



Staff Report

Date: April 16, 2024
To: Advisory Design Review (ADR) Group
From: Alex Lopez, Assistant Planner
Subject: 51 Shady Lane (DRP23-0027)

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: Gita and Nick Stiritz
Applicant: Barbara Chambers
Street Address: 51 Shady Lane
Parcel Number: 073-151-18
Zoning: R-1: B-20
General Plan: L (Low Density)
Flood Zone: X (Moderate Risk)

Project Data

	Code Standard	Existing	Proposed
Lot Area	20,000 SF	18,985 SF	No change
Floor Area (FAR)	15%	5,945 SF (31%)	5,945 SF (31%)
Building Coverage	15%	3,197 (16.8%)	2,855 SF (15%)
Front Setback	25'	37'-8"	No Change
South Side Setback	20'	24'-8"	No Change

	Code Standard	Existing	Proposed
North Side Setback	20'	36' 11"	No Change
Rear Setback	40'	43'-8"	No Change- House Pool- 16'
Building Height	30'	31'-7"	No Change
Parking	3 (1 Covered)	3 (2 Covered)	No Change
Impervious Surface Coverage	Minimize and/or mitigate for any increase.	7,591 SF	7,477 SF

Project Description

The applicant requests a recommendation to Town Council for Design Review, a Nonconformity permit, and a Variance. The project proposes to demolish the existing nonconforming pool house on the property totaling 345 square-feet and transfer the floor area to expand the rear side of the main house to add an office to the primary bedroom in the upper level, expand the kitchen and family room on the main floor, and reconfigure the bathroom and laundry room on the ground floor. The new additions will seamlessly blend with the existing aesthetics, featuring shingle roofing, white-painted wood windows, and light grey cedar shingles. Additionally, the project involves relocating the nonconforming pool to a new location. The new pool will measure 16 ' X 43' and will be perpendicular to the residence. Other landscape improvements include a bluestone patio, trellis, outdoor fireplace on the southwest part of the lot, outdoor lighting, and a pervious driveway to access the existing covered parking.

A nonconformity permit is required to exchange the pool house floor area towards the main house, so as not to increase the total floor area. A variance is required to construct a new patio, trellis, and outdoor fireplace which is nonconforming with respect to side yard setback and to construct a new pool which is nonconforming with respect to the rear yard setback.

Impervious Surfaces:

The project proposes to decrease impervious surfaces by 114 square feet.

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.

- **Nonconformity permit is required pursuant to RMC Section 18.52.040** to allow for alterations to an existing nonconforming residence that do not result in an increase to nonconforming floor area.
- **Variance is required pursuant to RMC Chapter 18.48** to allow for the construction of a new patio, trellis, and outdoor fireplace within the side yard setback and to construct a new pool within the rear yard setback.

Background

The project site is a 18,985 SF lot on the corner of Norwood Avenue, Shady Lane, and Southwood Avenue. The lot has a single-family residence which includes a pool, and a pool house. The existing single-family residence is legal nonconforming in terms of floor area, setbacks, height, and lot coverage.



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

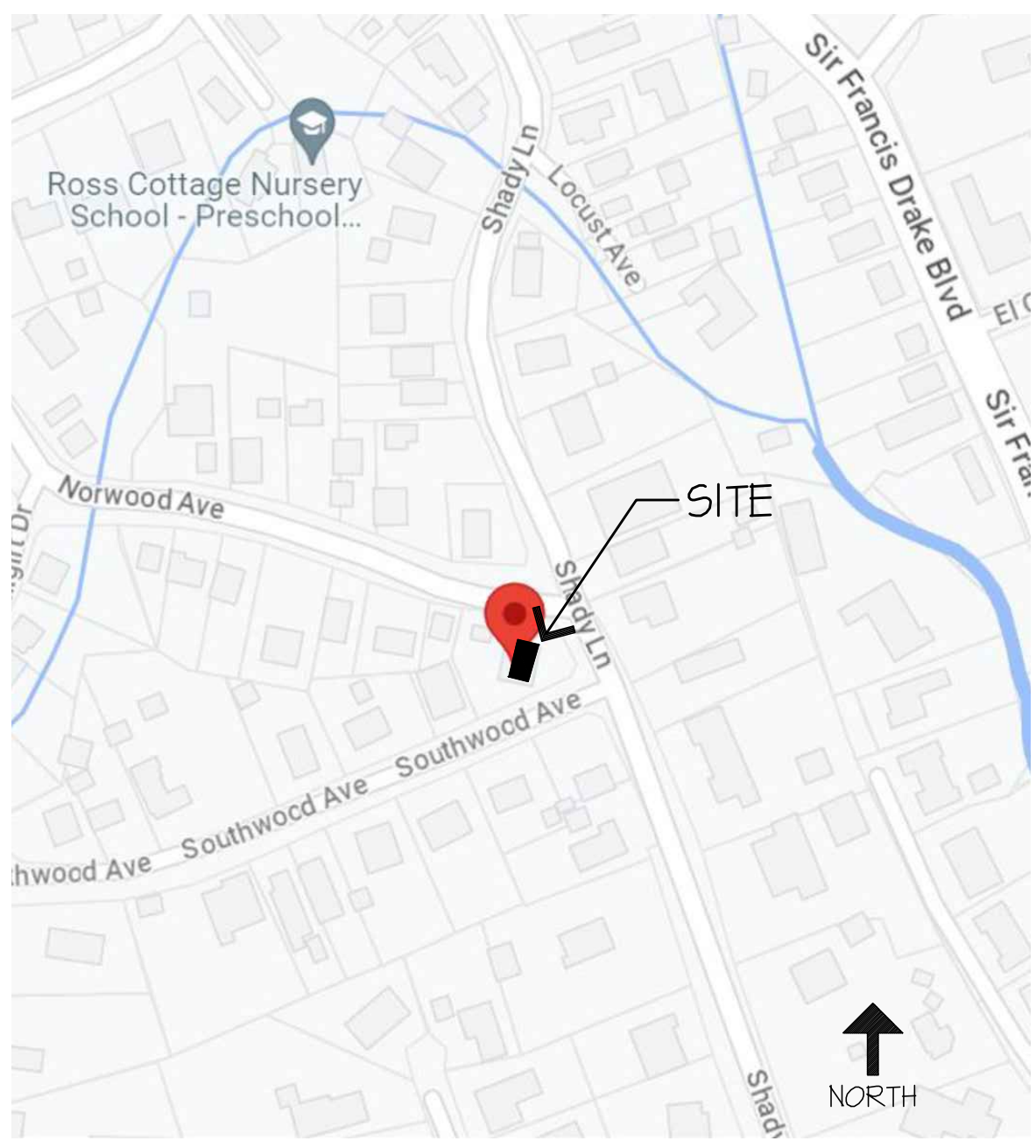
ATTACHMENT 1

STIRITZ RESIDENCE

ROSS, CALIFORNIA

STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

VICINITY MAP PROJECT INFORMATION PROJECT DESCRIPTION CONTACT INFORMATION SHEET INDEX AP # 073-151-18



GENERAL INFORMATION:

ZONING: R-LB-20
APN: 073-151-18
LOT AREA: 18,985 S.F.
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B

PROJECT-RELATED PROPERTY INFORMATION:

	ALLOWED	EXISTING	PROPOSED
LOT COVERAGE (%)	2,847.75 S.F. (15%)	3,141 S.F. (16.8%)	2,855 S.F. (15%)

FLOOR AREA:

GROUND LEVEL OF HOUSE AND GARAGE	-	2,031 S.F.	2,108 S.F.
MAIN LEVEL OF HOUSE	-	2,125 S.F.	2,316 S.F.
UPPER LEVEL OF HOUSE	-	1,444 S.F.	1,521 S.F.
GUEST HOUSE	-	345 S.F.	-
TOTAL	-	5,945 S.F.	5,945 S.F.
TOTAL COUNTED IN FAR (RM)	2,847.75 S.F. (15%)	5,945 S.F. (31.3%)	5,945 S.F. (31.3%)

SETBACKS TO MAIN HOUSE:

FRONT SETBACK	25'-0"	31'-8"	UNCHANGED
SIDE YARD SETBACK - NORTH	20'-0"	36'-11"	UNCHANGED
SIDE YARD SETBACK - SOUTH	20'-0"	24'-8"	UNCHANGED
REAR YARD SETBACK	40'-0"	43'-8"	UNCHANGED

ADDITIONAL INFORMATION:

HEIGHT MAIN DWELLING	30'	31'-1"	UNCHANGED
HEIGHT ADU	18'	16'-0"	16'-0"
IMPERVIOUS SURFACE	-	1,541 S.F.	1,411 S.F. (INCLUDES ADU)
PARKING	1 COVERED	2	
HUI (HIGHLAND URBAN INTERFACE) ZONE?	YES		
FLOOD ZONE:	X		2

EARTHWORK VOLUMES
101 CY CUT NEW POOL ; 85 CY FILL IN (E) POOL ; 16 CY FILL IN DRIVEMAY

PROJECT DESCRIPTION

MAIN HOUSE - REMODEL AND ADDITION OF 345 S.F. AT (E) MAIN HOUSE. EXISTING 345 S.F. GUEST HOUSE TO BE DEMOLISHED (WE ARE USING THIS SQ.FT. TO THE MAIN HOUSE ADDITION).

PROPOSED SITE IMPROVEMENT
ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN
ALL PROPOSED REVISIONS TO THE SITE WORK OCCUR IN THE REAR OF THE PROPERTY
IN AREAS OF EXISTING IMPROVEMENTS
THIS IS AN UNUSUAL SITE IN THAT IT IS SURROUNDED BY STREET FRONTAGE ON 3 SIDES (NORWOOD AVE, SHADY LANE, & SOUTHWOOD AVE.)
THE PROPERTY HAS NON CONFORMING STRUCTURES OF A (345 SF) GUEST HOUSE AND A (160 SF) POOL THAT ENCRGROACH INTO THE REAR YARD (11FT . AND 15FT RESPECTIVELY WITH VARIANCES PREVIOUSLY GRANTED)
ALL BUFFERS AND TREES ARE TO REMAIN , AND PROVIDE COMPLETE PRIVACY.

REMOVALS:
REMOVE THE NON CONFORMING SWIMMING POOL THAT ENCRGROACHES 15FT INTO THE REAR YARD
REMOVE THE 345SF GUEST HOUSE , THAT ENCRGROACHES 11FT INTO THE 40FT REAR YARD SETBACK
REMOVE MOST OF THE BLUESTONE PAVING IN BACK, RESULTING IN A REDUCTION IN IMPERVIOUS SURFACES (-114 SF REDUCTION)

PROPOSED IMPROVEMENTS
A NEW 8'x8' SF (16'x45FT) SWIMMING POOL AND SPA IN A NEW LOCATION PERPENDICULAR TO THE HOUSE
A SMALL PATIO AREA IS PROPOSED AT THE END OF THE POOL
ALL EXISTING PLANTINGS WILL REMAIN WITH ADDITIONAL BUFFER PLANTS PROPOSED AS NECESSARY.
ADDITIONAL LOW VOLTAGE LED LIGHTING (DOWN LIGHT ONLY) ARE PROPOSED TO ADD TO THE EXISTING LIGHTING
A CHANGE TO THE EXISTING PAINTED WOOD STAIR CASE IN THE BACK OF THE HOUSE TO REORIENT THE STAIRCASE TO ADDRESS THE CENTER OF THE YARD
THERE ARE NO IMPACTS TO ANY NEIGHBORS. THE CLOSEST STRUCTURE TO THE PROPOSED POOL IS THE ADJACENT NEIGHBORS GARAGE
DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS
MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED

CONTACT INFORMATION

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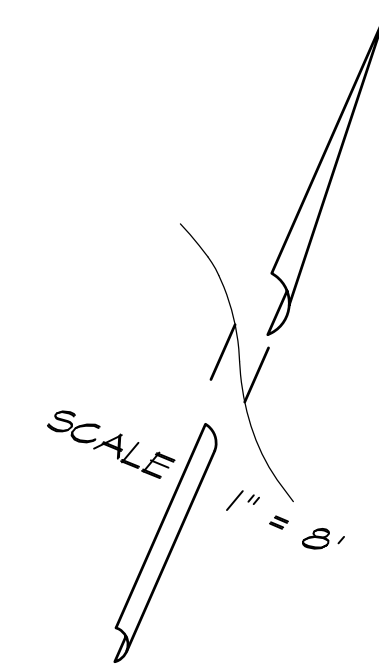
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SHEET INDEX

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EG2.1 EXISTING/ DEMOLITION MAIN FLOOR PLAN		
EG2.2 EXISTING/ DEMOLITION UPPER FLOOR PLAN		
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L-2 PLANTING PLAN		

COVER SHEET

A0.0



TOPOGRAPHIC MAP
 LANDS OF STIRITZ
 DOCUMENT No. 2014-19916
 MARIN COUNTY RECORDS
 ROSS MARIN COUNTY CALIFORNIA
 JANUARY 2015 SURVEY No. S-1718
 PREPARED BY
 WILLIAM SCHROEDER & ASSOCIATES
 P.O. BOX 6801
 SAN RAFAEL, CA
 (415) 472-4759

Elevations shown are NAVD 88 Datum



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ROSS, CA 94957

AP # 073-151-18

DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

MATERIALS BOARD

A1.1



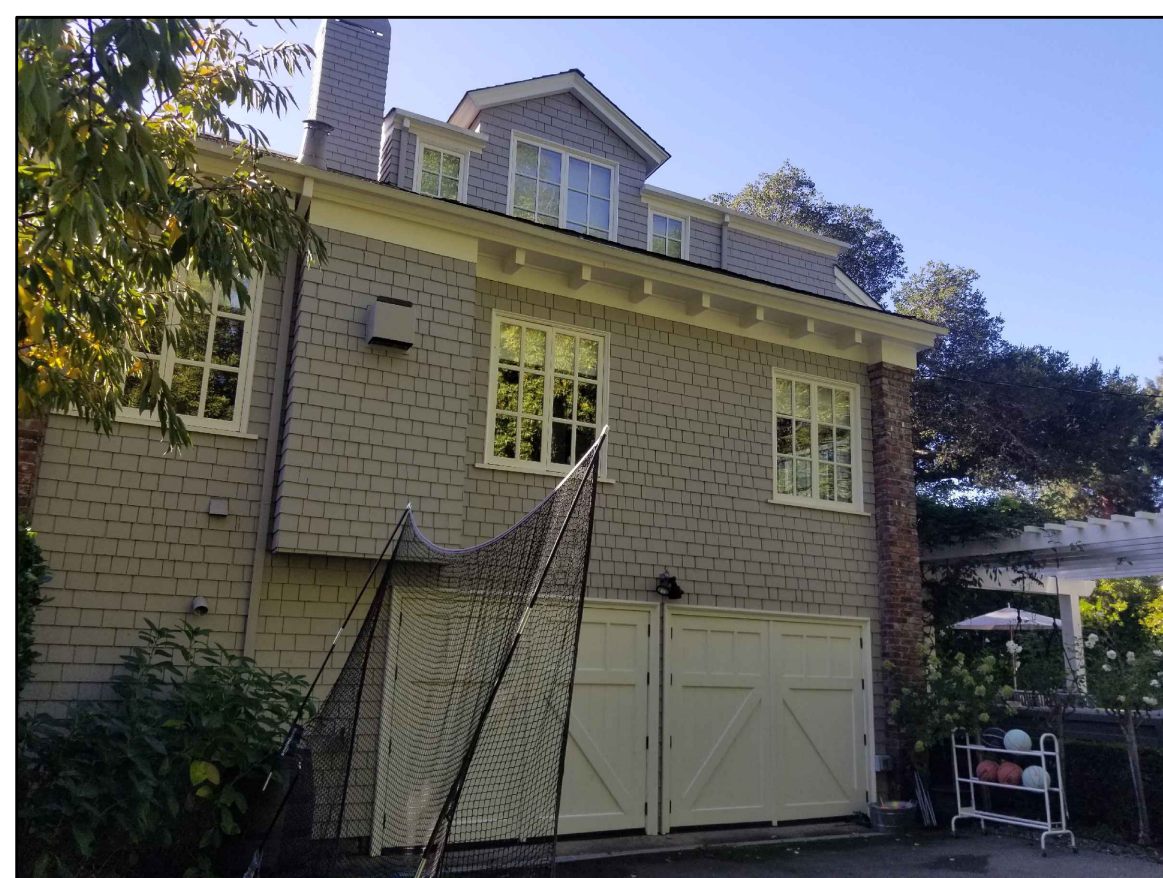
PAINTED WOOD WINDOWS AND DOORS
WHITE



ROOF
COMPOSITION SHINGLES COLOR TO MATCH EXISTING



EXTERIOR SIDING
CEDAR SHINGLES PAINTED LIGHT GRAY TO MATCH EXISTING



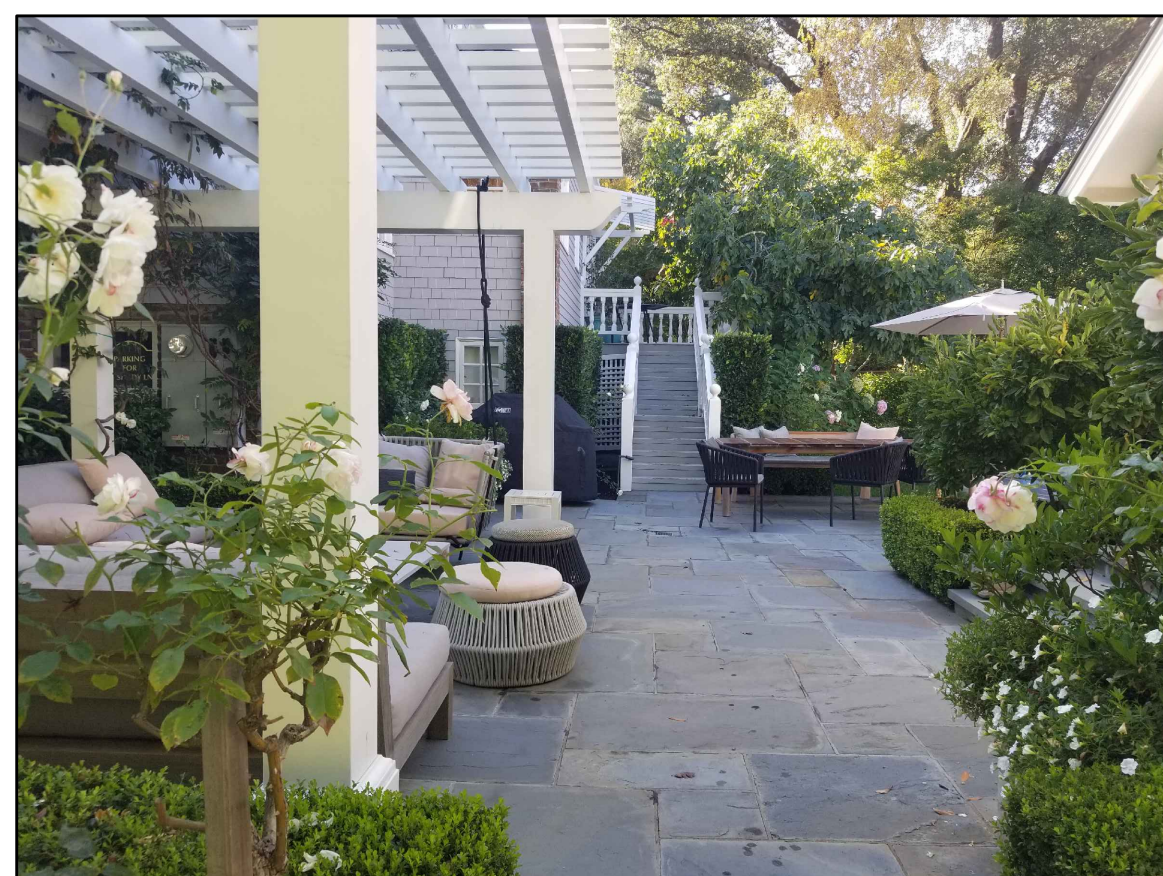
10. SIDE



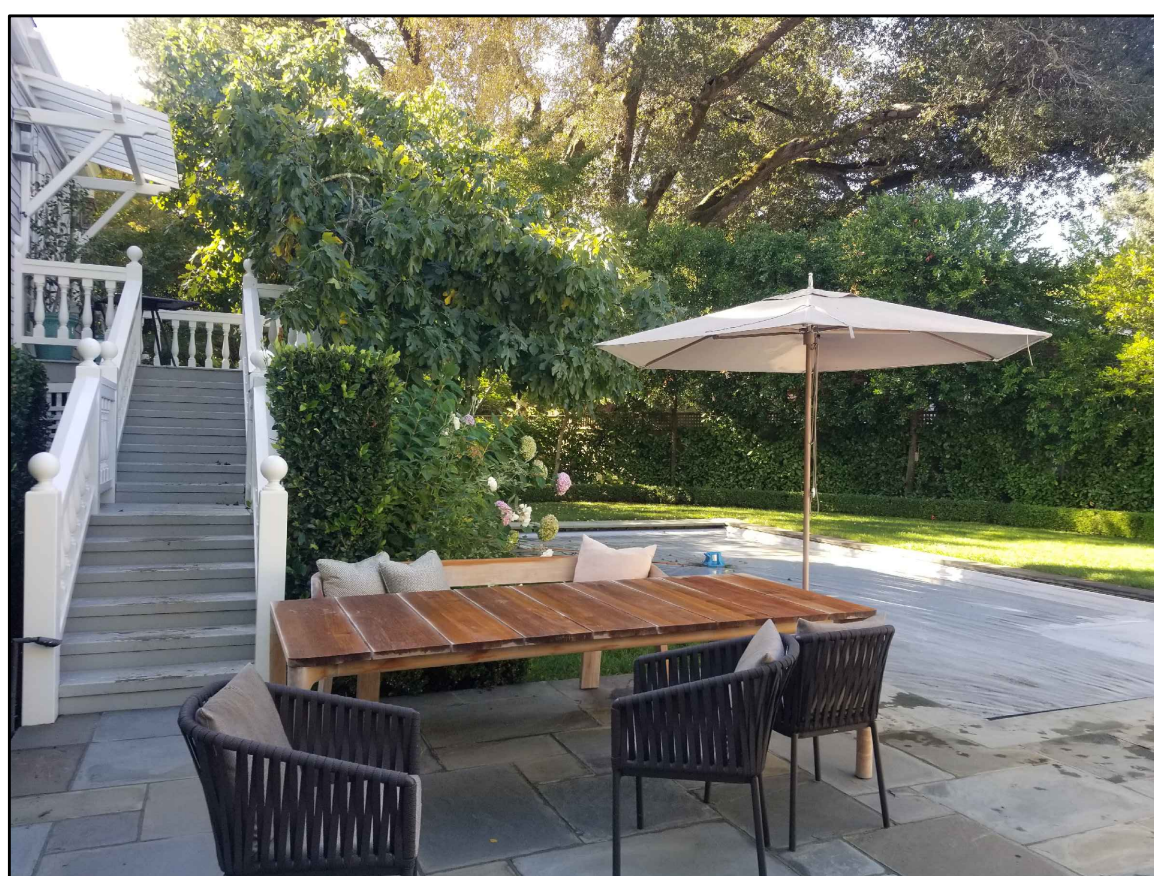
11. POOL HOUSE



12. PLAY STRUCTURE



7. REAR



8. REAR



9. SIDE



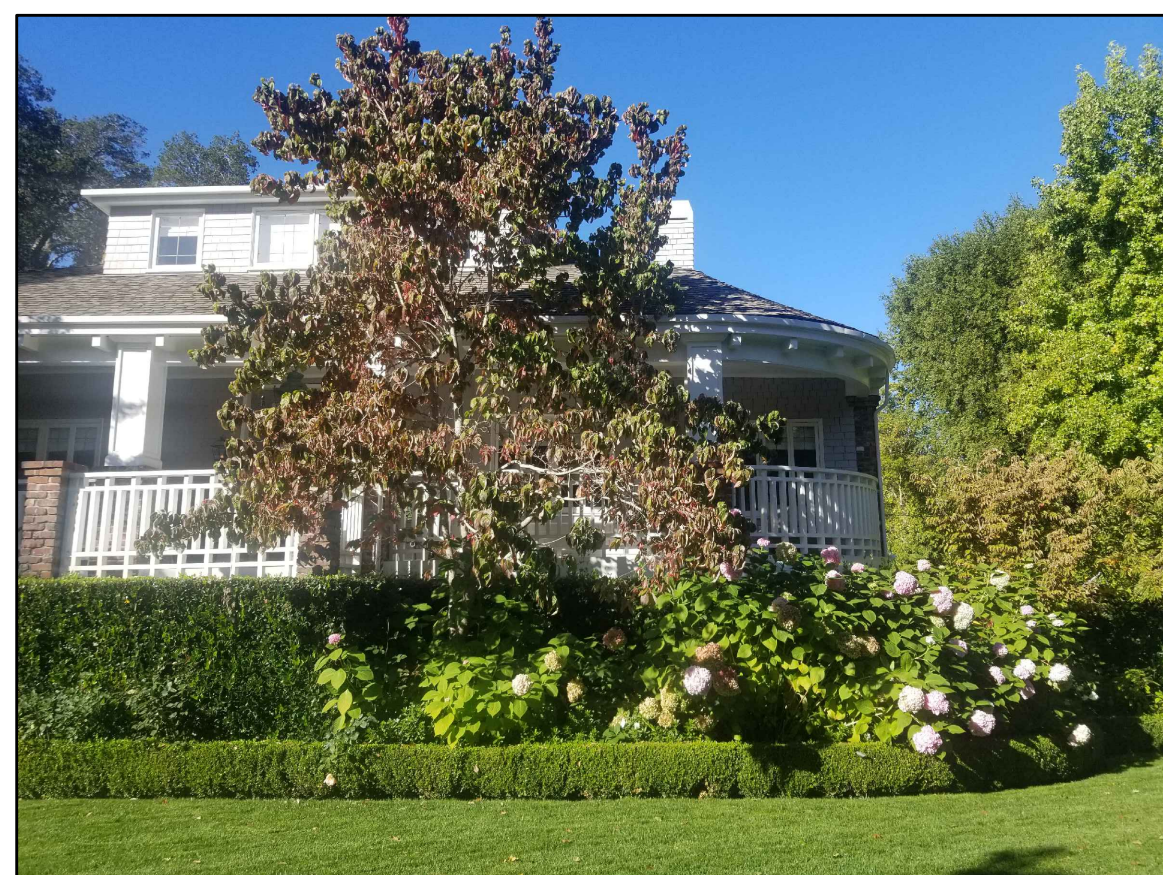
4. SIDE



5. REAR



6. REAR



1.FRONT



2. FRONT



3. SIDE

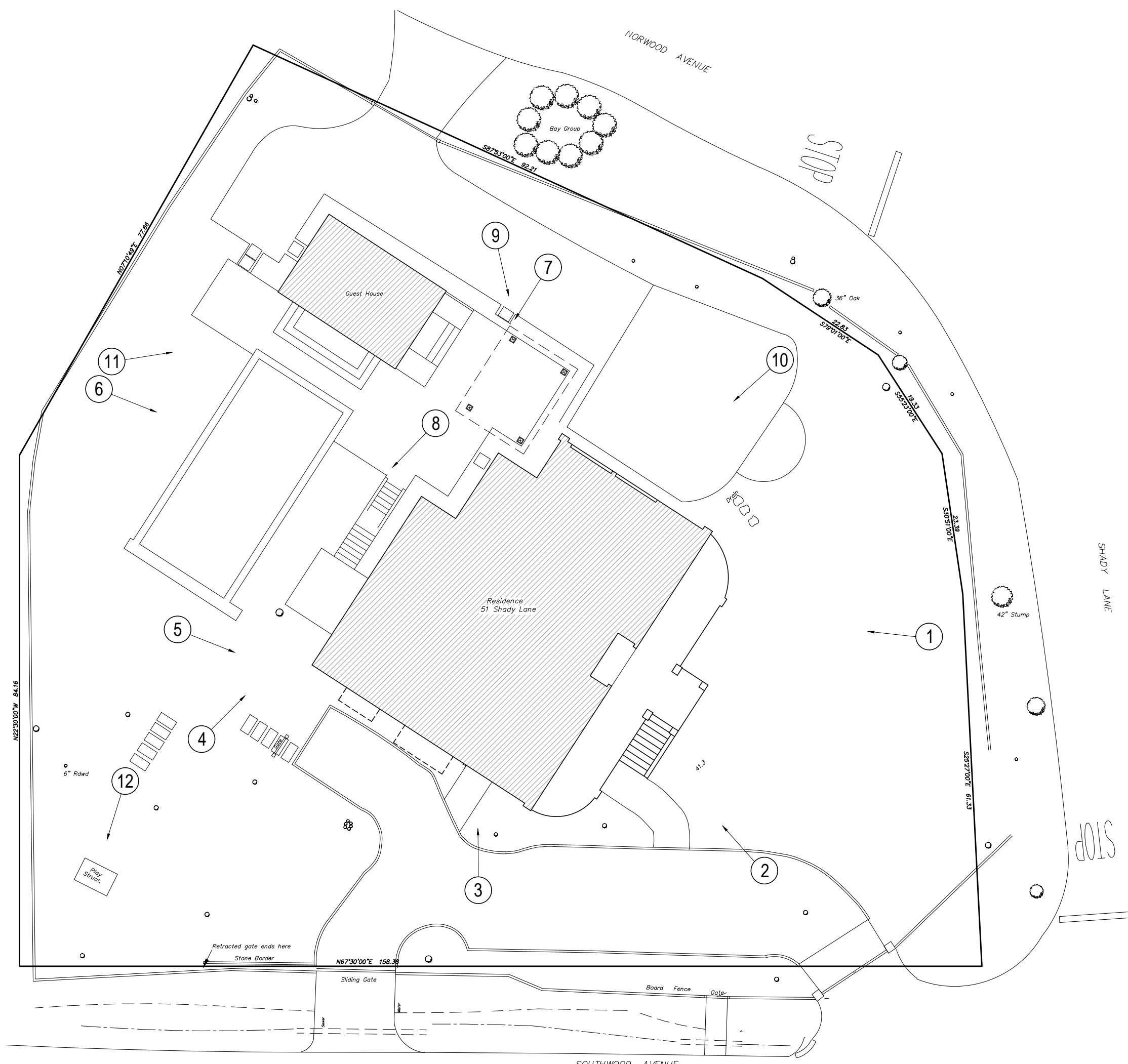
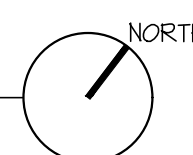


PHOTO LOCATION DIAGRAM
SCALE: 1/16" = 1'-0"



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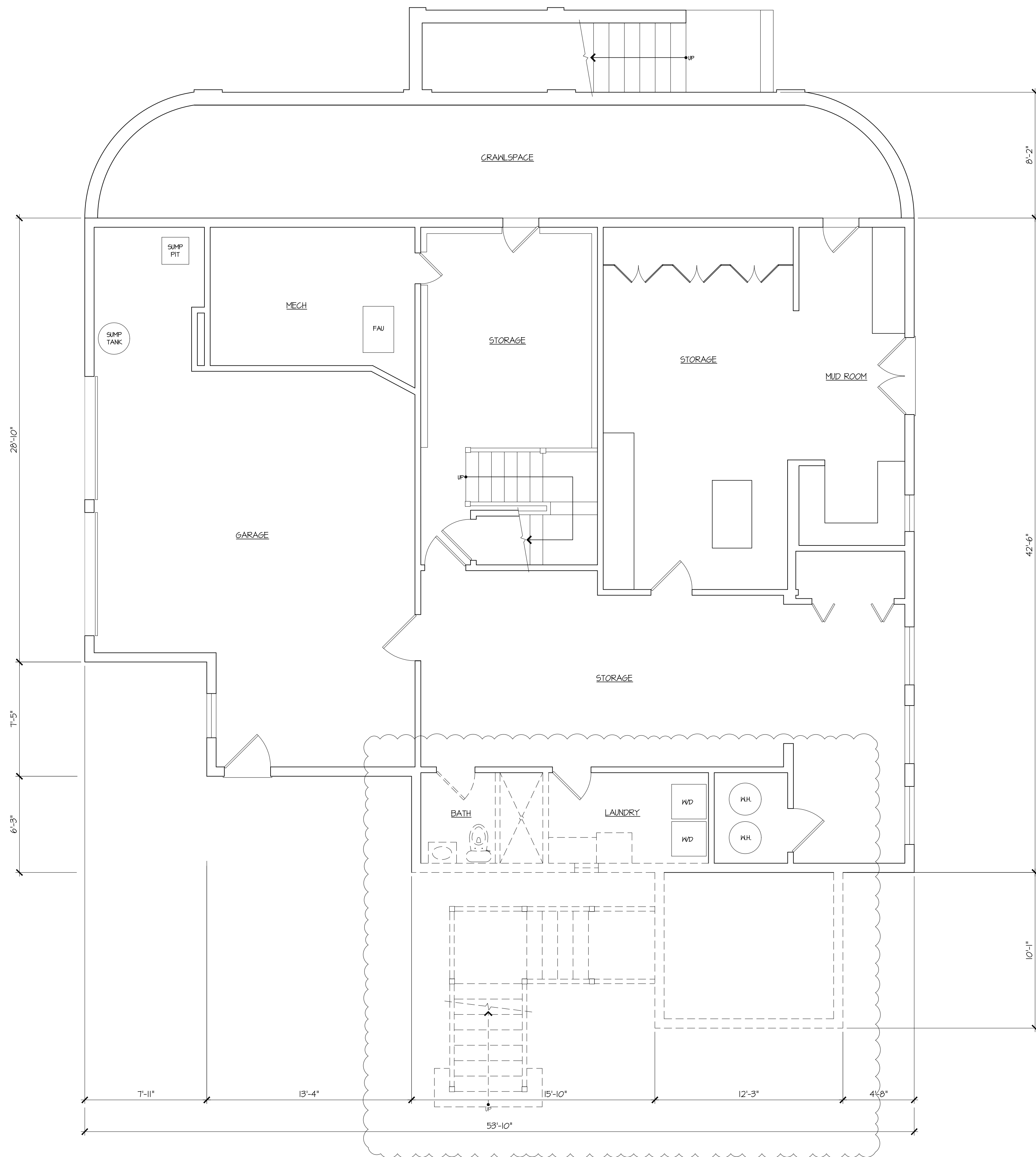
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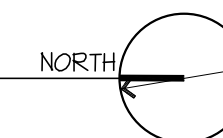
DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

SITE PHOTOS

A1.2



1 EXISTING GROUND FLOOR PLAN
 EC2.0 1/4" = 1'-0"



DRAWING KEY

- EXISTING WALLS
- DEMO



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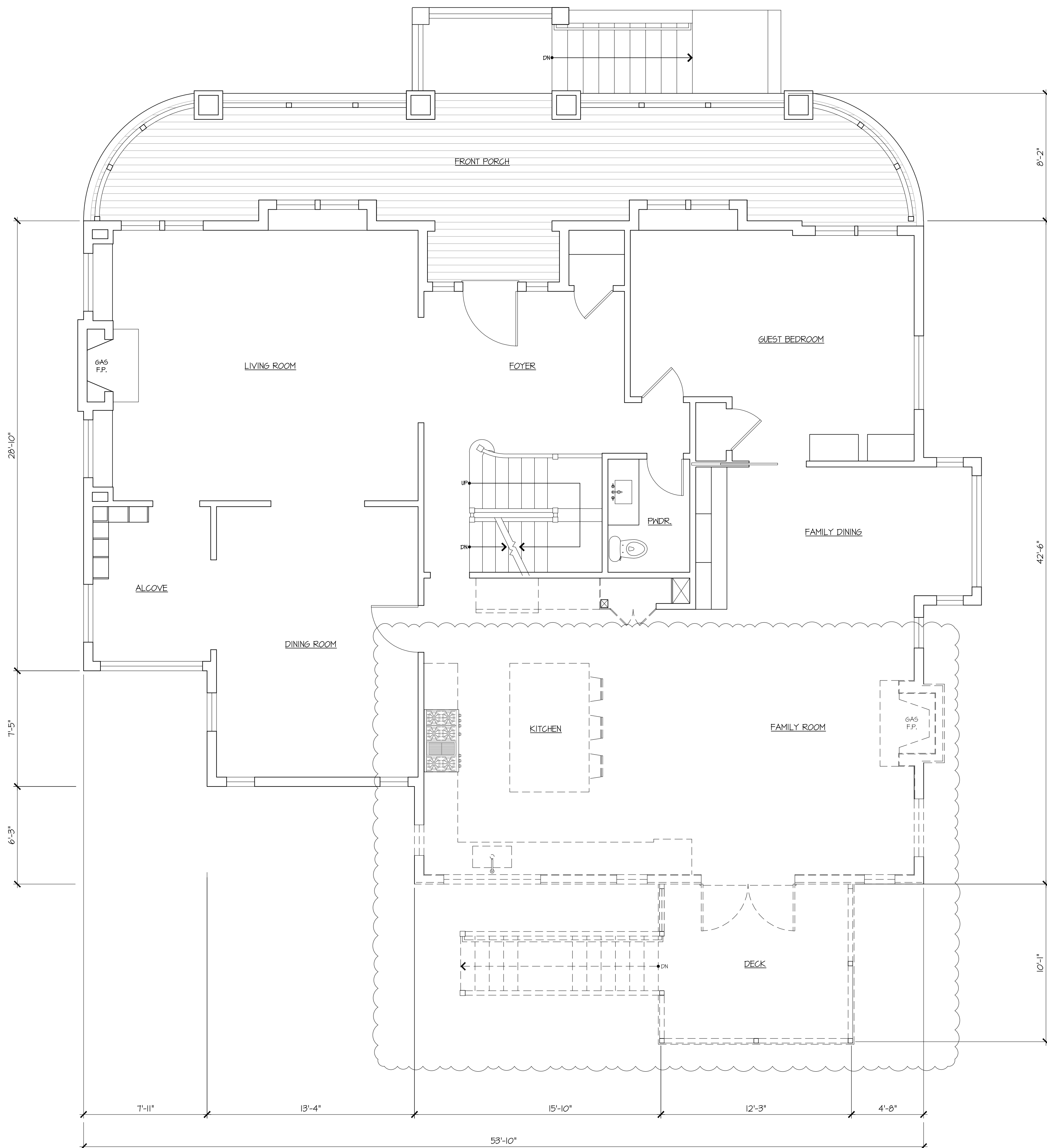
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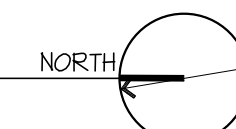
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EXISTING GROUND FLOOR PLAN

EC2.0



1
EC2.1
EXISTING MAIN FLOOR PLAN
1/4" = 1'-0"



DRAWING KEY

- EXISTING WALLS
- DEMO



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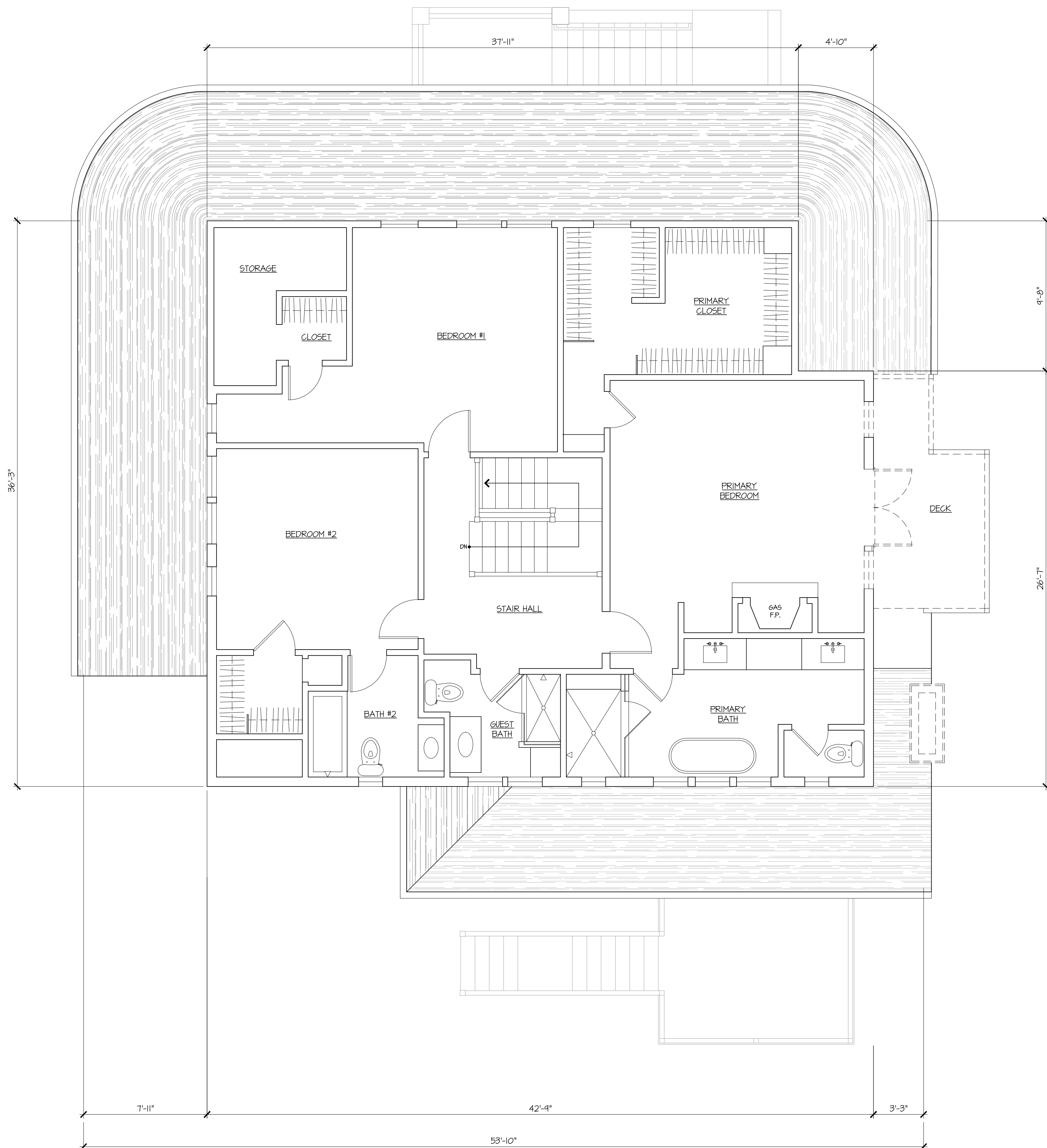
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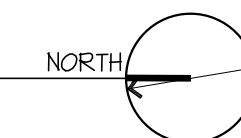
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EXISTING
 MAIN FLOOR PLAN

EC2.1



1 EXISTING UPPER FLOOR PLAN
 EC2.2 1/4" = 1'-0"



DRAWING KEY

- EXISTING WALLS
- DEMO



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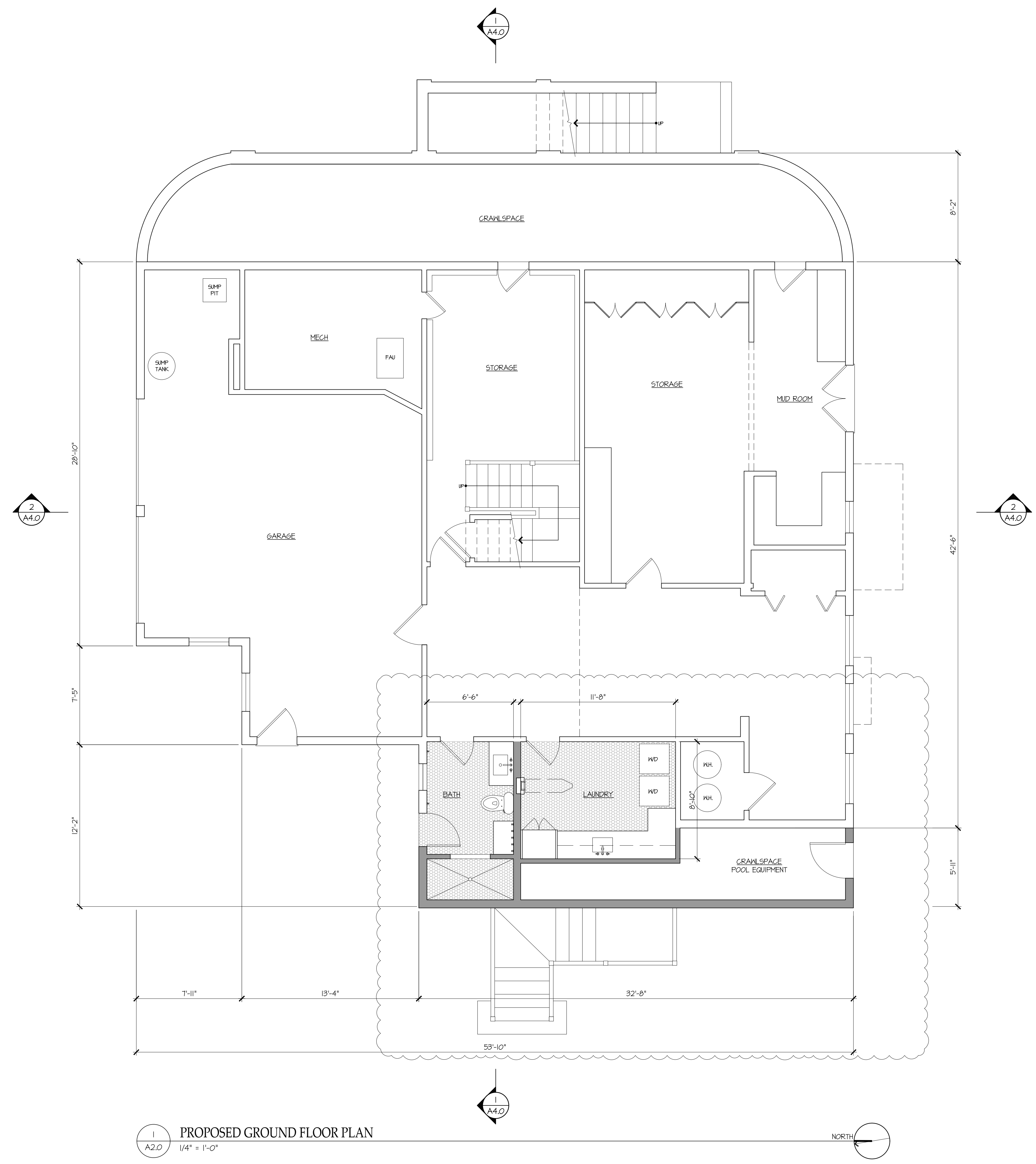
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EXISTING UPPER FLOOR PLAN

EC2.2

P:\3000\CAD\Draw\A2.0 Ground Floor Plan.dwg DATE PLOTTED: Friday, March 15, 2024



1
A2.0
PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

DRAWING KEY

- EXISTING WALLS
- NEW WALLS

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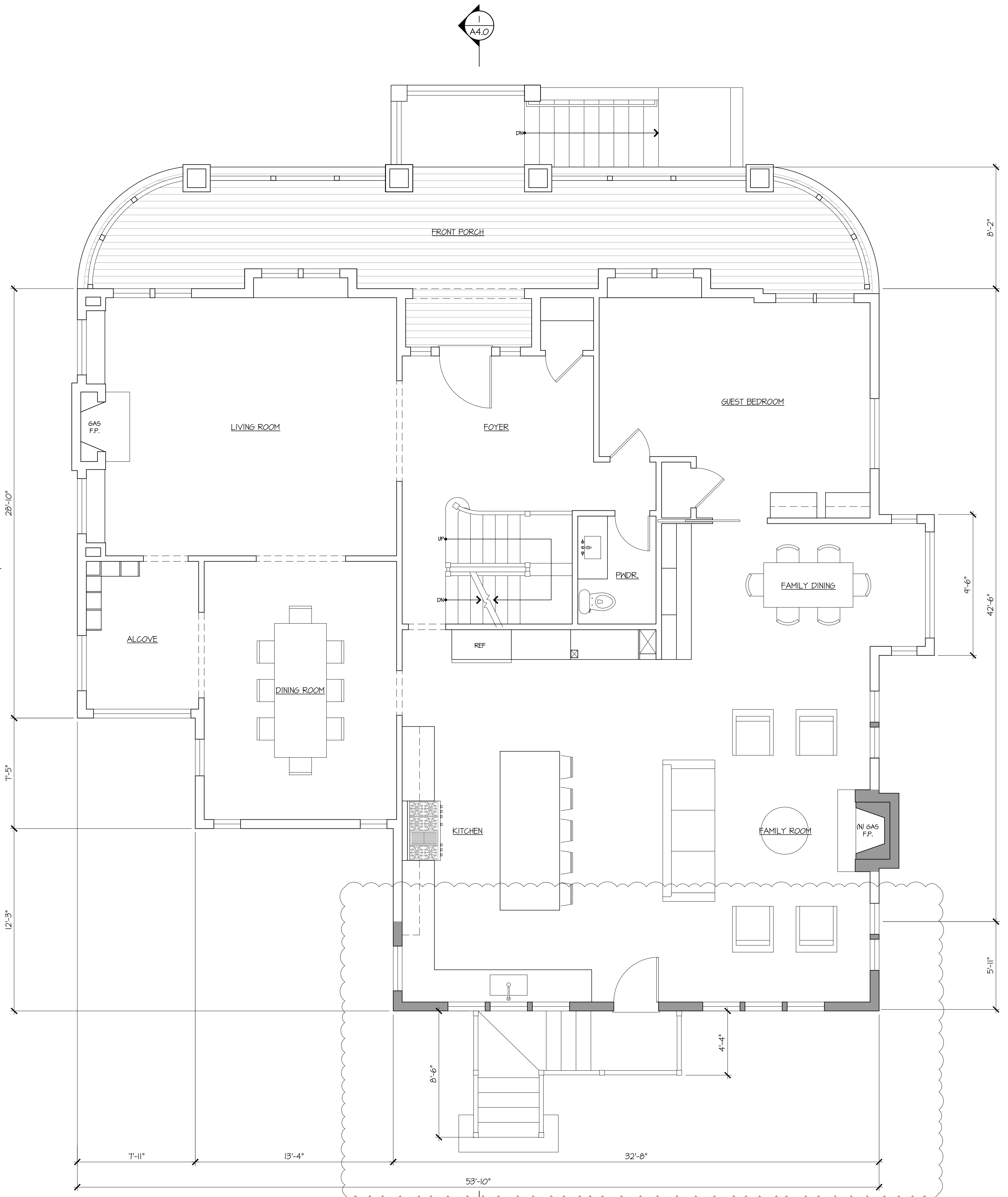
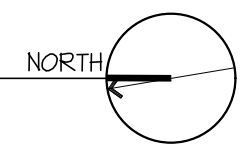
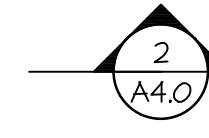
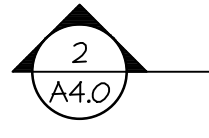
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PROPOSED
GROUND FLOOR
PLAN

A2.0



1 A2.1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"

DRAWING KEY

	EXISTING WALLS
	NEW WALLS

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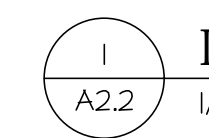
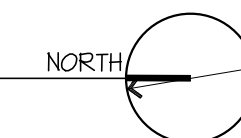
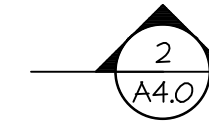
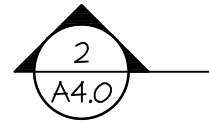
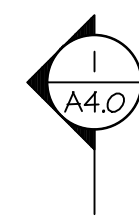
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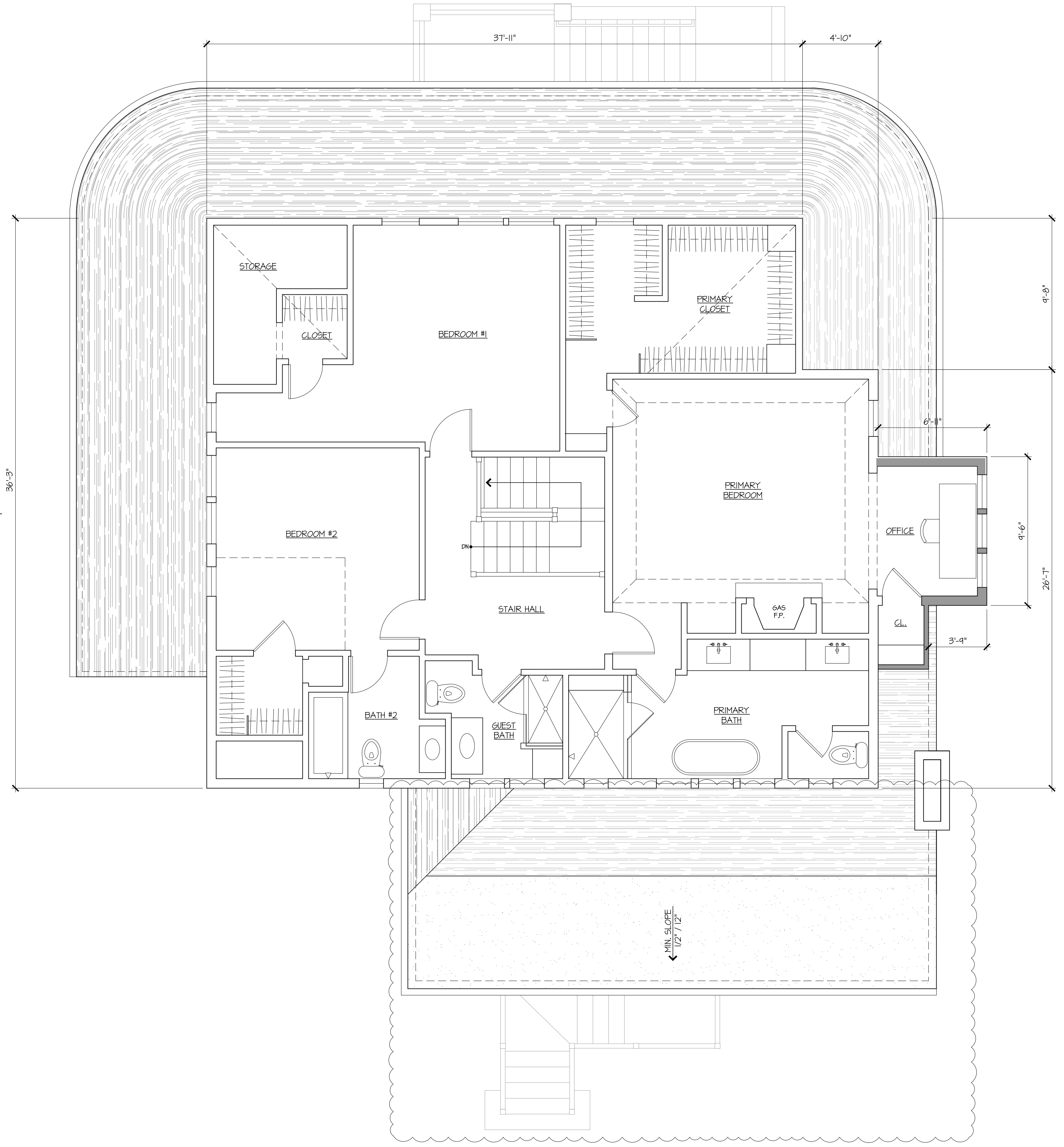
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03-15-24	RESUBMITTAL

PROPOSED
 MAIN FLOOR PLAN

A2.1



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



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STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18	
DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

PROPOSED UPPER FLOOR PLAN

DRAWING KEY

	EXISTING WALLS
	NEW WALLS

A2.2

RIDGE
ELEV. 31'-7"

T.O. FLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 11'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



2 EXISTING EAST ELEVATION- NO CHANGES
A3.0 1/4" = 1'-0"

RIDGE
ELEV. 31'-7"

T.O. FLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 11'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



1 PROPOSED EAST ELEVATION
A3.0 1/4" = 1'-0"

CHAMBERS + CHAMBERS
ARCHITECTS

400 MILLER AVENUE, HILL VALLEY, CA 94541
DIRRECT 415-351-8324 FAX 415-351-8350
BARBARA@CHAMBERSANDCHAMBERS.COM
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STIRTZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

EXISTING & PROPOSED ELEVATIONS

A3.0

RIDGE
ELEV. 31'-7"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



2
A3.1
EXISTING NORTH ELEVATION
1/4" = 1'-0"

RIDGE
ELEV. 31'-7"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



1
A3.1
PROPOSED NORTH ELEVATION
1/4" = 1'-0"

CHAMBERS + CHAMBERS
ARCHITECTS

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STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

EXISTING & PROPOSED ELEVATIONS

A3.1

RIDGE
ELEV. 31'-7"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



2 EXISTING WEST ELEVATION
A3.2 1/4" = 1'-0"

RIDGE
ELEV. 31'-7"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



1 PROPOSED WEST ELEVATION
A3.2 1/4" = 1'-0"



CHAMBERS + CHAMBERS
ARCHITECTS

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STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

DATE: 12-14-23 DR
ISSUE: 03-15-24 RESUBMITTAL

EXISTING &
PROPOSED
ELEVATIONS

A3.2

RIDGE
ELEV. 31'-1"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



2 EXISTING SOUTH ELEVATION
A33 1/4" = 1'-0"

RIDGE
ELEV. 31'-1"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



1 PROPOSED SOUTH ELEVATION
A33 1/4" = 1'-0"



CHAMBERS + CHAMBERS
ARCHITECTS

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STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

DATE: 12-14-23 DR
ISSUE: 03-15-24 RESUBMITTAL

EXISTING &
PROPOSED
ELEVATIONS

A3.3

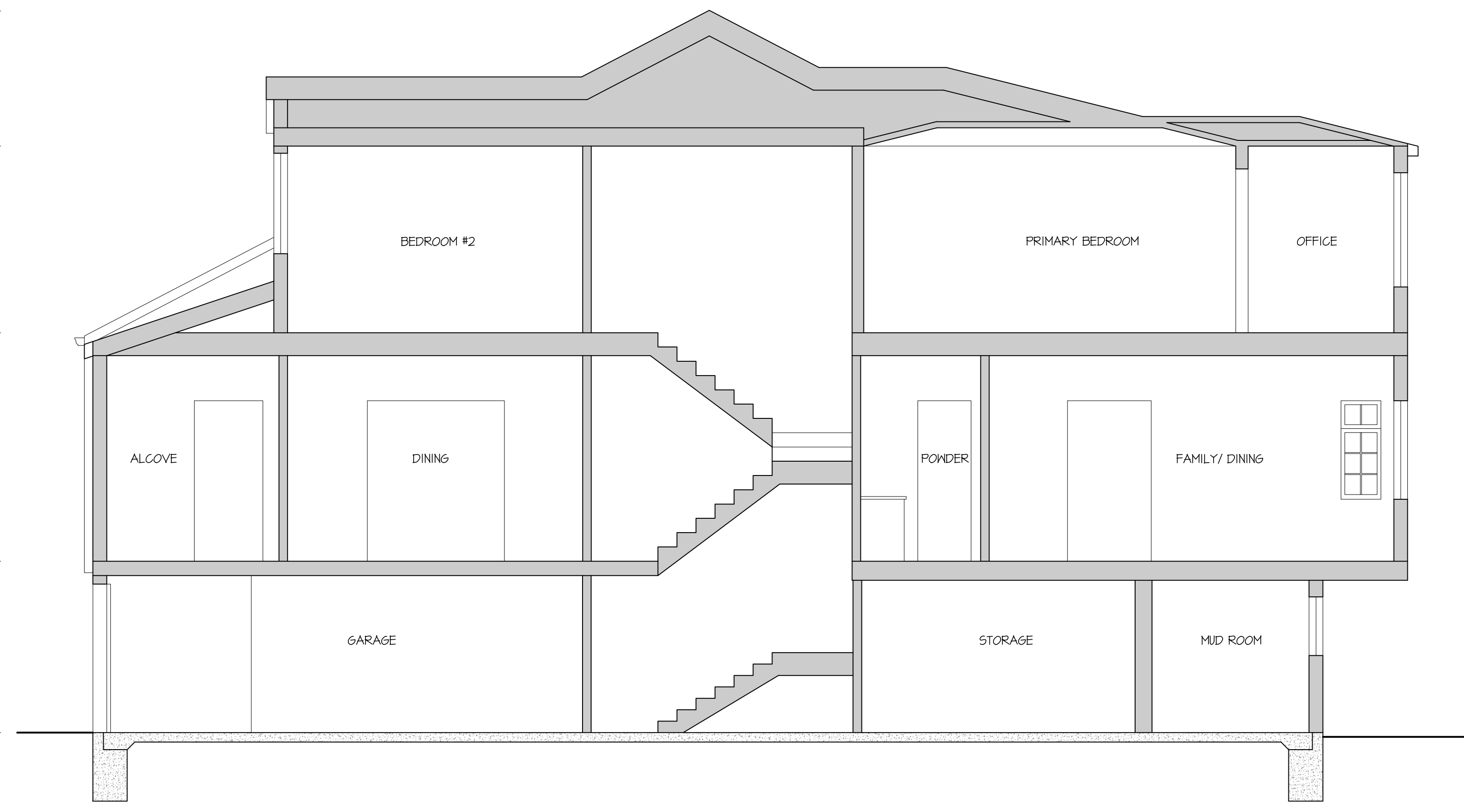
RIDGE
ELEV. 31'-7"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



2 SECTION
A4.0 1/4" = 1'-0"

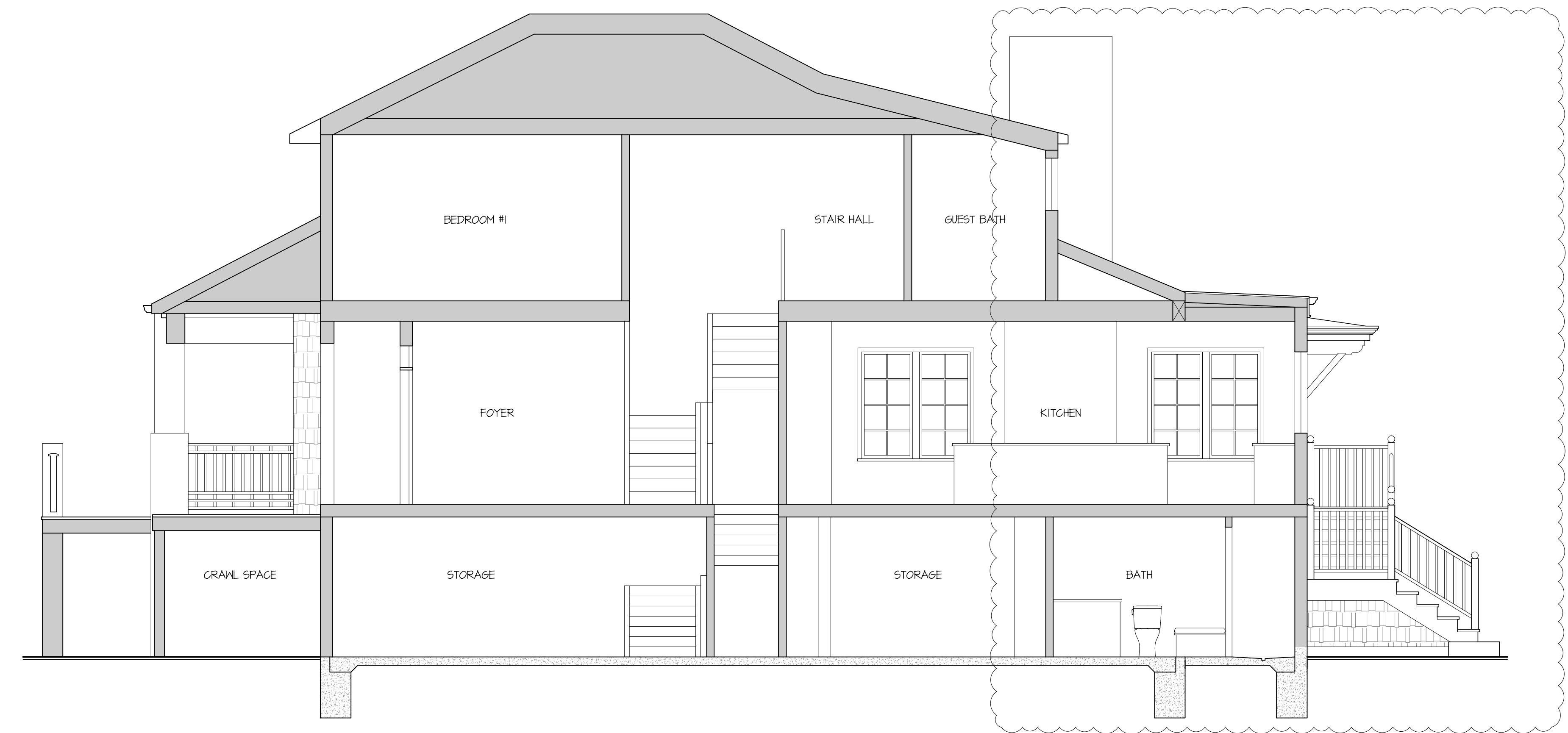
RIDGE
ELEV. 31'-7"

T.O. PLATE
ELEV. 25'-6"

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



1 SECTION
A4.0 1/4" = 1'-0"

CHAMBERS + CHAMBERS
ARCHITECTS

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STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

SECTIONS

A4.0

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 415-209-388-9105

MICHAEL B. YANDLE
 LANDSCAPE ARCHITECTURE
 13 BAYVIEW DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78204
 (214) 343-8888

ILLUSTRATIVE PLAN
 STIRITZ RESIDENCE
 51 SHADY LANE, ROSS, CALIFORNIA 94967
 APN# 073-151-18



DATE: 3-14-2024
 SCALE: 1/8"=1'-0"
 PROJECT: STIRITZ-23
 PHASE: ADR
 REVISIONS:

IL



SITE REVISIONS:

- REMOVE EXISTING SWIMMING POOL
- REMOVE EXISTING GUEST HOUSE
- NEW POOL 16'x43'

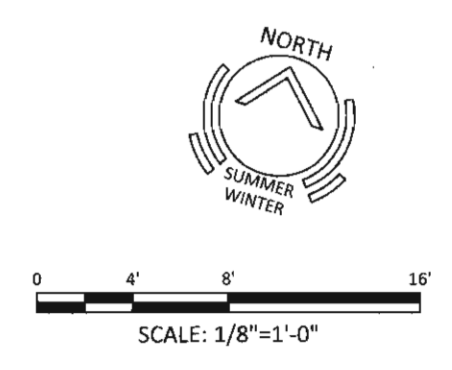
SITE IMPROVEMENTS PROJECT DESCRIPTION:

PROPOSED SITE IMPROVEMENT
 ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN
 ALL PROPOSED REVISIONS TO THE SITE WORK OCCUR IN THE REAR OF THE PROPERTY IN AREAS OF EXISTING IMPROVEMENTS
 THIS IS AN UNUSUAL SITE IN THAT IT IS SURROUNDED BY STREET FRONT AGES ON 3 SIDES (NORWOOD AVE, SHADY LANE, & SOUTHWOOD AVE.)
 THE PROPERTY HAS NON CONFORMING STRUCTURES OF A (345sf) GUEST HOUSE AND A (760sf) POOL THAT ENCRDACH INTO THE REAR YARD (17FT, AND 15FT RESPECTIVELY WITH VARIANCES PREVIOUSLY GRANTED).
 ALL BUFFERS AND TREES ARE TO REMAIN, AND PROVIDE COMPLETE PRIVACY.
REMOVALS:
 REMOVE THE NONCONFORMING SWIMMING POOL THAT ENCRDACHES 15FT INTO THE REAR YARD REMOVE THE 345SF GUEST HOUSE, THAT ENCRDACHES 17FT INTO THE 40FT REAR YARD SETBACK
 REMOVE MOST OF THE BLUESTONE PAVING IN BACK, RESULTING IN A REDUCTION IN IMPERVIOUS SURFACES
PROPOSED IMPROVEMENTS
 A NEW 893 SF (16'X43') SWIMMING POOL AND SPA IN A NEW LOCATION PERPENDICULAR TO THE HOUSE
 SMALL USE AREAS FOR LOUNGE CHAIRS AND A GATHERING TERRACE ARE PROPOSED.
 ALL EXISTING PLANTINGS WILL REMAIN WITH ADDITIONAL BUFFER PLANTS PROPOSED AS NECESSARY.
 ADDITIONAL LOW VOLTAGE LED LIGHTING (DOWNLIGHT ONLY) ARE PROPOSED TO ADD TO THE EXISTING LIGHTING
 A MINOR CHANGE TO THE EXISTING PAINTED WOOD STAIR CASE IN THE BACK OF THE HOUSE TO REDIRECT THE BOTTOM OF THE STAIRCASE TO ADDRESS THE CENTER OF THE YARD.
 THERE ARE NO IMPACT TO ANY NEIGHBORS. THE CLOSET STRUCTURE TO THE PROPOSED POOL IS THE ADJACENT NEIGHBORS GARAGE
 DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS
 MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED
 MINOR REVISIONS TO THE EXISTING RESIDENCE ARE PROPOSED - REFER TO ARCHITECTURAL PLANS
 IMPERVIOUS SURFACES ARE REDUCED.

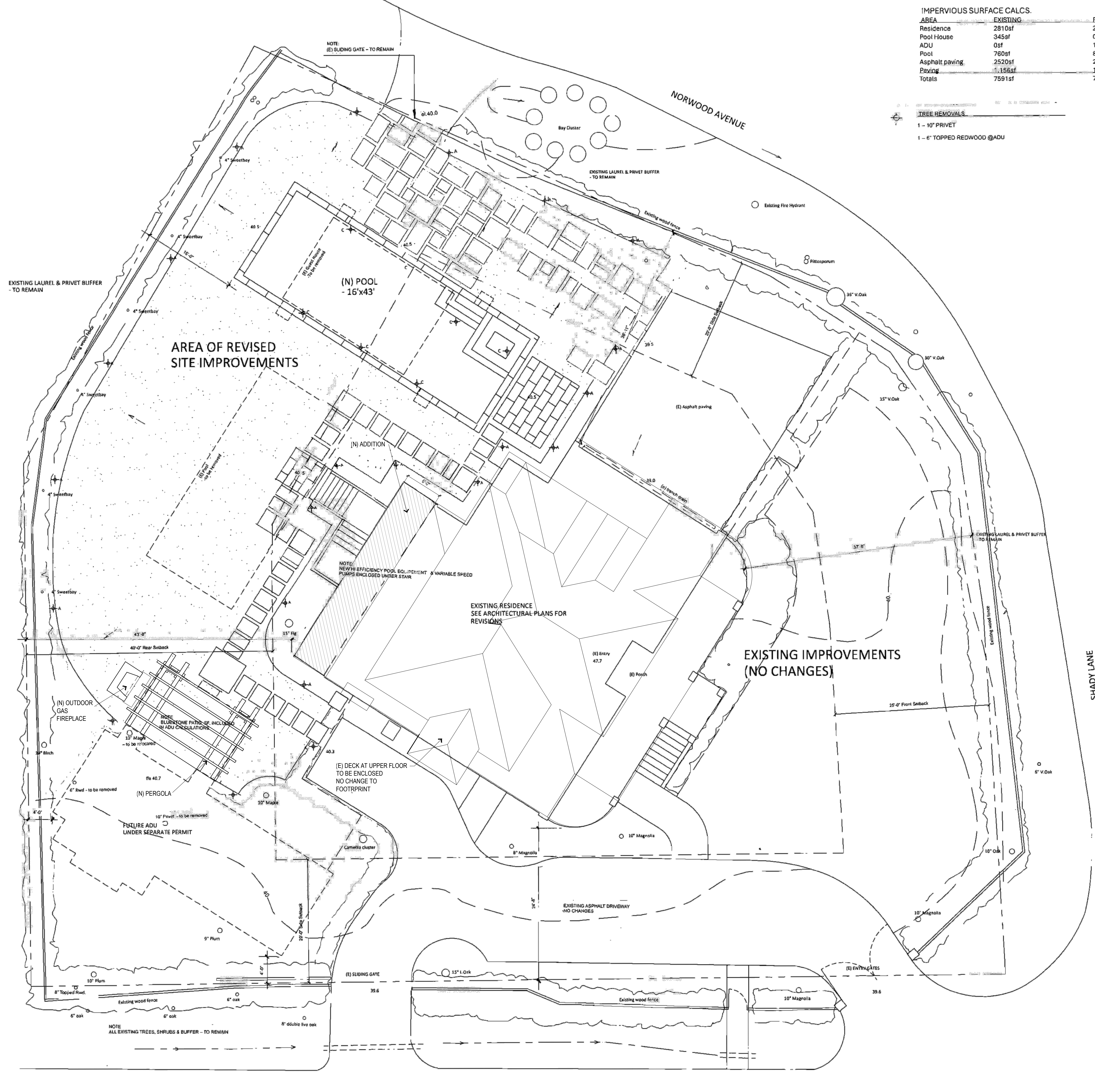
IMPERVIOUS SURFACE CALCS.

AREA	EXISTING	PROPOSED
Residence	2810sf	2855sf
Pool House	345sf	0sf
ADU	0sf	1039sf
Pool	760sf	893sf
Asphalt paving	2520sf	2520sf
Paving	1,156sf	170sf
Totals	7591sf	7477sf (-114)

- TREE REMOVALS**
- 1 - 10' PRIVET
 - 1 - 8' TOPPED REDWOOD @ADU



ADR SUBMITTAL



IMPERVIOUS SURFACE CALCS.

AREA	EXISTING	PROPOSED
Residence	2810sf	2855sf
Pool House	345sf	0sf
ADU	0sf	1039sf
Pool	760sf	893sf
Asphalt paving	2520sf	2520sf
Paving	1,156sf	170sf
Totals	7591sf	7477sf (-114)

- TREE REMOVALS**
- 1 - 10" PRIVET
 - 1 - 6" TOPPED REDWOOD @ADU

SITE IMPROVEMENTS

PROJECT DESCRIPTION:

PROPOSED SITE IMPROVEMENT
 ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN ALL PROPOSED REVISIONS TO THE SITE WORK OCCUR IN THE REAR OF THE PROPERTY IN AREAS OF EXISTING IMPROVEMENTS

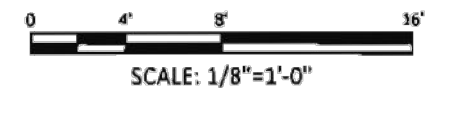
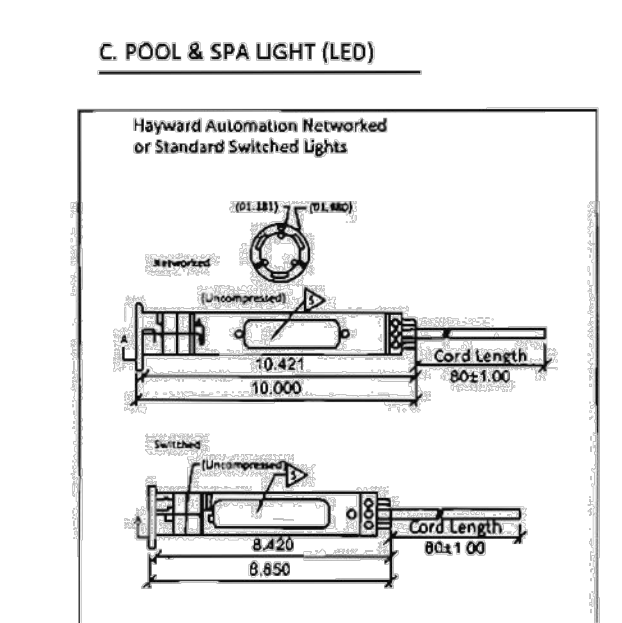
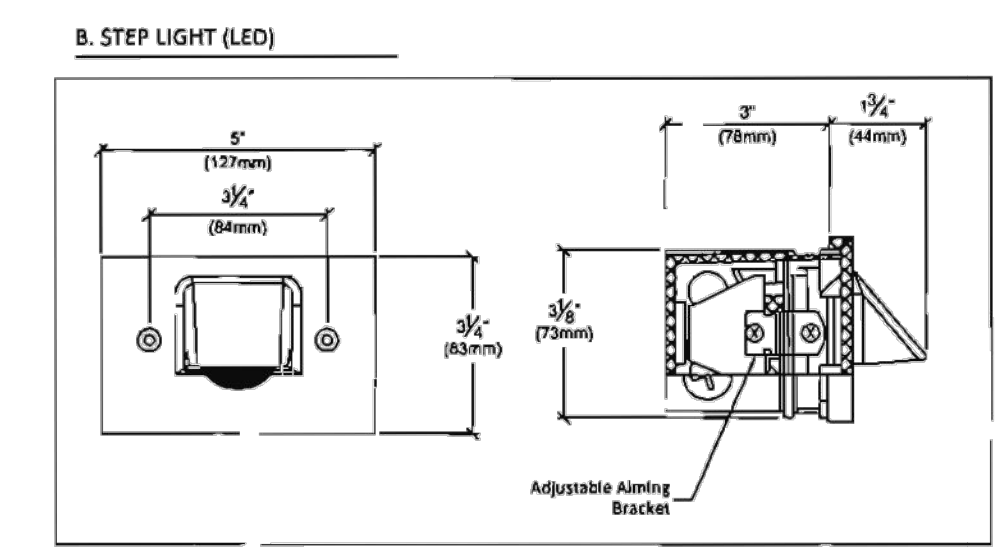
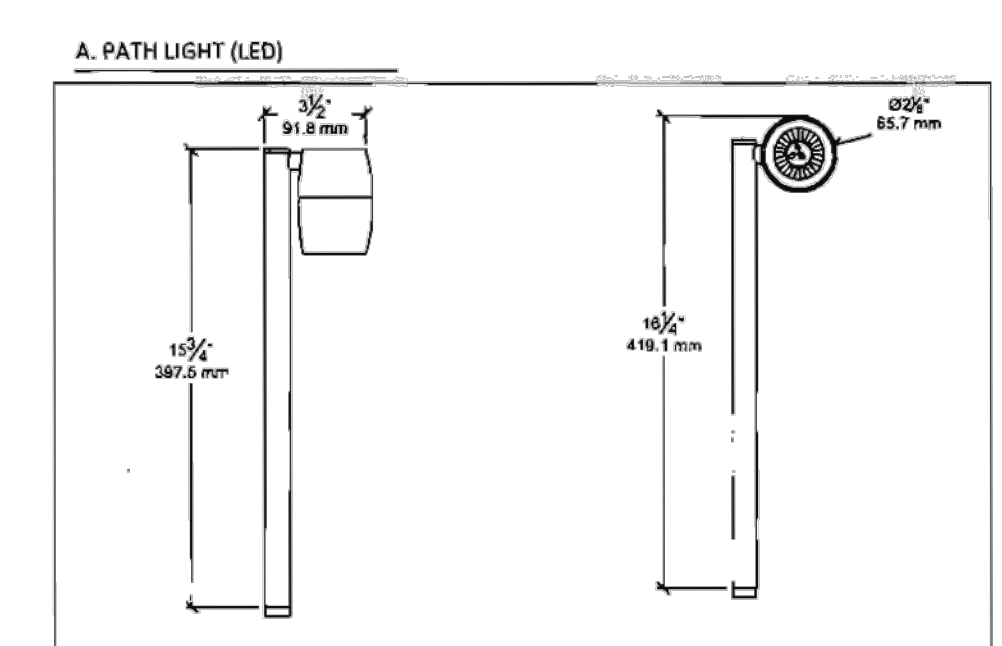
THIS IS AN UNUSUAL SITE IN THAT IT IS SURROUNDED BY STREET FRONTAGES ON 3 SIDES (NORWOOD AVE, SHADY LANE, & SOUTHWOOD AVE.) THE PROPERTY HAS NON CONFORMING STRUCTURES OF A (PMS) GUEST HOUSE AND A GUEST POOL THAT ENCRACHE INTO THE REAR YARD 137FT, AND 15FT RESPECTIVELY WITH VARIANCES PREVIOUSLY GRANTED)

ALL BUFFERS AND TREES ARE TO REMAIN, AND PROVIDE COMPLETE PRIVACY.

REMOVALS:
 REMOVE THE NONCONFORMING SWIMMING POOL THAT ENCRACHE 15FT INTO THE REAR YARD REMOVE THE 345SF GUEST HOUSE, THAT ENCRACHE 137FT INTO THE ADPT REAR YARD SETBACK
 REMOVE MOST OF THE BLUESTONE PAVING IN BACK, RESULTING IN A REDUCTION IN IMPERVIOUS SURFACES

PROPOSED IMPROVEMENTS
 A NEW 893 SF (16x45FT) SWIMMING POOL AND SPA IN A NEW LOCATION PERPENDICULAR TO THE HOUSE
 SMALL USE AREAS FOR LOUNGE CHAIRS AND A GATHERING TERRACE ARE PROPOSED.
 ALL EXISTING PLANTINGS WILL REMAIN WITH ADDITIONAL BUFFER PLANTS PROPOSED AS NECESSARY.
 ADDITIONAL LOW VOLTAGE LED LIGHTING (DOWNLIGHT ONLY) ARE PROPOSED TO ADD TO THE EXISTING LIGHTING
 A MINOR CHANGE TO THE EXISTING PAINTED WOOD STAIR CASE IN THE BACK OF THE HOUSE TO REORIENT THE BOTTOM OF THE STAIRCASE TO ADDRESS THE CENTER OF THE YARD.
 THERE ARE NO IMPACT TO ANY NEIGHBORS. THE CLOSET STRUCTURE TO THE PROPOSED POOL IS THE ADJACENT NEIGHBORS GARAGE
 DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS
 MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED
 MINOR REVISIONS TO THE EXISTING RESIDENCE ARE PROPOSED - REFER TO ARCHITECTURAL PLANS
 IMPERVIOUS SURFACES ARE REDUCED

- LEGEND**
- EXISTING TREES
 - EXISTING BUFFERS - ENGLISH LAUREL & TEXAS PRIVET
 - EXISTING TREE - TO BE REMOVED
 - (E) CONTOUR
 - SPOT GRADE
- KEY**
- BLUESTONE PAVING 38x36" (IMPERVIOUS)
 - BLUESTONE STEPPING PADS (PERVIOUS)
- LIGHTING LEGEND**
- A PATH LIGHT - VISTA MODEL #4005 LED - 12V 2700K - BLACK
 - B STEP LIGHT - BK #BRICKSTAR - LED 2700K - BLACK
 - C POOL LIGHT - HAYWARD 1.5 COLOR LOGIC - LED

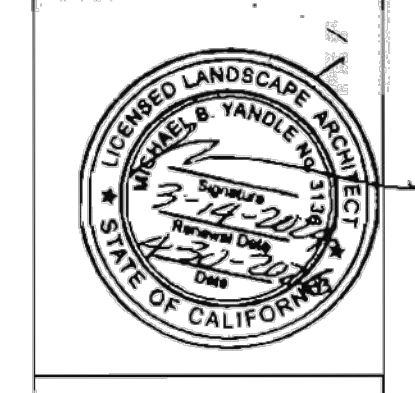


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 EMAIL: 650718@att.net
 415-226-388-9142

MICHAEL B. YANDLE
 LANDSCAPE ARCHITECTURE
 13 Ross Common PO Box 1695 Ross, CA 94957-1695
 TEL: 415-226-388-9142 LIC# 3136 2022

SITE & LIGHTING PLAN
 STIRTZ RESIDENCE
 51 SHADY LANE ROSS, CALIFORNIA 94957
 AP# 073-151-18



DATE: 3-14-2024
 SCALE: 1/8"=1'-0"
 PROJECT: STIRTZ-23
 PHASE: ADR
 REVISIONS:

L-1
 ADR SUBMITTAL

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EMAIL: stirtz@stirtz.com
415-206-344-9105

MICHAEL B. VANDIE
LANDSCAPE ARCHITECTURE
13 East Commerce PO Box 1095 Ross, CA 94957 (925)
TEL: 415-264-9105 LICENSE 31311-18-0101



PLANTING PLAN
STIRTZ RESIDENCE
51 SHADY LANE, ROSS, CALIFORNIA 94957
APNH# 073-151-1B



DATE: 3-14-2024
SCALE: 1/8"=1'-0"

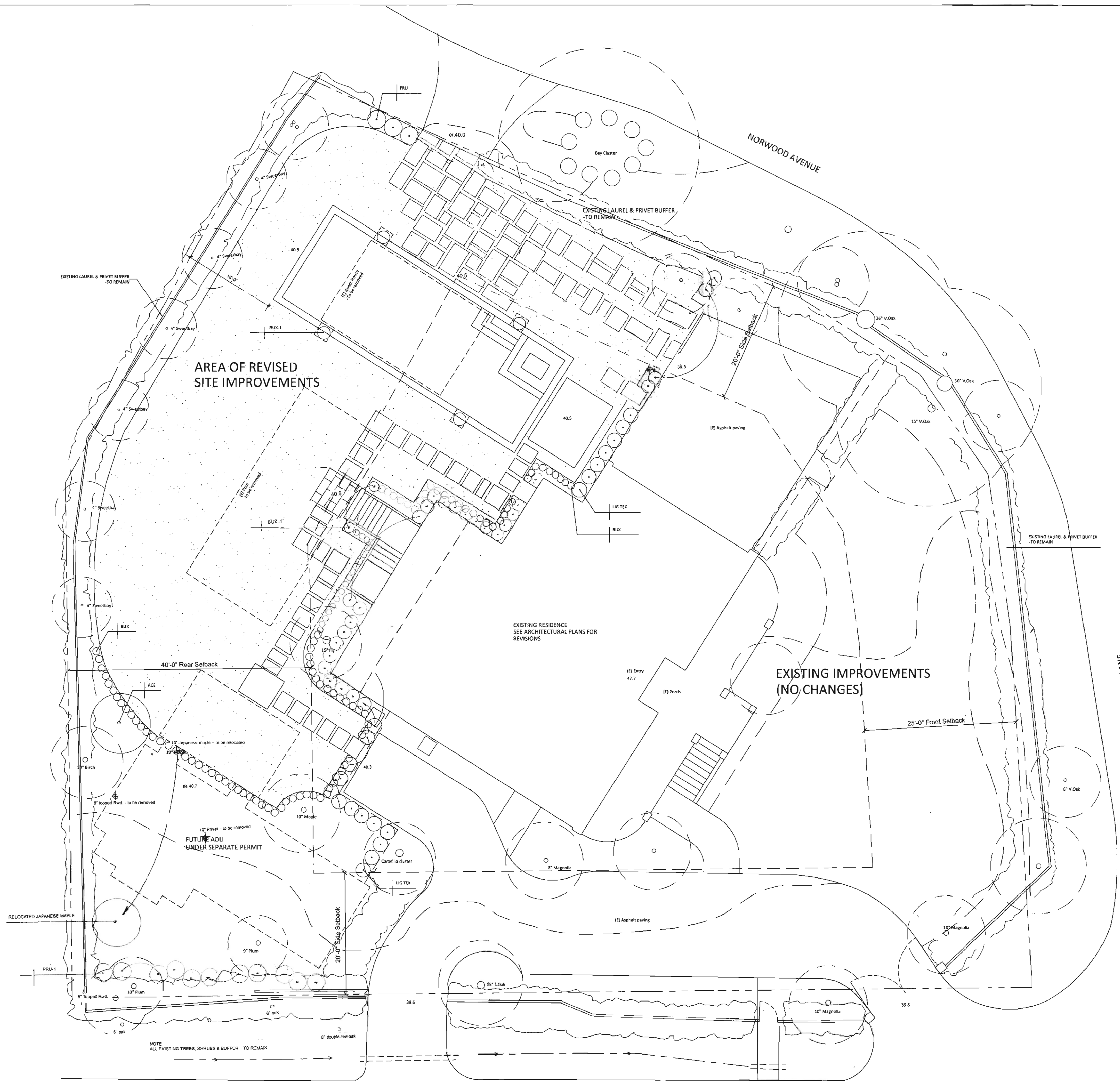
PROJECT: STIRTZ - 23

PHASE - ADR

REVISIONS:

NO.	DESCRIPTION

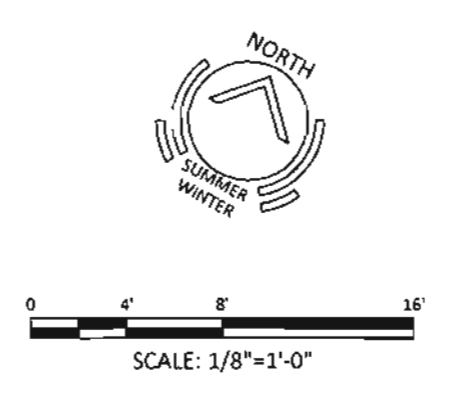
L-2



PLANT LIST

TREES	SYM	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE
	ACE	ACER PALMATUM	JAPANESE MAPLE	1	48" BOX

SHRUBS	SYM	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE
	BUX	BUXUS GREEN BEAUTY	BOXWOOD	115	5 GAL
	BUX 1	BUXUS SPHERES	BOXWOOD SPHERES	8	150 GAL
	LIG TEX	LIGULSTRUM TEXANUM	TEXAS PRIVET	50	5 FT
	PRU	PRUNUS LAUROCERASUS	ENGLISH LAUREL	3	8 FT
	PRU - 1	PRUNUS LAUROCERASUS	ENGLISH LAUREL STD.	11	36" BOX



ADR SUBMITTAL



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):

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

To Be Completed by Applicant:

Assessor's Parcel No(s): 073-151-18

Project Address: 51 Shady Lane

Property Owner: Gita and Nick Stiritz

Owner Mailing Address (PO Box in Ross): 1425

City/State/Zip: Ross/Ca/94957 Owner's Phone: 206-388-9105

Owner's Email: gstiritz@gmail.com

Applicant: Barbara Chambers

Applicant Mailing Address: 420 Miller Ave

City/State/Zip: Mill Valley/Ca/94941 Applicant's Phone: 415-381-8326

Applicant's Email: BARBARA@CHAMBERSANDCHAMBERS.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	_____
		TOTAL FEES:	_____

Date paid: _____

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.

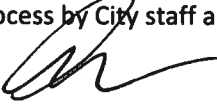
The applicant wishes to Rezone parcel _____ from the _____ Zoning District to _____.

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: 12/14/23

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: 12/14/23



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

_____ ROSS _____, California on 12/14/23



 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 MBY Landscape Architecture
Project Landscape Architect Michael B Yandle
Mailing Address 13 Ross Common PO Box 1695
City Ross *State* Ca *ZIP* 94957
Phone 415-464-0763 *Fax* _____
Email michael@mbyandle.com
Town of Ross Business License No. 3136 *Expiration Date* _____

Civil/ Geotechnical Engineer

Firm William Schroeder & Associates
Project Engineer William Schroeder
Mailing Address PO Box 6801
City San Rafael *State* Ca *ZIP* 94903
Phone 415-472-4759 *Fax* _____
Email schroed@sbcglobal.net
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* _____

Public Welfare

That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. **Describe why the variance will not be harmful to or incompatible with other nearby properties.**



To: Town of Ross Design Review members
Planning Department
Project : 51 Shady Lane, Ross, Ca.

SITE IMPROVEMENTS :

Summary of changes since last preliminary ADR:

This Project was before the ADR group previously as a preliminary review.

Per that meeting the following revisions were made to the proposed plan per comments by ADR Members .

1. Pool length was reduced
2. Terrace & Fireplace on north side were removed

SITE REVISIONS:

- Remove existing swimming Pool & Spa
- Remove existing guest house
- New Swimming pool & spa – in revised location

SITE IMPROVEMENTS

PROJECT DESCRIPTION :

PROPOSED SITE IMPROVEMENT

ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN
ALL PROPOSED REVISIONS TO THE SITE WORK OCCUR IN THE REAR OF THE PROPERTY
IN AREAS OF EXISTING IMPROVEMENTS

THIS IS AN UNUSUAL SITE IN THAT IT IS SURROUNDED BY STREET FRONTAGE ON 3 SIDES
(NORWOOD AVE, SHADY LANE, & SOUTHWOOD AVE.)

THE PROPERTY HAS NON CONFORMING STRUCTURES OF A (345sf) GUEST HOUSE AND A (760Ssf) POOL
THAT ENCR OACH INTO THE REAR YARD (17FT , AND 15FT RESPECTIVELY WITH VARIANCES PREVIOUSLY GRANTED)

ALL BUFFERS AND TREES ARE TO REMAIN , AND PROVIDE COMPLETE PRIVACY.

REMOVALS:

REMOVE THE NONCONFORMING SWIMMING POOL THAT ENCR OACHES 15FT INTO THE REAR YARD
REMOVE THE 345SF GUEST HOUSE , THAT ENCR OACHES 17FT INTO THE 40FT REAR YARD SETBACK

REMOVE MOST OF THE BLUESTONE PAVING IN BACK , RESULTING IN A REDUCTION IN IMPERVIOUS SURFACES

PROPOSED IMPROVEMENTS

A NEW 893 SF (16X45FT) SWIMMING POOL AND SPA IN A NEW LOCATION PERPENDICULAR TO THE HOUSE

SMALL USE AREAS FOR LOUNGE CHAIRS AND A GATHERING TERRACE ARE PROPOSED .

ALL EXISTING PLANTINGS WILL REMAIN WITH ADDITIONAL BUFFER PLANTS PROPOSED AS NECESSARY.

ADDITIONAL LOW VOLTAGE LED LIGHTING (DOWNLIGHT ONLY) ARE PROPOSED TO ADD TO THE EXISTING LIGHTING

A MINOR CHANGE TO THE EXISTING PAINTED WOOD STAIR CASE IN THE BACK OF THE HOUSE TO REORIENT THE
BOTTOM OF THE STAIRCASE TO ADDRESS THE CENTER OF THE YARD .

THERE ARE NO IMPACTS TO ANY NEIGHBORS. THE CLOSEST STRUCTURE TO THE PROPOSED POOL IS THE ADJACENT NEIGHBORS GARAGE

DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS

MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED

MINOR REVISIONS TO THE EXISTING RESIDENCE ARE PROPOSED – REFER TO ARCHITECTURAL PLANS

IMPERVIOUS SURFACES ARE REDUCED.

M I C H A E L B . Y A N D L E

L A N D S C A P E A R C H I T E C T U R E

13 Ross Common PO Box 1695 Ross, CA 94957-1695
TEL 415.464.0763 FAX 415.464.0765 mbYandle.com LICENSE 3136



CHAMBERS + CHAMBERS
ARCHITECTS

Re: 51 Shady Lane

Neighborhood Outreach

Town of Ross
Planning Department
31 Sir Francis Drake
Ross, CA 94957

Neighbors were contacted by the owner via email, explaining the project's scope of work and inviting them for a meeting to show the plans.

NEIGHBOR NAME	ADDRESS	DATE CONTACTED	CONCERNS
Terry Picket	61 Norwood	April 4	No concerns. It's supportive of the project.
Jeff & Leslie Bergholt	1 Southwood	April 4	Want to meet, targeting April 14 or 15
Wagner	2 Southwood	April 4	Didn't respond yet. Owner will reach out over the phone.

