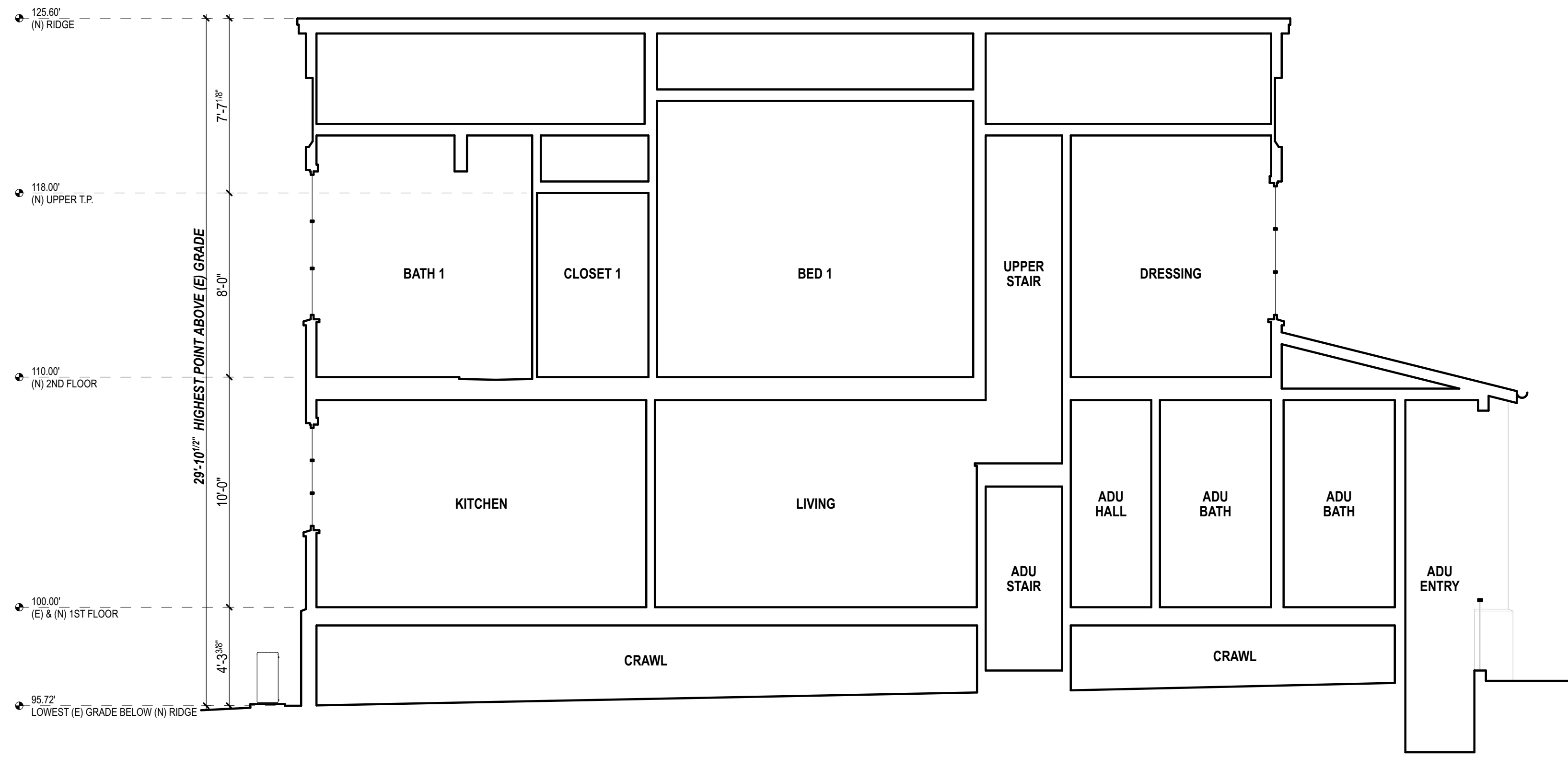


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A2.2 NEW SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



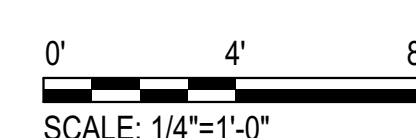
A
A3.1

SECTION-A
SCALE: 1/4" = 1'-0"



B
A3.1

SECTION-B
SCALE: 1/4" = 1'-0"



EDDE RESIDENCE

12 GARDEN ROAD
ROSS CALIFORNIA
AP# 072-153-05

PRELIMINARY

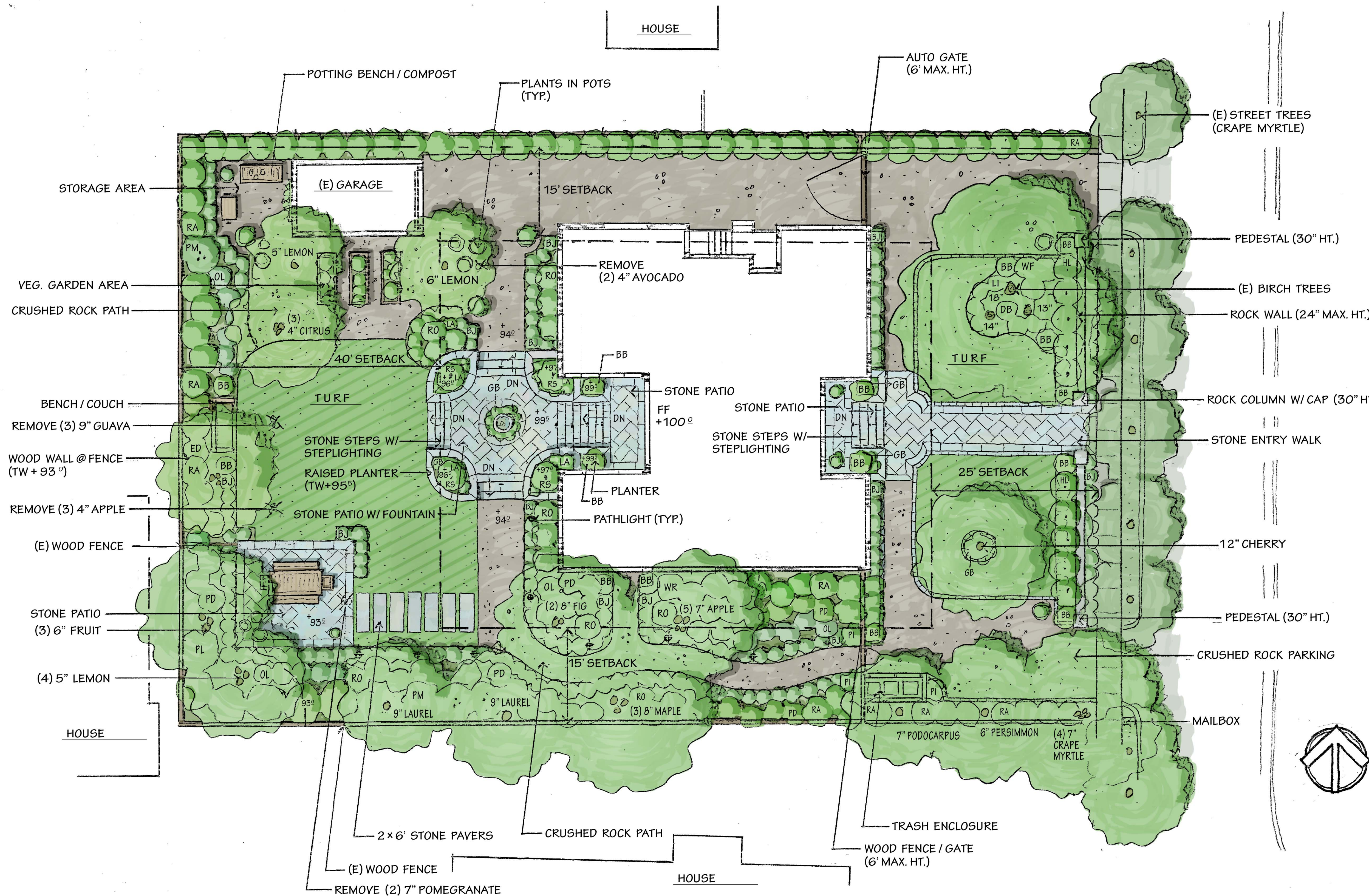
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18 DEC 2023	A3 PLANNING COMMENTS	TS
12 MAR 2024	A4 ADDA1.6	TS

PRINT DATE	3/12/24
DRAWN	TS
JOB #	2251
SCALE	AS NOTED

BUILDING SECTIONS

PERLSTEIN ARCHITECTS
POLSKY PERLSTEIN ARCHITECTS

4698 Magnolia Avenue
Larkspur, CA 94939
Tel: 415.327.0847
Fax: 415.327.0847
www.polskyarchitects.com



DESIGN REVIEW NOTES

GENERAL NOTES

1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER, SITE MEASUREMENTS AND A PROFESSIONAL SURVEY. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIN AND THE TOWN OF ROSS.
3. THESE DRAWING ARE FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.

CONSTRUCTION NOTES

1. ALL PATIOS AND STEPS ARE TO BE ITALIAN BLUESTONE OR APPROVED EQUAL.
2. ALL WALLS ARE TO ROCK VENEER FINISH. ROCK MATERIAL TO BE "MONTANA GREY LEDGESTONE" OR APPROVED EQUAL.
3. CRUSHED ROCK PATHS AND DRIVEWAY ARE TO BE 3/8" SIERRA TAN OR APPROVED EQUAL.

IRRIGATION NOTES

1. ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF ORDINANCE 421 OF THE MARIN MUNICIPAL WATER DEPARTMENT. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

LIGHTING NOTES

1. ALL LIGHTS ARE TO BE LOW VOLTAGE / LED AND DOWN SHIELDED.

PLANTING NOTES

1. TREES ARE TO REMAIN AS SHOWN
2. ALL EXISTING PLANT MATERIAL IS TO BE REMOVED AND REPLACED AS SHOWN. EXISTING ROSES AND OTHER SHRUBS ARE TO BE TRANSPLANTED PER FEASIBILITY AND AT THE DIRECTION OF THE GARDENER.
3. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
4. ALL PLANTING IS TO CONFORM TO MMWD AND TOWN OF ROSS / RVFD VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS.

PRELIMINARY PLANT LIST

SHRUB / PERENNIALS / GRASSES / GROUND COVER LIST	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WIDTH	NOTE
BB	BUXUS "GREEN BEAUTY" (GLOBE FORM)	BOXWOOD	5G	3 X 3'	EW F	
BJ	BUXUS "GREEN BEAUTY"	BOXWOOD	1G	3 X 3'	EW F	
DB	DAHPINE BIRKWOODII	DAHPINE	5G	3 X 3'	EW F	
ED	ELEOCHARPUS DECIPENS (COLUMN FORM)	JAPANESE BLUEBERRY	15G	8' X 4'	EW F	
GB	GERANIUM "BIKOVOC"	GERANIUM	1G	12 X 12"	EW F	
HL	HYDRANGIA "LIME LIGHT" (STANDARD FORM)	HYDRANGEA	5G	4 X 4'	DF	
LA	LAVANDULA "PROVENCE"	LAVENDER	1G	2 X 2'	EW F	
LI	LIRIOPE GIGANTEA	LIRIOPE	1G	2 X 2'	EW F	
OL	Olea "LITTLE OLLIE"	DWARF OLIVE	5G	3 X 3'	EW F	
PM	PITIOSPORUM TENNUIFOLIUM "MARJORIE CHANNON"	V. PITIOSPORUM	5G	8 X 5'	EF	
PI	PODOCARPUS "ICEE BLUE"	PODOCARPUS	15G	8 X 3'	EW F	
PD	POLYGALA DALMANISIANA	SWEET TEA	5G	4 X 4'	EW F	
PL	FRUNUS LAUROCRASUS	ENGLISH LAUREL	15G	15 X 15'	EF	
RA	RHAMNUS ALATURNUS	ITALIAN BUCKTHORN	15G	10 X 6'	EW F	
RO	ROSA "ICEBERG"	ROSE	5G	4 X 4'	DF	
RS	ROSA "ICEBERG" (STANDARD FORM)	ROSE	5G	4 X 4'	DF	
WR	WESTRINGIA FRUTICOSA	COAST ROSEMARY	1G	6 X 6'	EW F	
WF	WOODWARDIA FIMBRIATA	CHAIN FERN	5G	4 X 4'	EN F	

VINES	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE	O	HT. / WIDTH	NOTE
FP	FICUS REPENS	CREEPING FIG	1G	5 X 6			E
HV	HARDOENBERGIA VIOLACEA	HAPPY WANDERER	1G	5 X 6			EF
LJ	LONICERA JAPONICA	HONEY SUCKLE	1G	5 X 6			EN F
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1G	5 X 6			EF

LEGEND

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

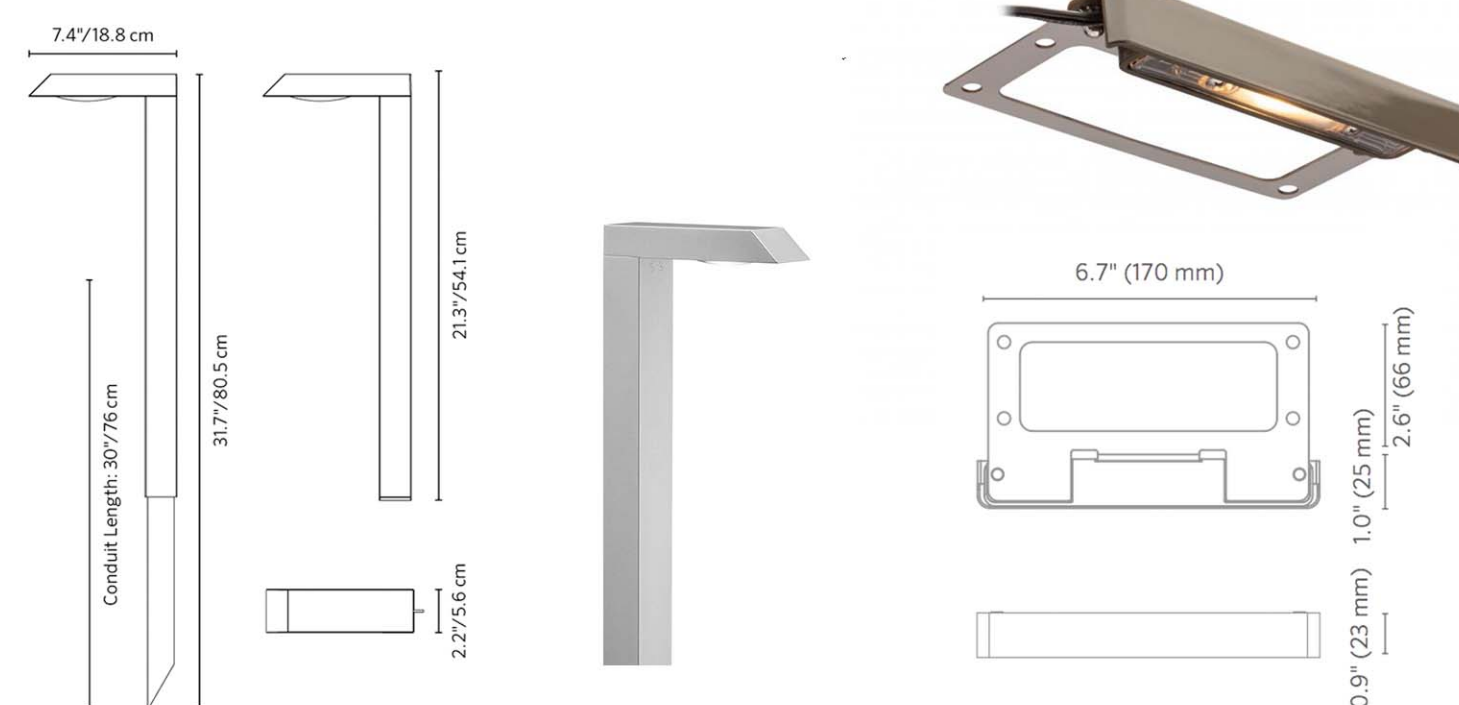
NOTE:

ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS. ALL PLANTS ARE NON-PYROPHYTIC (NON-FLAMMABLE) ALL PLANTS ARE LOW WATER

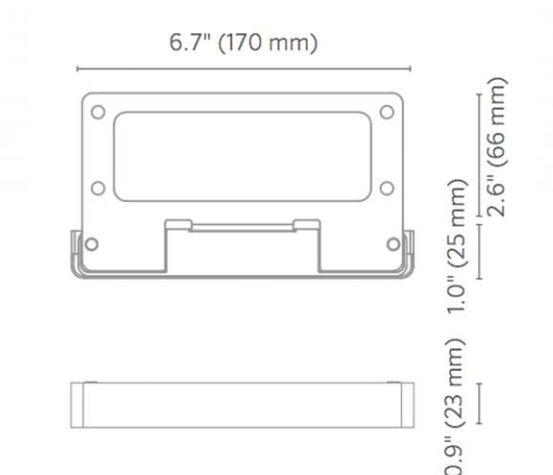
LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION MODEL#	Q
⌞	FX LUMINAIRE	STEP LIGHT (LF - 1 LED 20 W FB) TOTAL LUMENS† 78	10
⊕	FX LUMINAIRE	PATH LIGHT (M-PL - ZD-1LED-BZ)	9
	FX LUMINAIRE	TRANSFORMER (EXACT PRODUCT TBD)	

† MEASURED USING THE 3,900K CCT LENS. MULTIPLIERS FOR OTHER CCTS INCLUDE 0.80 (2,700K).



PATH LIGHT



STEP LIGHT

LF Ledge Light SPECIFICATIONS

Output	1LED
Total Lumens†	78
Input Voltage	10 to 15V
Input Power (W)	2.0
VA	2.4
Efficacy (Lumens/Watt)	37
Color Rendering Index (CRI)	80+
Max Candela	51
Dimming	PWM, Phase**
Luxor Compatibility	
Default	Zoning
ZD Option	Zoning/Dimming
ZDC Options	---
Minimum Rated Life (L90 B10)	55,000 Hrs
BUG Rating	BD-U0-G0

† Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K). ** For optimal performance, use a trailing-edge, phase-cut dimmer.

Edde Residence

12 Garden Road Ross, CA.

APN: 072-153-05

Date: 8 / 7 / 2023

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

Landscape Concept Plan

SHEET L1



202 Rosemont Mill Valley CA 94941
(415) 380-0755
brad@imprintsgardens.com
www.imprintsgardens.com

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

MICHAEL EDDE IN: FEBRUARY 2023

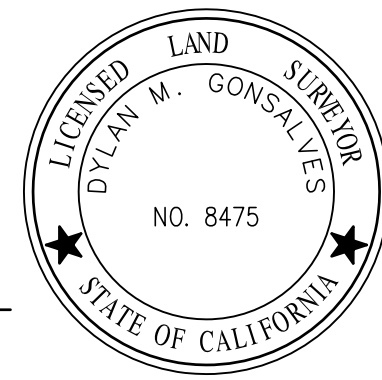
I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON APRIL 3, 2023

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES

4-6-2023
DATE



LEGAL DESCRIPTION:

LOT 3, BLOCK 4, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF WINSHIP PARK," FILED DECEMBER 13, 1912 IN BOOK 4 OF MAPS AT PAGE 33, MARIN COUNTY RECORDS.

LOT AREA:

12,180 ± SQUARE FEET

ASSESSOR PARCEL NUMBER:

072-153-05

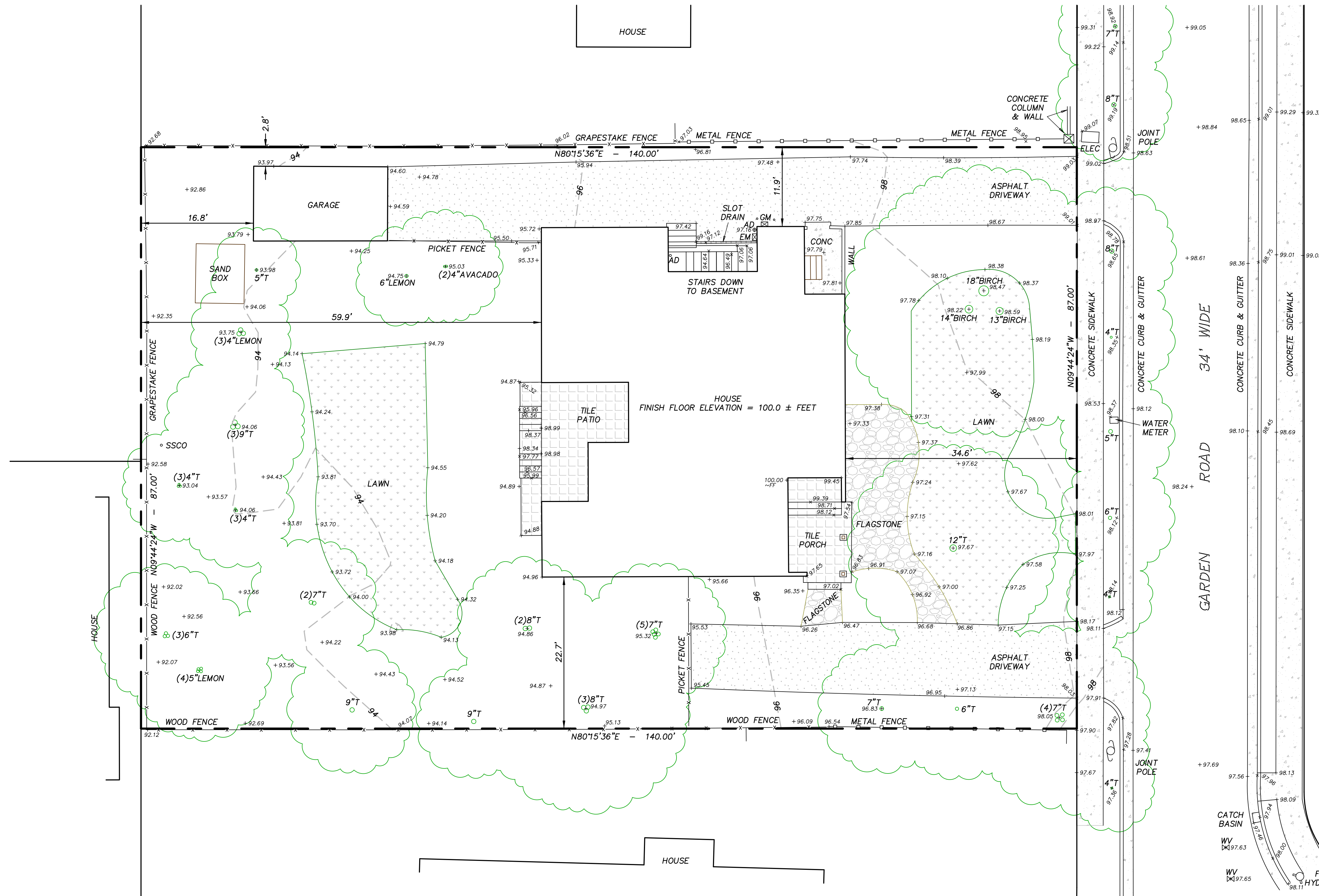
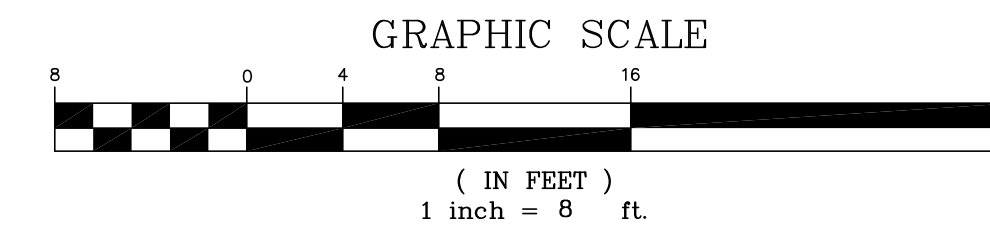
NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
- BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR AT THE LOCATION SHOWN, ELEVATION = 100.00 FEET
- 2' CONTOUR INTERVAL.

TOPOGRAPHIC AND BOUNDARY SURVEY

12 GARDEN ROAD
TOWN OF ROSS

MARIN COUNTY - CALIFORNIA
SCALE: 1 INCH = 8 FEET APRIL 2023



ABBREVIATIONS:

- | | |
|----------------|------|
| AREA DRAIN | AD |
| ELECTRIC METER | EM |
| GAS METER | GM |
| SEWER CLEANOUT | SSCO |
| TREE | T |

DMG ENGINEERING, INC.

30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, INC.
RESTRICTED ENGINEERING DRAWINGS
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of DMG ENGINEERING, Inc. Drawings noted as Preliminary/schematic and/or concept contain information that is conceptual subject to verification and/or change. The engineer makes no claim for accuracy of conceptual information or of information supplied by others.

No.	DATE	REVISIONS DESCRIPTION	BY

TOPOGRAPHIC AND BOUNDARY SURVEY

12 GARDEN ROAD
TOWN OF ROSS - CALIFORNIA
SCALE: 1 INCH = 8 FEET APRIL 2023

SHEET 1
OF 1 SHEET(S)
ORIG.DWG: 4-6-2023
REV.DWG: _____
JOB: 23-26

ATTACHMENT 2



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121 Fax (415) 453-1950

www.townofross.org

PLANNING APPLICATION FORM

Type of Application (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Advisory Design Review | <input type="checkbox"/> Minor Exception |
| <input type="checkbox"/> Appeals | <input type="checkbox"/> Non-conformity Permit |
| <input type="checkbox"/> Basement and Attics Exception | <input checked="" type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Tentative Map |
| <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Tentative Map Amendment |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review- Amendment | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Final or Parcel Map | <input type="checkbox"/> Variance |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zoning Ordinance |
| <input type="checkbox"/> Hillside Lot Permit | <input type="checkbox"/> Amendment Other: |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other: |

To Be Completed by Applicant:

Assessor's Parcel No(s): 072-153-05

Project Address: 12 Garden Road, Ross

Property Owner: Michael & Margot Edde

Owner Mailing Address (PO Box in Ross): PO Box 515

City/State/Zip: Ross, CA 94957 Owner's Phone: (617) 913-6756

Owner's Email: margotedde@gmail.com

Applicant: Polsky-Perlstein Architects / Tyler Shelton

Applicant Mailing Address: 469B Magnolia Avenue

City/State/Zip: Larkspur, CA 94939 Applicant's Phone: (415) 927-1156 x305

Applicant's Email: tyler@polskyarchitects.com

Primary point of Contact Email: Owner Buyer Agent Architect

To Be Completed by Town Staff:

Date Received:	_____	Planning 5300	_____
Application No.:	_____	Tree Permit 5305	_____
Zoning:	_____	Fee Program Administration 5315-05	_____
		Record Management 5316-05	_____
		Record Retention 5112-05	_____
		Technology Surcharge 5313-05	_____
Date paid:	_____	TOTAL FEES:	_____

Make checks payable to Town of Ross. Fees may not be refunded if the application is withdrawn.

SUBDIVISION INFORMATION ONLY

Number of Lots: _____

LOT LINE ADJUSTMENT ONLY

Describe the Proposed Lot Line Adjustment:

Existing Parcel Size(s)	Parcel 1:	Parcel 2:
Adjusted Parcel Size(s)	Parcel 1:	Parcel 2:

PARCEL ONE

PARCEL 2

Owners Signature: _____ Owner's Signature: _____

Date: _____ Date: _____

Owner's Name (Please Print): _____ Owner's Name (Please Print): _____

Assessor's Parcel Number: _____ Assessor's Parcel Number: _____

* If there are more than two affected property owners, please attach separate letters of authorization.

REZONING OR TEXT AMENDMENT ONLY

The applicant wishes to amend Section _____ of the Ross Municipal Code Title 18.

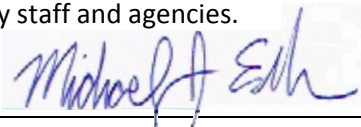
The applicant wishes to Rezone parcel _____ from the _____ Zoning District to _____.

GENERAL OR SPECIFIC PLAN AMENDMENT ONLY

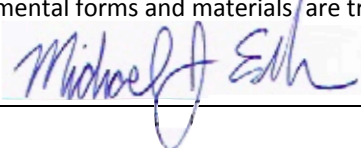
Please describe the proposed amendment:

CERTIFICATION AND SIGNATURES

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

Owner's Signature:  Date: August 16, 2023

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials are true and accurate to the best of my knowledge

Owner's Signature:  Date: August 16, 2023

SIGNATURE:

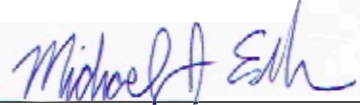
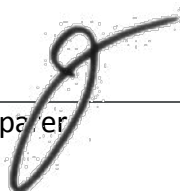
I hereby authorize employees, agents, and/or consultants of the Town of Ross to enter upon the subject property upon reasonable notice, as necessary, to inspect the premises and process this application.

I hereby authorize Town staff to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I further certify that I understand the processing procedures, fees, and application submittal requirements.

I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the Town of Ross. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at

_____ Larkspur _____, California on _____ August 16, 2023 _____

 _____  _____
Signature of Property Owner(s) and Applicant(s) Signature of Plan Preparer

Notice of Ordinance/Plan Modifications

- Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town determines that the proposal is reasonably related to your request for a development permit.

Alternate Format Information

The Town of Ross provides written materials in an alternate format as an accommodation to individuals with disabilities that adversely affect their ability to utilize standard print materials. To request written materials in an alternate format please contact us at (415) 453-1453, extension 105.

Consultant Information

The following information is required for all project consultants.

Landscape Architect

Firm Imprints Landscape Architecture
 Project Landscape Architect Brad Eigsti
 Mailing Address 202 Rosemont Avenue
 City Mill Valley State CA ZIP 94941
 Phone (415) 380-0755 Fax _____
 Email brad@imprintsgardens.com
 Town of Ross Business License No. _____ Expiration Date _____

Civil/ Geotechnical Engineer

Firm LTD Engineering , Inc.
 Project Engineer Glenn Dearth
 Mailing Address 1050 Northgate Drive, Suite 315
 City San Rafael State CA ZIP 94903
 Phone (415) 446-7402 Fax _____
 Email gdearth@ltdengineering.com
 Town of Ross Business License No. _____ Expiration Date _____

Arborist

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

Other

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

Other

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

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).

Remodel / addition of existing single family residence, integrating an ADU and a JADU within the existing structure.

Work to the existing ground floor includes various changes to the building footprint, resulting in a net increase of 162 SF in coverage. A 703 SF second story addition is also proposed.

Work includes new windows, doors, exterior and interior finishes, casework, plumbing / electrical / mechanical systems, etc.

New landscaping—planting, walkways, paths, landscape lighting, irrigation system, gates, fencing, etc.

Proposed work does not entail substantial grading. Excavation is limited to house foundation work and minor disturbance of topsoil for planting, irrigation, garden walkways, etc.



AGREEMENT FOR PAYMENT OF APPLICATION FEES

Application fees for certain applications and services provided by the Planning Department are charged on a deposit/at cost basis. The fees noted in the fee schedule are minimum fees to be paid at the time of application filing and function as a retainer. This agreement acknowledges the property owner's agreement in advance of processing the application to reimburse the Town of Ross for all costs, both direct and indirect, associated with the review and processing of the accompanying application(s) with respect to the property located at:

12 Garden Road, Ross

Assessor's Parcel Number(s): 072-153-05

Reimbursable costs include, but are not limited to, all services provided by the Town of Ross as well as the cost of retaining and managing professional and technical consultant services and any services necessary to perform the functions related to review and processing of the application. The Planning Department reserves the right to require the payment of additional fees if the costs associated with the processing of the application(s) exceed the fees that have been submitted.

Costs typically include all Town staff time for reviewing project plans and other materials submitted with the application, conducting research and site inspections, meeting with the project applicant, other agency staff, and interested parties, photocopying documents, and preparing and mailing correspondence, reports, and public notices.

The applicant may be billed periodically for additional retainer fees during the processing of the application, and fees must be paid to the Town of Ross within 10 days of receiving the invoice unless a longer submittal period is agreed upon. This agreement also signifies the owner's understanding that nonpayment of the fees will result in the temporary or permanent cessation of processing of the application until the proper fee amount has been submitted. Nonpayment of the fees may also result in the denial or withdrawal of the application, an order to cease further work, or withholding of the issuance of further permits, plan checks, inspections, and other administrative processing functions until all required fees have been paid. Upon completion of the application review process, any unused portion of the retainer fees will be refunded. Refunds will be paid to the applicant of record listed in the Planning Application Form regardless of whether the original retainer fee and any subsequent retainer fees were paid by other parties.

By signing below, I certify that I have read and understood the terms of this agreement, including the attached Retainer Policies for the Town of Ross.

Signature of Property Owner

August 16, 2023

Date

Planning Department Retainer Policies

1. Fees for specified applications noted on the fee schedule are charged on a deposit/at cost basis. The fees noted in the fee schedule function as a retainer and represent minimum fees to be paid at the time of application filing to cover the Town's cost of review. A signed agreement for payment of application fees between the Town and the property owner shall be required at the time of application filing. Should actual costs exceed the amount of the fee, the owner will be billed for additional costs.
2. Services will be billed at a rate of \$218 per hour, except services provided by professional and technical consultant services under contract to the Planning Department will be billed at the actual fee charged to the Planning Department plus overhead.
3. Should the actual costs exceed the amount of the retainer, work on the project will be halted and the owner will be billed for additional costs. Nonpayment of the fees may also result in the denial or withdrawal of the application, an order to cease further work, or withholding of the issuance of further permits, plan checks, inspections, and other administrative processing functions until all required fees have been paid.
4. The Planning Manager may defer the collection of the fees as a condition to issuance of the building permit if it is found necessary to issue the permit immediately to protect the public health and safety.
5. Time spent on the application will be tracked in minimum 15-minute increments.
6. An invoice for payment of additional retainer fees will be issued when the balance of the retainer fees drops below \$1,000. The amount of the additional retainer will be based on a good faith estimate of the anticipated projects costs for the duration of the permit processing. A subsequent, updated invoice may be issued if changes to the project or other factors are encountered that will change the scope or length of time needed to process the application(s).
7. Fees shall be paid in full at the time of application submittal to the Town. Where a project requires more than one permit, 100% of the highest base fee shall be collected and all subsequent base fees will be collected at 50% of the published fee. The term "base fee" refers to regular Planning permit fees.
8. Interest will not be calculated on the daily balance of any unused deposit.
9. If a request for withdrawal is made before the first public hearing or the decision on the application, all unused portions of the retainer fee will be refunded.
10. A minimum fee of \$218 to cover administrative and accounting expenses incurred by the department will be charged if a request for withdrawal of an application is made prior to the initiation of the application processing by the planner.



4696 Magnolia Avenue
Larkspur, CA 94039
Phone: 415 927 1166
Fax: 415 927 0847
www.potskyarchitects.com

EDDE RESIDENCE

12 GARDEN ROAD

ROSS, CA

ROOF TILES:

American Slate Company "Sierra Pass"



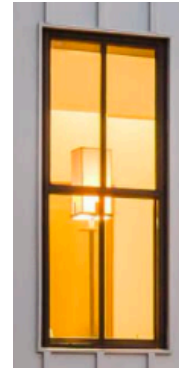
GUTTERS AND DOWNSPOUTS:

Unfinished copper, natural patina



WINDOWS

Factory pre-finished windows:
DARK BRONZE



STUCCO SIDING

Linen White—smooth finish



HARDSCAPE

Bluestone—various patterns



NEIGHBORHOOD OUTREACH

Neighbor	Address	Date contacted	Concerns or Comments
Imai	5 Winship	5-Feb-24	"I would say it looks great"
Reid	19 Wellington	5-Feb-24	"Looks really nice - you have our support!"
Fiscella	2 Garden	Feb 6 2024	"We're supportive of this project and best of luck!"
Salter	16 Garden	2-Nov-23	"Looks great - so exciting!"
Zampa	11 Wellington	5-Feb-24	"I have no concerns and support the project. Good luck!"
Phippen	3 Wellington	5-Feb-24	"This looks great and we are in support of your project. Good luck with everything."
Thompson	1 Garden	7-Nov-23	"we are in full support of the proposed project at 12 Garden Road...the project is very well designed and in no way negatively effects the neighborhood"
Dominika & Andrew	17 Garden	5-Feb-24	"we don't have any concerns regarding your remodel plans. Thank you for sharing with us."
Taubman	23 Garden	5-Feb-24	"I approve of your planned project to remodel your home as shown in the plans you sent me. I suggest adding a tandem garage in front of your exiting garage."
Earls	8 Garden	10-Nov-23	The house looks great and we fully support your plans!
Diane Grialou	25 Winship	6-Feb-24	I have no objections to your project and wish you all the best
Dyanne Howley	31 Winship	5-Feb-24	No comment
Chi	42 Winship	6-Feb-24	"It looks great! Excited for you all."
Sutro	39 Winship	5-Feb-24	No comment



469B Magnolia Avenue
 Larkspur, CA 94939
 Phone 415 927 1156
 Fax 415 927 0847
 www.polskyarchitects.com

September 26, 2023

Alex Lopez
 Town of Ross
 31 Sir Francis Drake Boulevard
 Ross, CA 94957

Re: DRP23-0019
Edde Residence
12 Garden Road
Ross, CA 94957
AP #073-153-05

Alex,

In response to your September 20th letter regarding the referenced design review application, please refer to the revised drawing set submitted today. Changes to the previously submitted drawings are clouded and labeled Δ1 where practical. Listed below are responses to each of your comments.

Item	Description	Sheets affected
1	In light of RMC 18.42.065(a), interior revisions have been made to show a single 1,000 SF ADU within the structure of the primary residence, per RMC 18.42.055(e) Table 1.	A1.1, A1.4, A3.1
2	Neighborhood outreach is underway. A record of these activities and associated correspondence will be forwarded to your office.	
3	The auto gate is shown and described on the East exterior elevation.	A2.1
4	Occupancy classification remains R-3 with the one ADU	A1.1

Two exceptions are requested:

- 1) A portion of the proposed structure containing only the ADU is 20'-8" AGL at its highest point. This is noted on the Site Plan (A1.1) and the West Exterior Elevation (4/A2.1). RMC 18.42.055(c) states that attached ADUs shall not exceed 16'-0" AGL. This high point is well out of the setback, and lower than the existing roof ridge at the same location.

- 2) Three windows in the ADU face the North side yard. These are within the 15'-0" setback, 12'-0" from the property line. They are in the same wall, and roughly the same location, as four existing windows. Written approval from the adjacent neighbor will be sought per RMC 18.42.055(i)(1).

Please do not hesitate to contact me directly if you have any questions or concerns regarding the referenced application.

Sincerely,

Tyler Shelton
Polsky-Perlstein Architects
tyler@polskyarchitects.com
415-927-1156 ext. 305