



Staff Report

Date: July 13, 2017
To: Mayor Robbins and Council Members
From: Brett Bollinger, Contract Planner
Subject: Rafanelli and Goodenough Residence, File No. 2017-024

Recommendation

Town Council approval of Resolution 2016 conditionally approving a Demolition Permit, Design Review, and Variances to allow the demolition of an existing 2,889 square foot residence and new construction of a 4,619-square foot of a residence. Other project features would include landscape and hardscape improvements, such as a modified automobile court and re-orientation and new construction of a swimming pool. The project also proposes to covert and existing studio into a new Accessory Dwelling Unit and a Variance to an Accessory Dwelling Unit exception.

Project Information

Owner: Sarah Rafanelli and Wyeth Goodenough
Design Professional: Chris Skelton, Esq.
Location: 195 Lagunitas Road
A.P. Number: 073-222-02
Zoning: R-1:B-A (Single Family Residence, 1 Acre min. lot size)
General Plan: Very Low Density (.1-1 Units/Acre)
Flood Zone: Zone X (Outside 1-percent annual chance floodplain)

Project Data Summary

Lot Area	28,362 square feet	
Existing Floor Area/Ratio	3,419 sq. ft.	12%(15% FAR Permitted)
Proposed Floor Area/Ratio	5,149 sq. ft.	18.15%*
Existing Lot Coverage	2,558 sq. ft.	9%(15% FAR Permitted)
Proposed Lot Coverage	4,155 sq. ft.	14.65%
Existing Impervious Surfaces	10,254 sq. ft.	36.15%
Proposed Impervious Surfaces	7,736 sq. ft.	27.28%

The applicant is requesting a 500 square foot floor area (1.76% FAR) exception for the new construction of an accessory dwelling unit per Section 18.42.065(a) of the Ross Municipal Code. Without the new

accessory dwelling floor area exception, the FAR for the project would be 16.39%. The applicant is also seeking a Floor Area Variance for the remaining 395 square feet, or 1.39% FAR.

Project Description

The applicant is requesting a Demolition Permit, Design Review, and Variances to allow the demolition of an existing 2,889 square foot residence, new construction of a 4,619-square foot residence, and conversion of an existing studio into a new Accessory Dwelling Unit. Other project features would include landscape and hardscape improvements, such as a modified automobile court and re-orientation and new construction of a swimming pool. The project has been revised to incorporate recommendations made by the Advisory Design Review Group at the May 23, 2017 meetings.

Materials and Colors

The project materials for would include the use of a Class "A" metal standing seam metal roof, stone, stained horizontal and vertical wood siding, and metal railings.

Parking

The parking for the proposed residence would utilize the partially developed basement level. The proposed additional grading would allow for parking on the site to be tucked away underneath the proposed residence. The basement parking design would not contribute to additional bulk or massing on the subject lot. It would provide parking with internal access to the proposed residence and utilizes existing developed and disturbed areas of the property.

Landscaping

The proposed landscape plan would maintain and complement the existing mature landscaping. The proposed project would provide screening trees to maximize privacy and reduce the visual impacts created by shifting the home to the center of the lot. Bio-retention planters would be built into the landscape plan to aid in managing drainage on the subject site. The existing eastern side patio would be maintained in a smaller footprint to compensate for the relocated home and enhanced landscaping around the property perimeter. The patio terrace would wrap around the north side of the property to provide for indoor/outdoor connection to the northern portion (front) of the property

Floor Area

The applicant is proposing a 895 square feet deviation to exceed the maximum permitted floor area ratio. The applicant is proposing that 500 square feet is proposed to be offset with an Accessory Dwelling Unit Floor Area Exception. The applicant is also proposing a floor area Variance to accommodate the remaining 395 square feet of floor area.

Setbacks

Due to the narrow constraints of the site, the applicant is proposing a side yard setback Variance resulting in a 21.5 foot side yard setback for both the east and west property lines, where a 25 foot side yard setback is required.

Grading

The applicant is proposing slight grading and recontouring of the site to accommodate the project. For example, the proposed auto court located behind the residence would be lowered by 1'-6" to improve the circulation on the property. The grading would eliminate some of the stairs at the entrance to the proposed residence and would reduce the slope of the driveway helping to improve circulation on the subject site.

The proposed improvements require the following permits.

- **Demolition Permit required pursuant to Ross Municipal Code (RMC) Section 18.50.060** to allow the demolition of the existing 2,889 square foot residence.
- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** to allow the demolition of the existing residence, the proposed improvements would result in adding more than 200 square feet of floor area, and to allow a proposed 6-foot tall entry gate.
- **Accessory Dwelling Unit is required pursuant to Ross Municipal Code (RMC) Section 18.42.045** to allow an existing studio unit to be converted to an accessory dwelling unit.
- **Accessory Dwelling Unit Floor Area Exception is required pursuant to Ross Municipal Code (RMC) Section 18.42.065(a)** to allow a 500-square foot floor area credit for the Accessory Dwelling Unit.
- **Variance is required pursuant to Ross Municipal Code (RMC) Section 18.42.065(a)** to allow for the conversion of existing studio structure to a proposed accessory dwelling unit and that up to 500 square feet of the converted floor area be traded off to allow the proposed construction of the primary residence.
- **A Variance is required pursuant to Ross Municipal Code (RMC) Section 18.48** to allow the construction of the proposed primary residence within the east and west side yard setbacks.
- **A Variance is required pursuant to Ross Municipal Code (RMC) Section 18.48** to allow 395 square feet of additional floor area beyond the 15% permitted Floor Area Ratio.

Background

The project site was established as a part of lot Q of the Plats of Lots in San Anselmo Valley subdivision that was recorded with the County of Marin in 1886. Lot Q was further subdivided on a map that was recorded with the County of Marin in 1970, which shows the subject lot as it currently exists today. The project site consists of a north-south upward sloping lot. Access to the site is via Lagunitas Road.

Advisory Design Group Review

On May 23, 2017, the Advisory Design Review (ADR) Group conducted Design Review for the project. The majority of the ADR Group members supported the project as proposed and recommends Town Council approval, with the exception of one ADR Group member who thought the proposed picture window was too large. The ADR Group recommended to approve the project because the project would not be visible from any public vantage points, would not

impact neighbors, and would be consistent with the Design review criteria and standards of Section 18.41.100 of the Ross Municipal Code.

Key Issues

Design Review

The overall purpose of Design Review is to provide excellence in design consistent with the same quality of the existing development, to preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, to discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression, and to upgrade the appearance, quality and condition of existing improvements in conjunction with development or remodeling of a site. Accordingly, pursuant to Section 18.41.100 of the Ross Municipal Code, a series of Design Review criteria and standards have been developed to guide development.

Upon review of the project, and as supported by the ADR Group, staff suggests the project is consistent with the Design review criteria and standards as follows:

1. The proposed residence would be constructed generally within the same location as the existing residence.
2. The project would maintain a similar development pattern, including mass and scale, of development shared with the adjacent neighbors.
3. The project would maintain and enhance the bucolic appearance of the grounds and appearance to neighboring properties by constructing the proposed residence mostly within the same footprint of the existing residence.
4. The project is designed to be consistent with the Town's Design Review criteria and standards of Section 18.41.100 of the Ross Municipal Code relative to mass, bulk, neighborhood compatibility, high quality design, and materials. The project is designed with high quality, long lasting materials and colors, such as metal sloped roof material, stained wood shingle siding, a stone chimney, and metal railings that would blend into the site and further minimize the visual impacts of the project.
5. The project would maintain its previously approved driveway access and would provide enhanced circulation that would be consistent with the Town's Municipal Code and the Ross Valley Fire Department.
6. The project would not impact any creeks and drainage ways to ensure protection of any natural resource area of the riparian area because all on-site drainage would be designed on-site so that no net increase in runoff from the project site would occur beyond its existing conditions.
7. The project would not reduce the Town's housing stock. The conversion of the existing studio structure into an accessory dwelling unit would add to the Town's housing stock.

In summary and as supported above, staff suggests the project is consistent with the intent of the Town's Design Review criteria, standards, findings, and conditions of approval.

Floor Area Variance

As described in the project description the project would result in a 18.15% FAR where a 15% FAR is permitted within the R-1:B-A zoning district. The applicant is proposing that 500 square feet, or 1.76% FAR be allowed to be exempted per the Accessory Dwelling Unit regulations as described in the project description and that the Council consider granting a Variance for the remaining 395 square feet, or a 1.39% of floor area. The applicant's rationale in support of the floor area Variance is due to the narrow constraints of the lot and the substandard parcel size within a zoning district which requires a minimum one-acre lot size relative to the proposed architecture of the building. Specifically, the project architect has designed a relatively low profile residence in keeping with the mass and bulk of the surrounding residences. In order to accommodate the covered parking requirements of the zoning district, in addition being considerate of the mass and bulk related to the project architecture, the project architect has designed a subterranean unconditional space for use as parking and storage substantially below grade. Based on the Town's definition of floor area, the unconditioned space meets the definition as counting toward floor area. If the project did not include the subterranean garage towards floor area and the Council granted the 500 square foot floor area exception, the project would have a conforming FAR. Therefore, in summary, staff suggests the floor area Variance can be achieved based on the narrow constraints of the site relative to designing a residence that would be compatible with the neighborhood in terms of mass, bulk, and scale.

Setbacks Variance

The proposed residence dwelling would be constructed mostly in the same location as the existing residence. The proposed building footprint maintains the existing pattern of development shared with the adjacent neighbors. However, the applicant is requesting Variances to allow relief from the east and west side yard setbacks. Due to the special circumstance associated with the undersized and narrow lot configuration, and the expansion of the existing driveway to accommodate improved safety, the subject Variance finding can be achieved.

Accessory Dwelling Unit Regulations-Floor Area Exception

The purpose of the of the Accessory Dwelling Unit regulations is to establish a procedure for the development of proposed residential Accessory Dwelling Unit that will ensure safe and healthy living environments, and to encourage well-designed units in all residential neighborhoods as an important way to provide workforce and special needs housing. Other purposes of the Accessory Dwelling Unit regulations are to help achieve the goals and policies of the adopted Housing Element of the Town of Ross General Plan by encouraging a mix of housing types affordable to all economic segments of the community and to expand the availability of second units in the town.

Pursuant to Section 18.42.065(a), at its discretion, the Town Council may grant up to a 500 square foot floor area credit for a proposed Accessory Dwelling Unit.

In reviewing the applicant's request, staff suggest the proposed accessory dwelling unit can be supported and that the requisite findings can be achieved. Specifically, the conversion of the existing studio structure into an accessory dwelling unit is encouraged to meet the Town's Housing Element mandates. Additionally, the location of the accessory dwelling unit would not

create any adverse impacts to the neighboring property relative to light, air, and privacy because the accessory dwelling unit would convert the existing studio structure to the proposed accessory dwelling unit. Furthermore, the Town Council has previously granted floor area exception for accessory dwelling units (e.g., 3 El Camino Bueno and 43 Sir Francis Drake). Conditions of approval would be required for compliance with all other provisions of the regulations.

Rent Restricted Accessory Dwelling Unit Regulations-Variance to Floor Area Exception

As stated previously, a 500 square foot floor area exception may be granted for an Accessory Dwelling Unit if the proposed unit would be rented to a very low income household and that the “floor area exception shall only apply to the area of a new Accessory Dwelling Unit and shall not be granted to allow an addition to the primary residence or traded off for an addition to the primary residence in the future.” The applicant is requesting Town Council consideration to allow the conversion of an existing studio structure for the proposed accessory dwelling unit and allow the proposed accessory dwelling unit to receive the 500 square foot floor area exception. The resultant project would be designed with a 16.39% Floor Area Ratio for the primary residence (4,619 square feet) and the Accessory Dwelling Unit (530 square feet).

In order to approve a Variance, the Council is required to make three requisite findings. The findings relate to special circumstances, ensuring there would be no grant of special privilege, and that the granting of the Variance would not adversely impact the public health, safety, and welfare of properties within the neighborhood. Upon review of Variance request, staff is able to support the Variance due to the constraints of the parcel relative to its narrow configuration and the built conditions of the site. By utilizing the existing footprint of the studio structure, less disturbance to the site would be required. Additionally, by utilizing the existing footprint of the studio, the project would not result in any new increases to impervious surfaces. In fact, the project is designed with a new decrease in existing impervious surfaces as a result to modifying impervious surfaces to permeable surfaces. Lastly, if approved, the applicant would be required to place a 20-year rent restriction encumbrance to ensure the Accessory Dwelling Unit would remain in the Town’s affordable housing stock.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. Staff has not received comments as of the distribution of this report.

Environmental review

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section Class 3 – New construction or Conversion of Small Structures, because the project consists of the new construction of a single-family residential structure.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit, and associated impact fees, which are based the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no operating or funding impacts associated with the project as the project applicant would be required to pay the necessary fees for Town staff's review of future building permit plan check and inspection fees.

Attachments

1. Resolution 2015
2. Project plans
3. Project Narrative
4. Advisory Design Review Group Minute Excerpts dated May 23, 2017

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2016

A RESOLUTION OF THE TOWN OF ROSS APPROVING A DEMOLITION PERMIT, DESIGN REVIEW, A FLOOR AREA VARIANCE, A SETBACK VARIANCE AND AN ACCESSORY DWELLING UNIT TO ALLOW THE NEW CONSTRUCTION OF A RESIDENCE AND CONVERSION OF AN EXISTING STUDIO UNIT TO AN ACCESSORY DWELLING UNIT AT 195 LAGUNITAS ROAD, APN 073-222-02

WHEREAS, property owners Sarah Rafanelli and Wyeth Goodenough has submitted an application for Demolition permit, Design Review, a Floor Area Variance, a Setback Variance, and an Accessory Dwelling Unit to allow the demolition of an existing single family residence, new construction of a single-family residence, and conversion of an existing studio into a new Accessory Dwelling Unit at 195 Lagunitas Road (herein referred to as the “project”), Assessor’s Parcel Number 073-222-02; and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15301 – *additions to existing structures*, because it involves an addition to an existing studio unit and Guideline Section 15303 – *New Construction and Conversion of Small Structures*, because the project involves new construction of a new single-family residential structure where there is no potential for impacts. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources; and

WHEREAS, on July 13, 2017, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit “A” approving the Project described herein, subject to the Conditions of Approval attached as Exhibit “B” at 195 Lagunitas Road.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 13th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Elizabeth Robbins, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS TO APPROVE
195 LAGUNITAS ROAD
073-222-02

A. Findings

I. Demolition Permit Ross Municipal Code Section 18.50.060 - Approval of a Demolition Permit for removal of existing single family residence is based on the findings outlined in Ross Municipal Code Section 18.50.060 as described below:

a) The demolition would not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The project will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

II. In accordance with Ross Municipal Code Section 18.41.070, Design Review is approved based on the following findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

As supported in the July 13, 2017 staff report and as conditioned, the project would meet the purpose of the Design Review chapter through its design and landscaping. The project would be designed with a similar architectural style and materials of adjacent residences. The project would maintain the "small town" character of the Town because the project is designed to be incorporated within a similar footprint of the existing residence. As conditioned, the project would also minimize visibility with landscaping to soften the appearance of the residence. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater prior to issuance of any building permit to allow for the construction of the project.

b) The project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100.

As summarized in the July 13, 2017 staff report, the project would be consistent with the design review criteria and standards relative to architectural design, materials, colors, and landscaping. Additionally, the Town's Advisory Design Review Group reviewed the project on May 23, 2017 and provided a recommendation in support of the project. Lastly, the project would address health and safety through the issuance of a building permit to ensure

compliance with the building, public works, and fire code regulations.

c) The project is consistent with the Ross General Plan and zoning ordinance.

The scope of the project is consistent with the allowed structures and uses that may be permitted within the low density land use designation of the General Plan and the R-1:B-A zoning district.

III. In accordance with Ross Municipal Code Section 18.48.020, a Floor Area Variance is approved based on the following findings:

1. That there are special circumstances or conditions applicable to the land, building or use referred to in the application;

The new single-family dwelling would be constructed mostly in the same location as the existing residence. The new building footprint maintains the existing pattern of development shared with the adjacent neighbors. However, the applicant is requesting Variances to allow additional floor area beyond the 15% permitted Floor Area Ratio. The resultant project would be designed with a 16.39% Floor Area Ratio that would include the primary residence (4,619 square feet) and the Accessory Dwelling Unit (30 square feet) after the 500 square foot floor area exception is deducted from the total. The floor area exceeding the 15% allowed FAR is being limited to unconditional space for use as parking and storage substantially below grade with minimal head heights. The narrow nature of the lot requires a narrow home design. Substantial square footage is occupied by hallways, stairways, and other circulation features that are required to accommodate the site constraints. Floor area is a metric for evaluating bulk and mass. With the floor area exceeding the maximum allowed under the zoning ordinance located substantially below grade, it does not increase the perceived bulk or mass of the home. This is evidenced by the proposed finished floor being substantially similar to the existing finished floor for the main level. Thus, the subject Variance finding can be achieved.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights;

The granting of the project Variances would be consistent with other Variances that have been granted for similar projects in similar zoning districts within the Town.

3. That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The project would not adversely affect health and safety of nearby residents as the project would be constructed in compliance with the building code and fire codes.

IV. In accordance with Ross Municipal Code Section 18.48.020, a Setback Variance is approved based on the following findings:

- 1. That there are special circumstances or conditions applicable to the land, building or use referred to in the application;**

The new single-family dwelling would be constructed mostly in the same location as the existing residence. The new building footprint maintains the existing pattern of development shared with the adjacent neighbors. However, the applicant is requesting Variances to allow relief from the east and west side yard setbacks. Due to the special circumstance associated with the undersized and narrow lot configuration, and the expansion of the existing driveway to accommodate improved safety, the subject Variance finding can be achieved.

- 2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights;**

The granting of the project Variances would be consistent with other Variances that have been granted for similar projects in similar zoning districts within the Town.

- 3. That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

The project would not adversely affect health and safety of nearby residents as the project would be constructed in compliance with the building code and fire codes.

- V. In accordance with Ross Municipal Code Section 18.42.065(a), a Floor Area exception is approved based on the following findings:**

The Town Council may grant a floor area exception if the exception complies with the design review criteria and standards of Section 18.41.100 and the town council makes the following findings:

- 1. The exception will not create a significant adverse impact on any adjacent property, the surrounding neighborhood, or the general public good.**

The new residence would be constructed mostly within the existing residence footprint. Based on the existing location, configuration, and landscape requirements to ensure sufficient privacy and screening, the new residence would not have any adverse impact on any adjacent residence beyond its existing conditions.

- 2. The lot and the arrangement of existing and proposed physical improvements on the lot can accommodate the exception without adversely affecting the views, privacy, or access to light and air of neighboring properties.**

As described previously, due to the location, configuration, and landscape requirements to ensure sufficient privacy and screening, the new unit would not have any adverse impact on any adjacent residence affecting views, privacy, or access to light and air beyond its existing conditions.

- 3. Any modifications to site drainage shall be designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site.**

As required in Exhibit B, a standard condition of approval requires the submittal of a final drainage plan prior to issuance of a building permit to ensure the project would not result in a net increase of rate or volume of peak runoff from the site compared to pre-project conditions, unless waived by the Building Department. Furthermore, the project would not entail the installation of new mechanical pumps or equipment, thus ensuring the project would not result in audible noise off site.

- 4. The fire chief has confirmed that there is adequate water supply for firefighting purposes for the site, or that the project includes measures to provide adequate water.**

Prior to issuance of any building permit for the project, the Ross Valley Fire Department and the Marin Municipal Water District will review the project to ensure adequate water supply and fire suppression equipment.

EXHIBIT "B"
CONDITIONS OF APPROVAL
195 LAGUNITAS ROAD
073-222-02

1. This approval authorizes a Demolition Permit, Design Review, a Basement and Attics Exception, a Floor Area Variance, a Setback Variance, and an Accessory Dwelling Unit to allow for an addition and remodel to an existing single family residence and a new Accessory Dwelling Unit at 195 Lagunitas Road. The project would entail demolition of an existing 2,889 square foot single family residence, new construction of a 4,619-square foot single family residence and the conversion of an existing studio structure to an accessory dwelling unit.
2. The building permit shall substantially conform to the plans entitled, "Rafanelli Goodenough Residence" prepared by Moller Architecture, date stamped received June 12, 2017.
3. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
4. 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 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.
5. The project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD).
6. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent re-inspections.
7. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. 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. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, 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.

- b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. 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.
- d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (i.e., temporary seeding and mulching or straw matting).
- e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
- f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director.
- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the working hours as identified in the below condition 7.n.
- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion

control plan. The construction schedule shall detail how the project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).

- j. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the project and the construction management plan.
- k. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- l. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- m. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- n. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).
- o. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved. (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust

control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

- q. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- r. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- s. The project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.
- t. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- w. BEFORE FINAL INSPECTION, the Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
 - i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.
 - ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.

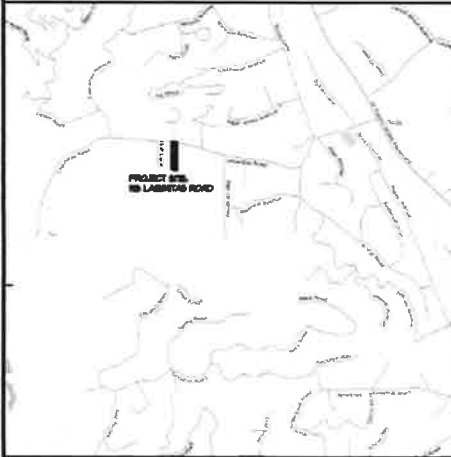
- iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.
8. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding (“action”) 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 alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorney fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

RAFANELLI GOODENOUGH RESIDENCE

195 LAGUNITAS ROAD · ROSS · CALIFORNIA
PLANNING APPLICATION SUBMITTAL · 06/12/17

VICINITY MAP



ROSS, CA



PROJECT INFORMATION

SITE INFORMATION

ZONE DISTRICT: R-1, R-4
PARCEL, SEE: 3240 SF
ACCESSORY PARCEL NO.: 979-23-01

BUILDING AREA & LOT COVERAGE

	ALLOWABLE BLDG AREA 2281 SF	ALLOWABLE LOT COVERAGE (%) 25.1%
(1) MAIN HOME	1283 SF	
(2) DETACHED BRND	383 SF	
(3) TOTAL FAN	1666 SF (73%)	
(4) LOT COVERAGE	1283 SF (58%)	
(5) MAIN HOME	448 SF	
(6) SECONDARY UNIT	1738 SF - 1666 SF CREDIT	
(7) TOTAL FAN	2186 SF (97%)	
(8) LOT COVERAGE	1283 SF (58%)	

== VARIANCE APPLICATION FOR EXCEPTION TO TOTAL FLOOR AREA

IMPERVIOUS & PERVIOUS LOT COVERAGE

(1) IMPERVIOUS	8254 SF. (34%) OF LOT
(2) PERVIOUS	14569 SF. (66%) OF LOT
(3) IMPERVIOUS	1736 SF. (75%) OF LOT
(4) PERVIOUS	5833 SF. (25%) OF LOT

GRADING CALCULATIONS

	ON 1/4 ACRES YARDS	ON 1/2 ACRES YARDS
(1) MAIN HOME	15	14
(2) SITE IMPROVEMENTS	375	375
NET CUT	360 CUBIC YARDS	

PROJECT DIRECTORY

CLIENT	Rich Belsanti & Lynn Goodenough 331 Lagunitas Road Ross, CA 94067	Phone: 415-288-9288
ARCHITECT	MOLLER ARCHITECTURE 330 Polaris 2400 Montgomery Street San Francisco, CA 94133	Office: 415-398-7369 moller@mollerarchitecture.com
LANDSCAPE ARCHITECT	EVANS LANDSCAPE ARCHITECTURE 330 Polaris 2770 Divisadero Drive San Francisco, CA 94118	Office: 415-398-0780 evans@evanslandscape.com
LAND SURVEY	LEONARD DOYLE LAND SURVEYOR Landscape Design 380 Adams Lane 198 Valley, CA 94588	Office: 415-358-8888
GEOTECHNICAL ENGINEER	HARRY DIMENSTEIN, INC. 3600 Park Road 397 Tiburon Boulevard 198 Valley, CA 94588	Office: 415-439-8222 hdimenst@earthlink.net
CIVIL ENGINEER	LTD ENGINEERS, INC. Blair Davis 3900 Redwood Drive, Suite 20 San Rafael, CA 94903	Office: 415-445-1102 glb@ltd-engineers.com

ARCHITECTURAL SYMBOLS

	BUILDING ELEVATION NUMBER SHEET NUMBER		FLOOR ELEVATION OR DIMENSION POINT
	BUILDING SECTION NUMBER SHEET NUMBER		REVISION
	DETAIL NUMBER SHEET NUMBER		LIGHT FIXTURE ROUGH-IN REFERENCE ROOM NAME ROOM NUMBER
	INTERIOR ELEVATION NUMBERS SHEET NUMBER		DOOR MARK
			WINDOW OR LOUVER MARK
			REFERENCE NOTE

SHEET INDEX

- A01 COVER SHEET
- B001 SITE
- C-1 TOPOGRAPHIC SURVEY
- LANDSCAPE
- L-1 LANDSCAPE CONCEPT PLAN
- CDS
- C-1 COVER SHEET
- C-2 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C-3 DETAILS
- ARCHITECTURAL
- A02 EXISTING SITE & DEMO PLAN
- A1 PROPOSED SITE PLAN
- A3 PROPOSED SITE SECTIONS & ELEVATIONS
- A5 EXISTING & NEW SITE IMPROVEMENTS & PERVIOUS AREA CALCULATIONS
- A09 PROPOSED MAIN HOME FLOOR PLANS
- A11 PROPOSED MAIN HOME FLOOR PLANS
- A22 EXISTING & PROPOSED SECONDARY UNIT PLANS
- A23 BROW PILE PLAN
- A06 PROPOSED MAIN HOME BUILDING SECTIONS
- A11 PROPOSED MAIN HOME EXTERIOR ELEVATIONS
- A31 PROPOSED SECONDARY UNIT EXTERIOR ELEVATIONS

RAFANELLI GOODENOUGH
195 LAGUNITAS ROAD
ROSS, CALIFORNIA
APN 979-23-01

Sheet	Checked By	Project No.
A01		
B001		
C-1		
C-2		
C-3		
L-1		
A02		
A06		
A11		
A22		
A23		
A31		

COVER SHEET

A0.1

06/12/17



A.P. 073-211-04

A.P. 073-222-01

A.P. 073-211-05

A.P. 073-211-08

A.P. 073-222-03

LAGUNITAS ROAD



- NOTES**
1. ONLY SIGNIFICANT TREES SHOWN
 2. LOT MAY BE SUBJECT TO EASEMENTS NOT SHOWN
 3. DATUM IS PER MARSHAP '05 DATA
 4. BASIS OF BEARING AND BOUNDARY PER 10 C.S. 28

- LEGEND**
- TREE (AS INDICATED)
 - REDWOOD TREE
 - TOP OF HILL ELEVATION
 - ▨ CONCRETE
 - GRADE BREAK
 - WIRE FENCE
 - WOOD FENCE
 - WOOD & WIRE FENCE
 - EDGE OF PAVEMENT
 - △ SURVEY CONTROL POINT
 - JOINT POLE
 - ▨ CONCRETE WALL
 - ▨ ROCK WALL
 - ▨ BRICK
 - ROCK BORDER
 - ELECTRIC / GAS METER
 - OVERHEAD LINES
 - AREA DRAIN
 - CATCH BASIN
 - CLEAROUT
 - BACKFLOW PREVENTION VALVE

LAWRENCE DOYLE
 LAND SURVEYOR
 CIVIL ENGINEER
 108 HILLEN LANE
 MILL VALLEY, CA 94541
 415 938-8888 F 415 938-8472

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 THIS DRAWING IS THE PROPERTY OF LAWRENCE P. DOYLE LAND SURVEYOR CIVIL ENGINEER AND MAY NOT BE REPLICATED OR USED WITH-OUT PERMISSION

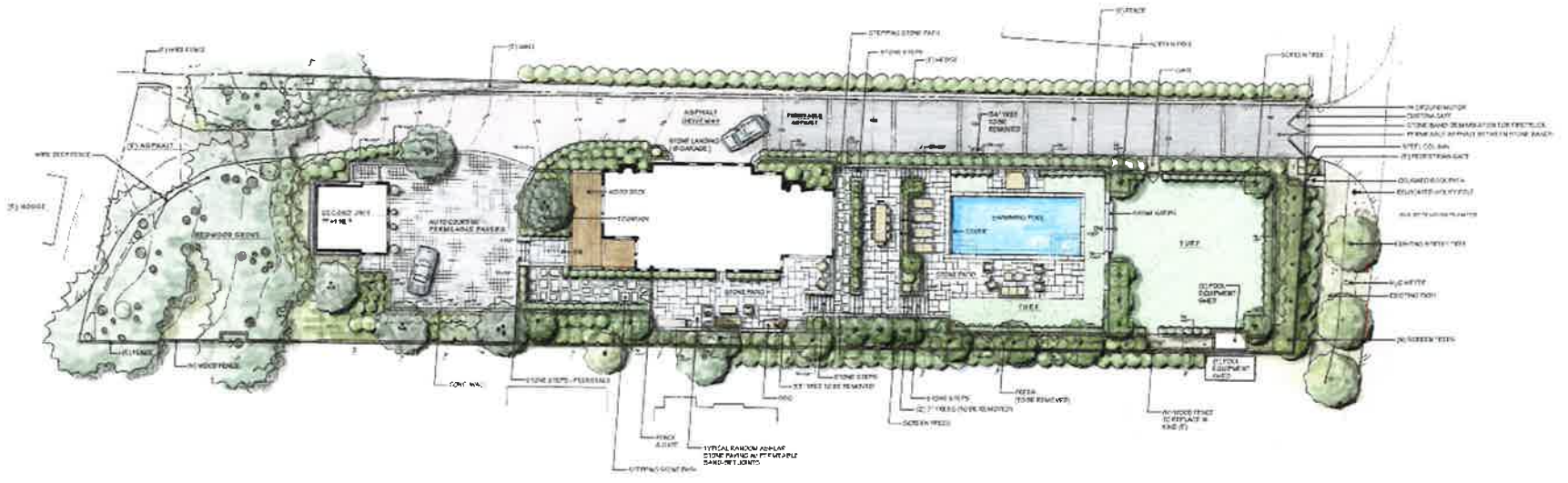
195 LAGUNITAS ROAD
 ROSS, CALIFORNIA
 A.P. 073-222-02

TOPOGRAPHIC SURVEY

DRAWN BY: JWR

DATE: 03/13/10
 SCALE: 1"=20'

C-1
 SHEET 2 OF 1

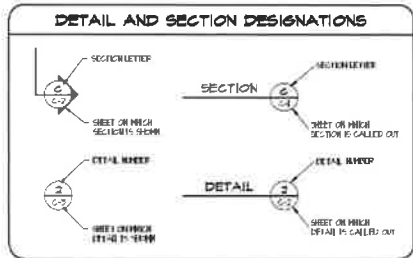


Rafanelli Residence
 195 Lagunitas Ross, CA.
 Date: 6/9/2017 Scale: 1/16" = 1' - 0"
LANDSCAPE CONCEPT PLAN
SHEET L1



27 Starbuck • Morro Beach, CA 94965
 (415) 380-0755
 imprints@earthlink.net
 www.imprintslandscape.com

LEGEND		
EX	INT	CONC
	PROPERTY LINE	CONC RETAINING WALL
	LANDMINT LINE	SUBDRAIN (PERFORATED PIPE)
	EX HIDDEN RET WALL	STORM DRAIN PIPE
	DRAINAGE PIPING (30" SHALE)	UTICULAR OVERHEAD LIN
	MISJUDGED SOIL	ELECTRICAL UNDERGROUND
	COMPACTED HILL MATERIAL	COMMUNICATION OVERHEAD LINE
	GEOTEXTILE	COMMUNICATION UNDERGROUND
	EROSION CONTROL BLANKET	JOINT TRENCH
	TURF REINFORCING MAT	SANITARY SINK
	STRAIN HANDLE	WATER LINE
	RUNOFF FLOW DIRECTION	GAS LINE
	SHADE FLOW DIRECTION	EDGE OF ROAD
	STORMWATER LEVEL SPREADER	1 X FENCE
	BUBBLE-UP DRAINAGE EMITTER	NEW MIRE PERKE
	POP UP DRAINAGE EMITTER	NEW HOOD PERKE
	SUBDRAIN OR STORMWATER CUTOFF	EXISTING SHAFT ELEVATION CONTROL
	SUBDRAIN GUTTER	FINISHED GRADE ELEVATION
	HIDDEN FOUNDATION OR RETAINING WALL	REMOVE EX TREE
	TREE PROTECTION FENCING	



UTILITY CONNECTION NOTES:

- THE PROPOSED ALIGNMENT FOR UTILITY SERVICE CONNECTIONS HAS NOT BEEN APPROVED BY SERVICE PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY SERVICE PROVIDERS TO DETERMINE UTILITY ROUTES AND REQUIRED SERVICE UPGRADE DETAILS. REVIEW ALL PROPOSED UTILITY ROUTES AND UPGRADE DETAILS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:
WATER: MARIN MUNICIPAL WATER DISTRICT,
SEWER: ROSS VALLEY SANITARY DISTRICT NO.1,
ELECTRIC: PACIFIC PACIFIC GAS AND ELECTRIC (PG&E),
GAS: PACIFIC GAS AND ELECTRIC (PG&E),
TELEPHONE: AT&T,
CABLE: COMCAST
- INSTALL NEW WATER SERVICE PIPE BETWEEN THE EXISTING WATER METER AND THE HOUSE. SIZE THE WATER SERVICE PIPE FOR THE REQUIRED FIRE SPRINKLER FLOW RATE. REPLACE THE WATER METER IF IT HAS INADEQUATE CAPACITY FOR THE MAXIMUM FIRE SPRINKLER FLOW RATE.
- CONDUCT A VIDEO INSPECTION OF THE EXISTING SEWER LATERAL. REPAIR OR REPLACE THE LATERAL IF THE INSPECTION RESULTS SHOW THAT THE PIPE IS NOT IN SATISFACTORY CONDITION OR IF THE LATERAL DOES NOT COMPLY WITH CURRENT ROSS VALLEY SANITARY DISTRICT (RVS) STANDARDS.

INDEX OF DRAWINGS

DRAWING NO.	DESCRIPTION
G-1	COVER SHEET
G-2	CONCEPTUAL GRADING AND DRAINAGE PLAN DETAILS
G-3	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGA	AMERICAN WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
ASTM	AM SOCIETY OF TESTING MATERIALS
BM	BENCH MARK
CHP	CONCRETE DRAIN TILE
CL	CLEARANCE
COM	COMMUNICATION
COMOH	COMMUNICATION OVERHEAD
COMUG	COMMUNICATION UNDERGROUND
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAINAGE INLET
DIA	DIAMETER
E	ELECTRICAL
E/OH	ELECTRICAL OVERHEAD
ENG	ELECTRICAL UNDERGROUND
EG	EXISTING GRADE
EL	ELEVATION
EX	EXISTING
FP	FLOOR FINISH
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE ELEVATION
FLT	FLIGHT OF STAIRS
N	NATURAL GAS
G	GAS VALVE
GA	GAS VALVE
GM	GAS METER
GFH	GALLONS PER MINUTE
H	HEIGHT OF EXPOSED WALL FACE
HB	HOSE BIB
HDFE	HIGH DENSITY POLYETHYLENE PIPE
HP	HEAD POINT
IN	INVERT ELEVATION
JP	JOINT UTILITY POLE
JT	JOINT UTILITY TRENCH
LF	LOWER LEVEL FINISHED FLOOR ELEV
LP	LOWER POINT FINISHED FLOOR ELEV
MAX	MAXIMUM
MH	MANHOLE
MIR	MINIMUM
MFLF	MAIN LEVEL FINISHED FLOOR ELEV
MHPD	MARIN MUNICIPAL WATER DISTRICT OVERHEAD
OR	OR
PE	PACIFIC GAS AND ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RH	RIGHT OF WAY
R	ROOF LADDER
RH	RIGHT OF WAY
S	SLOPE
SGH	SCHEDULE
SH	SHIMLAR
SHH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSH	SANITARY SEWER MANHOLE
SDR	STANDARD DEVIATION RATIO
TC	TOP OF CURB ELEVATION
TM	TOP OF MALL ELEVATION
TYP	TYPICAL
UCS	UNIFORM CONSTRUCTION STANDARDS MARIN COUNTY
UFF	UPPER LEVEL FINISHED FLOOR ELEV
VB	VALVE BOX
V	VALVE
VM	WATER METER
VV	WATER VALVE

GREEN BUILDING STANDARDS

- THE GRADING AND DRAINAGE PLAN SHOWN ON THE DRAWINGS COMPLIES WITH CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.3 REQUIRING MANAGEMENT OF SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER DRAINAGE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN RUNOFF ON THE SITE AS REQUIRED BY CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.2.

EROSION CONTROL PLAN

AN APPROVED EROSION CONTROL PLAN IS REQUIRED FOR ALL PROJECTS INVOLVING EXCAVATION, DRILLING, OTHER EARTHWORK OR EXPOSED BARE SOIL. THE PLAN MUST BE SUBMITTED TO THE TOWN ENGINEER AND APPROVED PRIOR TO STARTING WORK. IMPLEMENT EROSION CONTROL MEASURES YEAR ROUND AS APPROPRIATE. REGULARLY MONITOR EROSION CONTROL MEASURES AND PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN. A SIGNED COPY OF THE EROSION CONTROL PLAN MUST BE POSTED AT THE WORK SITE.

DRAINAGE CONSTRUCTION REVIEW

THE CONTRACTOR SHALL CONTACT THE ENGINEER AND REQUEST REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING AT LEAST 2 DAYS BEFORE PLACING BACKFILL MATERIAL.

RETAINING WALL AND FOUNDATION ELEVATIONS

BUILDING FOOTING, GRADE BEAM AND FOUNDATION WALL ELEVATIONS ARE SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. RETAINING WALL ELEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURVEYED SITE TOPOGRAPHY. CONTACT THE ENGINEER IF ACTUAL SITE ELEVATIONS DIFFER FROM THE TOPOGRAPHY SHOWN ON THE GRADING PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FOUNDATION AND RETAINING WALL ELEVATIONS WITH THE GRADING PLAN, ARCHITECTURAL PLANS, STRUCTURAL PLANS AND LANDSCAPE PLANS. CONTACT THE ENGINEER AND ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN WALL ELEVATIONS, FOUNDATION ELEVATIONS OR THE SITE TOPOGRAPHY.

GENERAL NOTES:

- SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY LAWRENCE DOTY LAND SURVEYOR/CIVIL ENGINEER 100 HELENS LANE VALLEY, CA 94991. HAS 200 2005 DATED CYCLES DATA IS PER MARINMAP 915 DATA BASIS OF BEARING AND BOUNDARY PER TO 0.5 26.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST 10 WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (CALL 800-221-2600). ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY REPAIRED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER. AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.

STORMWATER PLAN SUMMARY

	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	10,294 SF	7,736 SF
SEMI PERVIOUS SURFACES	0 SF	5,822 SF
LANDSCAPE IMPERVIOUS	10,294 SF	14,558 SF
TOTAL LOT AREA	20,262 SF	26,362 SF

NOTES:

- IMPERVIOUS SURFACES INCLUDE ROOF, DRIVEWAY, WALKWAYS, PATIOS AND POOL. FOR DRAINAGE PURPOSES. IMPERVIOUS AREA INCLUDES ROOF GABLE OVERHANG AREA.
- SEMI PERVIOUS SURFACES INCLUDE PORTIONS OF PATIOS AND DRIVEWAY.

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www.ltd-engineering.com

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RESIDENCE
RAFAELLI-GOODENOUGH
APR 07 23 22 02
155 LAGUNITAS ROAD
ROSS, CALIFORNIA 94957

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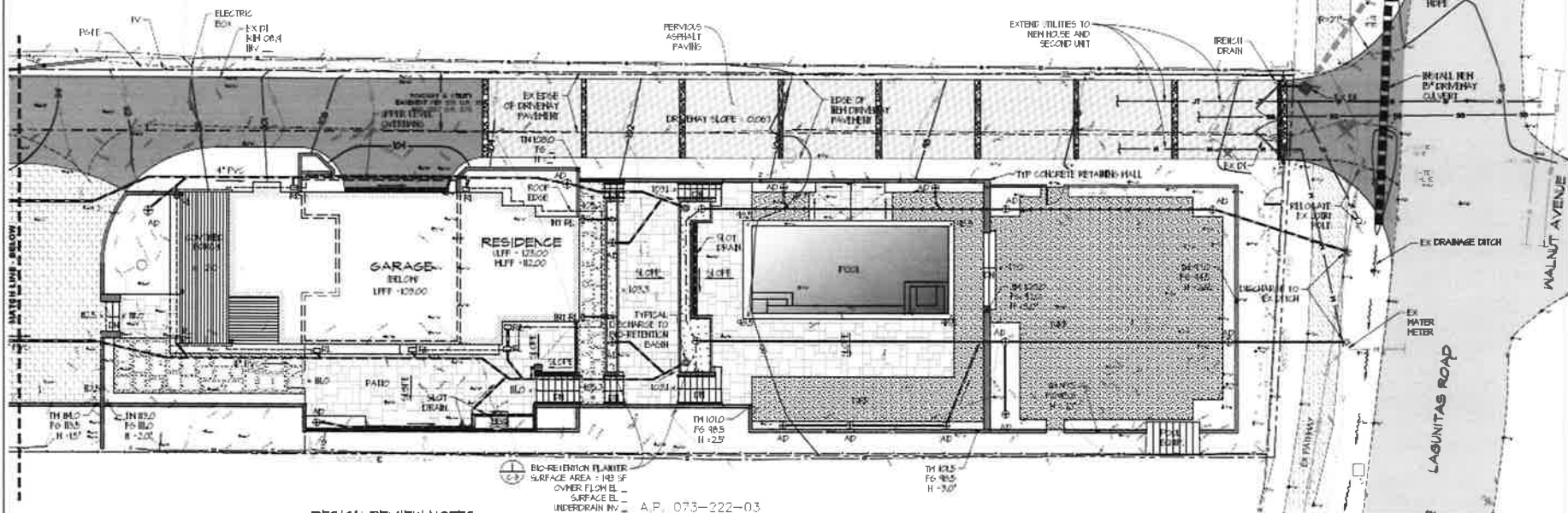
COVER SHEET

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1 of 3

C-1

A.P. 073-222-01



DESIGN REVIEW NOTES

A.P. 073-222-03

STORMWATER DRAINAGE PLAN

1. THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE TOWN REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY.
2. THE EXISTING DEVELOPMENT ON THE SITE TOTALS 10,254 SQUARE FEET (50 FT OF IMPERVIOUS AREA, THIS INCLUDES ROOF AREA, IMPERVIOUS PATIOS, IMPERVIOUS WALKWAYS AND THE DRIVEWAY, THE TOTAL LOT AREA IS 25,300 SQ FT). THE EXISTING IMPERVIOUS AREA AMOUNTS TO 26 PERCENT OF THE TOTAL LOT AREA.
3. THE PROPOSED DEVELOPMENT PLAN REDUCES THE IMPERVIOUS AREA BY 2,510 SQ FT (AVING A TOTAL OF 7,744 SQ FT OF IMPERVIOUS AREA, THE PROPOSED TOTAL IMPERVIOUS AREA AMOUNTS TO 26 PERCENT OF THE TOTAL LOT AREA).
4. THE PROPOSED DEVELOPMENT PLAN MINIMIZES THE USE OF IMPERVIOUS HARDSCAPE. PERVIOUS PAVING WILL BE USED FOR THE SECOND UNIT PARKING AND DRIVEWAY AREA AND SCENE PATIOS.
5. RUNOFF FROM 416' SQ FT OF THE PROPOSED NEW IMPERVIOUS AREA WILL BE COLLECTED IN A PAVED DRAINAGE SYSTEM AND DIRECTED TO AN ON-SITE BIO-RETENTION BASIN. RUNOFF FROM THE REMAINING 826 SQ FT OF IMPERVIOUS AREA (PREVIOUSLY THE DRIVEWAY) WILL BE DIRECTED TO THE EXISTING DRAINAGE DITCH ALONG THE SOUTH SIDE OF LASUNITAS ROAD OR TO LANDSCAPE AREAS.
6. AREA DRAINS IN LANDSCAPE AND HARDSCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PROBLEMS THAT COULD DAMAGE THE HOUSE. RUNOFF FROM MOST OF THE HARDSCAPE AREAS WILL BE ALLOWED TO SHEET FLOW TOWARD LANDSCAPED AREAS WHERE IT CAN INFILTRATE OR SLOWLY RUNOFF TOWARD THE STREET DRAINAGE SYSTEM.
7. THE BIO-RETENTION BASINS ARE DESIGNED TO CAPTURE THE 10-YEAR STORM AND INFILTRATE IT INTO THE GROUND IN ACCORDANCE WITH MUDFLOW GUIDELINES. THE SURFACE AREA OF THE BASINS AND DETAILS OF CONSTRUCTION COMPLY WITH MUDFLOW GUIDELINES.
8. A FOUNDATION DRAINAGE AND RETAINING WALL BACK DRAINAGE SYSTEM WILL BE CONSTRUCTED USING PERFORATED PVC PIPE. THE SYSTEM WILL OUTLET TO THE GROUND SURFACE AT A SUITABLE LOCATION. PERMANENT EROSION CONTROL WILL BE INSTALLED AT THE OUTLET LOCATION.

EXCAVATION & GRADING PLAN

1. SITE GRADING WILL BE COMPLETED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE APPROVED SITE GRADING PLAN.
2. EXCESS EXCAVATED MATERIAL WILL BE LOCALLY DISPOSED OF AT AN OFF-SITE LOCATION TO BE DETERMINED BY THE CONSTRUCTION CONTRACTOR.

EROSION CONTROL

1. EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAIN MATS WILL BE PLACED

AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL STOCKPILES WILL BE COVERED WITH PLASTIC TARPES TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL IN ANNET AND STRAIN MATS.

STORMWATER POLLUTION PREVENTION

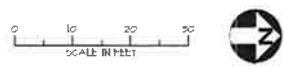
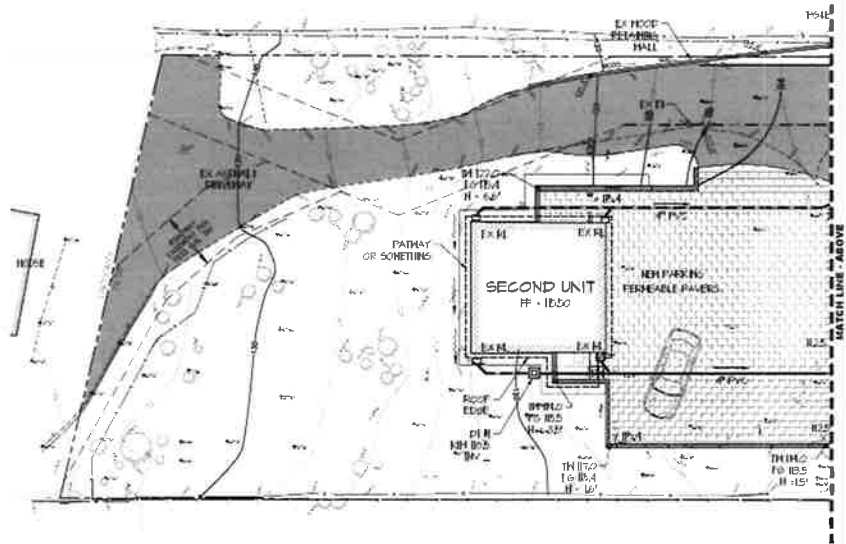
1. SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAINING OUTLINE CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES.

UTILITY PLAN

1. WATER: THE EXISTING WATER METER WILL BE REPLACED WITH AN APPROPRIATELY SIZED METER FOR THE NEW HOUSE. THE EXISTING PIPE FROM THE METER TO THE HOUSE WILL BE ABANDONED AND A NEW PIPE INSTALLED FOLLOWING THE ALIGNMENT SHOWN ON DRAWING C-2. ALL WATER SYSTEM IMPROVEMENTS WILL BE COMPLETED IN CONFORMANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.
2. ELECTRIC POWER: THE EXISTING OVERHEAD ELECTRIC SERVICE WILL BE RELOCATED UNDERGROUND AS SHOWN ON DRAWING C-2. ALL ELECTRIC POWER SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
3. COMMUNICATION: THE EXISTING OVERHEAD PHONE AND CABLE TV SERVICE WILL BE RELOCATED UNDERGROUND AS SHOWN ON DRAWING C-2. ALL COMMUNICATION SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH ATT AND COMCAST. THE WORK WILL BE COMPLETED IN CONFORMANCE WITH THEIR STANDARDS.
4. NATURAL GAS: THE EXISTING GAS METER AND SERVICE LINE WILL BE RELOCATED AS SHOWN ON DRAWING C-2. ALL GAS SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
5. SANITARY SEWER: THE EXISTING SINKER LATERAL WILL BE REPLACED WITH A NEW LATERAL AND BACKFLOW PREVENTION DEVICE. CONFORMING TO REGIONAL VALLEY SANITARY DISTRICT STANDARDS AS SHOWN ON DRAWING C-2.

RETAINING WALL CONSTRUCTION NOTES

1. ALL RETAINING WALLS WILL BE REINFORCED CONCRETE CONSTRUCTION SUPPORTED BY VERTICAL POSTINGS OR DRILLED PIERS AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.



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RAFAELLI-GOODENOUGH
RESIDENCE
A.P. 073-222-03
155 LASUNITAS ROAD
ROSS, CALIFORNIA 94957

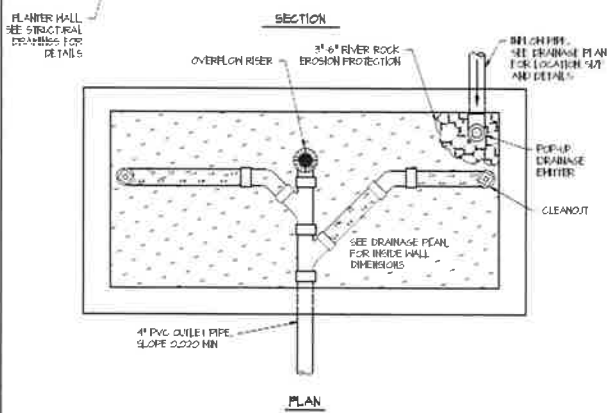
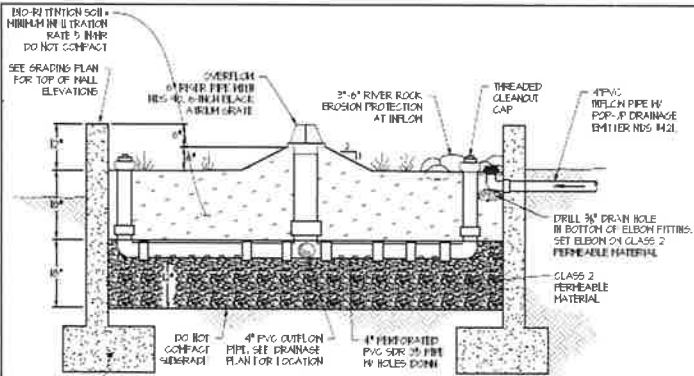
REVISION	
NO.	DESCRIPTION

DESIGNED BY:	C. SHERIDAN
DRAWN BY:	E. BALESTRI
APPROVED BY:	
SCALE:	P. 1/8"=1'-0"
DATE:	08/01/2017
APP. NO.:	000000

CONCEPTUAL GRADING AND DRAINAGE PLAN

REVISION:	0
SHEET NO.:	2 of 3
SCALE:	C-2

C:\Users\ltd\OneDrive\Documents\Projects\073-222-03\073-222-03.dwg



BIO-RETENTION BASIN DETAIL
NO SCALE

BIO-RETENTION BASIN NO. 1 SIZING

LTD Engineering, Inc.

Calculation method based on:
Marin County Stormwater Quality Manual
(Version 6, February 2008)

G. Dearth
June 12, 2017

PROJECT: Rafanelli Residence, Ross, CA

Area Name	Area (sq ft)	Surface Type	Runoff Factor	Area x Runoff Factor (sq ft)
House roof	2,775	Impervious	1.0	2,775
Second Unit roof	789	Impervious	1.0	789
Patio	903	Impervious	1.0	903
Patio	537	Pervious concrete pavers	0.5	269
				0
				0
TOTAL	5,004			4,736

Minimum Required Bio-retention Basin Area (sq ft)	189
--	------------

Runoff Factors

Roofs and paving	1.0
Landscape areas	0.1
Bricks or concrete pavers on sand base	0.5
Pervious concrete or asphalt	0.0
Turfblock or gravel (min 6" thickness)	0.0
Artificial turf	0.0
Bio-retention Basin Sizing Factor	0.04

LTD Engineering, Inc.
1850 Huntington Drive, Suite 315
San Rafael, CA 94903
Tel: 415-466-7982 Fax: 415-466-7979
www.ltd-engineering.com



ISSUED FOR REVIEW FOR CONSTRUCTION

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RAFANELLI-GOODENOUGH RESIDENCE
 APR 07/23-22-02
 155 LACUNITAS ROAD
 ROSS, CALIFORNIA 94957

NO.	DATE	DESCRIPTION
△		ISSUED FOR REVIEW
△		
△		
△		
△		

DESIGNED BY: G. DEARTH
 CHECKED BY: E. DEARTH
 APPROVED BY:
 SCALE: AS SHOWN
 SHEET NO.: 3 OF 3
 PROJECT NO.:

DETAILS

REVISION	0
SHEET NO.	3 of 3
DATE	C-3

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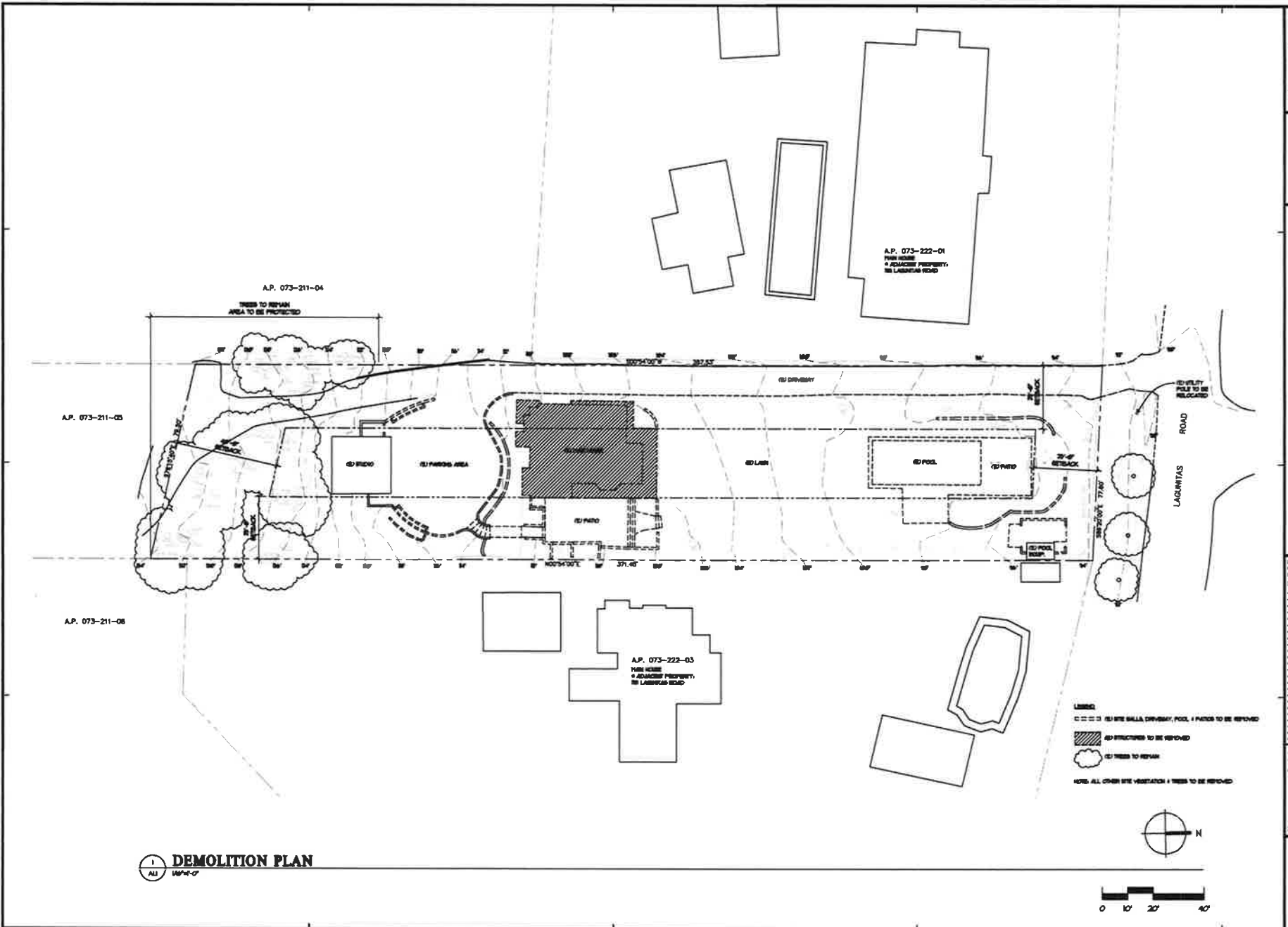
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Checked By	MM
Date	06/12/17
Scale	AS SHOWN
Project No.	158 LAGUNITAS ROAD
Client	RAFANELLI GOODENOUGH
Site No.	073-222-01
Sheet No.	1

EXISTING SITE & DEMO PLAN

MM/CP

A1.0

06/12/17



DEMOLITION PLAN
A1.0

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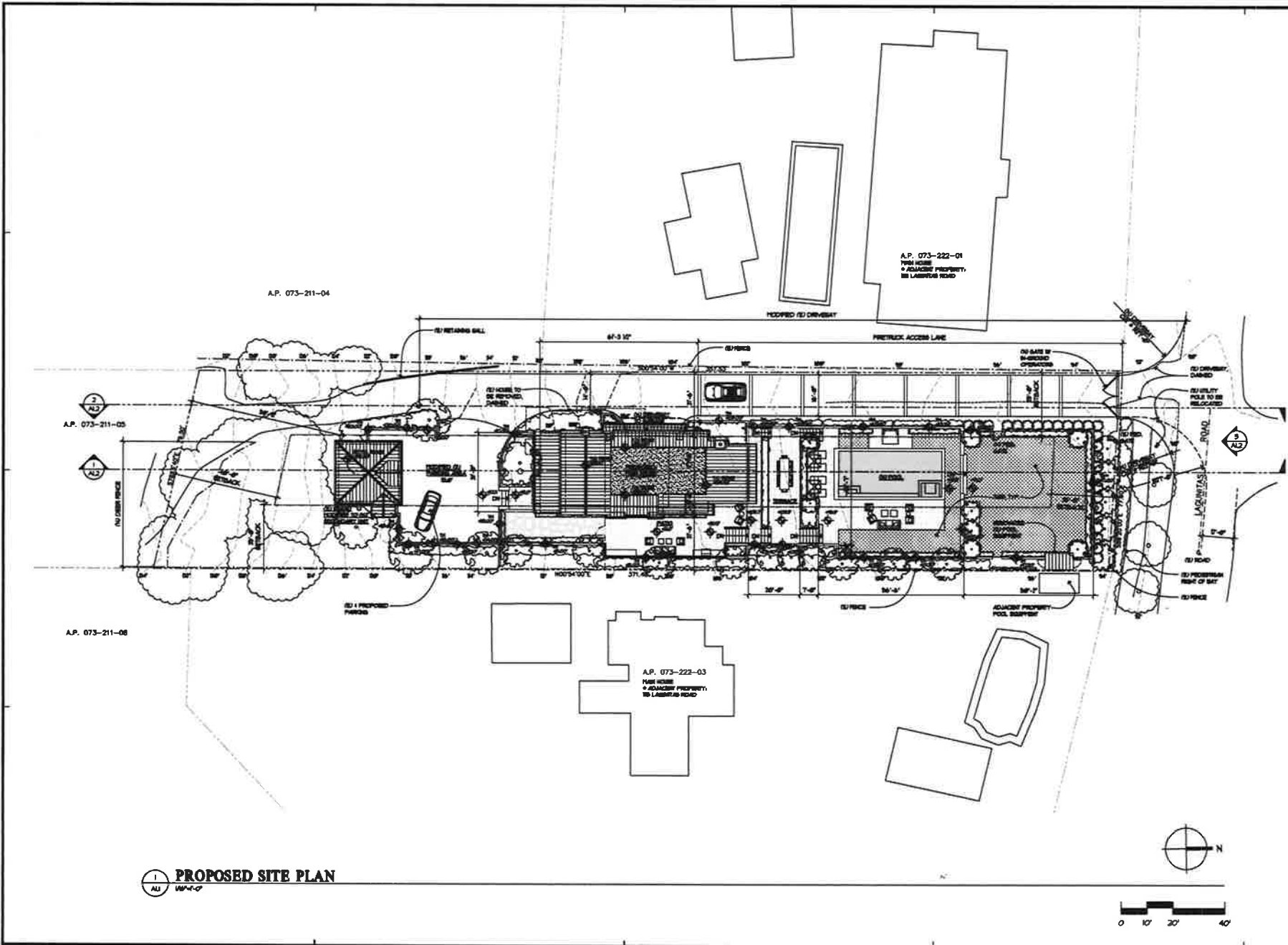
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Design	By	
Date:	Scale:	
06/12/17	AS-BUILT	

PROPOSED SITE PLAN

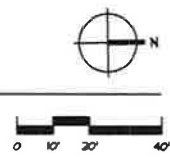
MP-07

Al.1

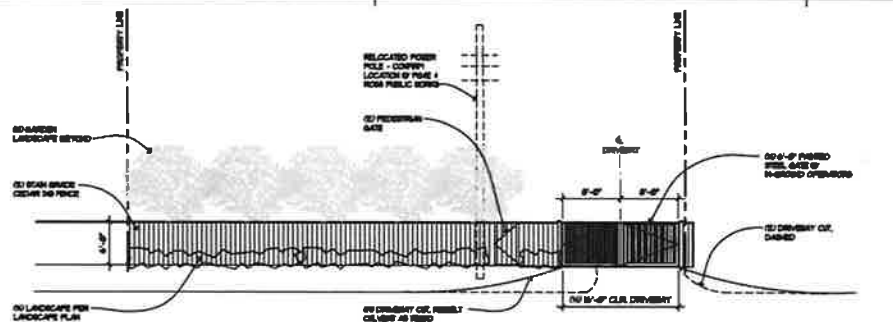
06/12/17



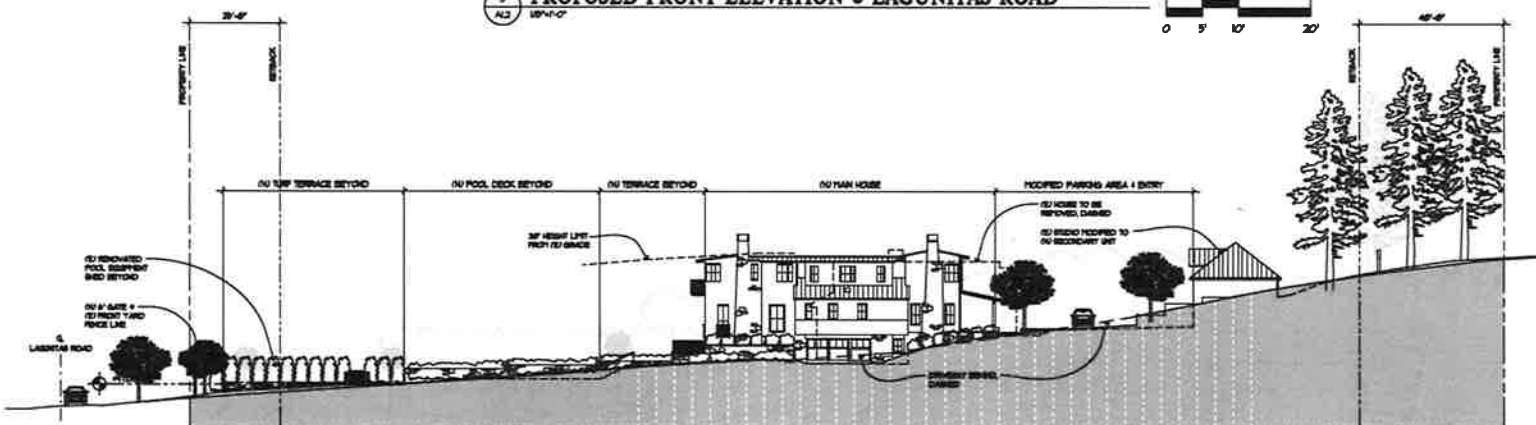
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MP-07



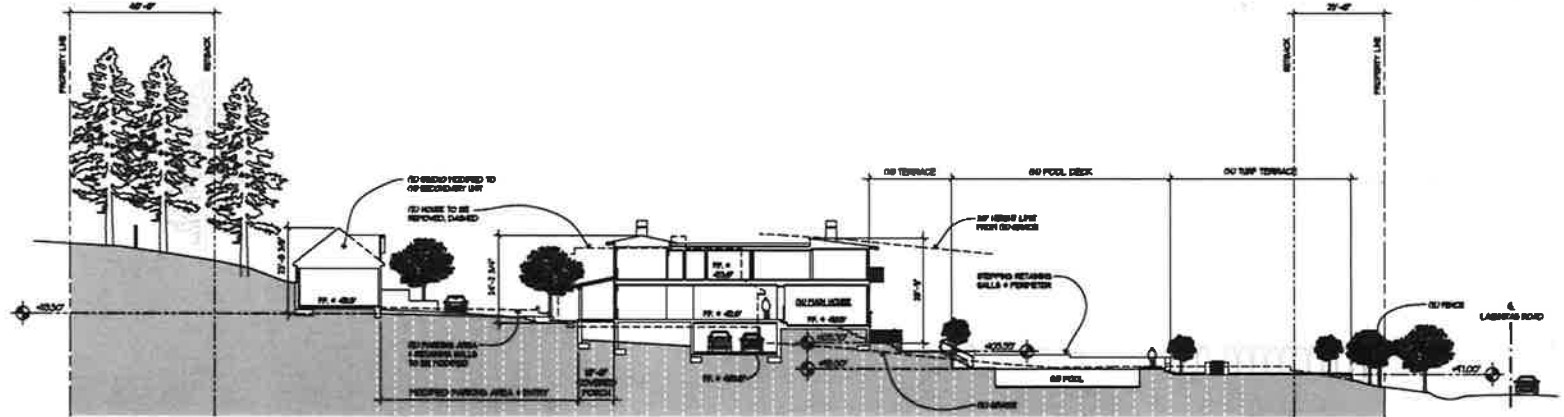
DATE PLOTTED: 06/12/17 10:00 AM



2 PROPOSED FRONT ELEVATION • LAGUNITAS ROAD
AL2 1/8\"/>



2 PROPOSED SITE SECTION • DRIVEWAY
AL2 1/8\"/>



1 PROPOSED SITE SECTION • MAIN HOUSE
AL2 1/8\"/>

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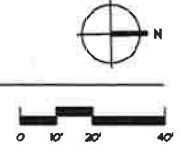
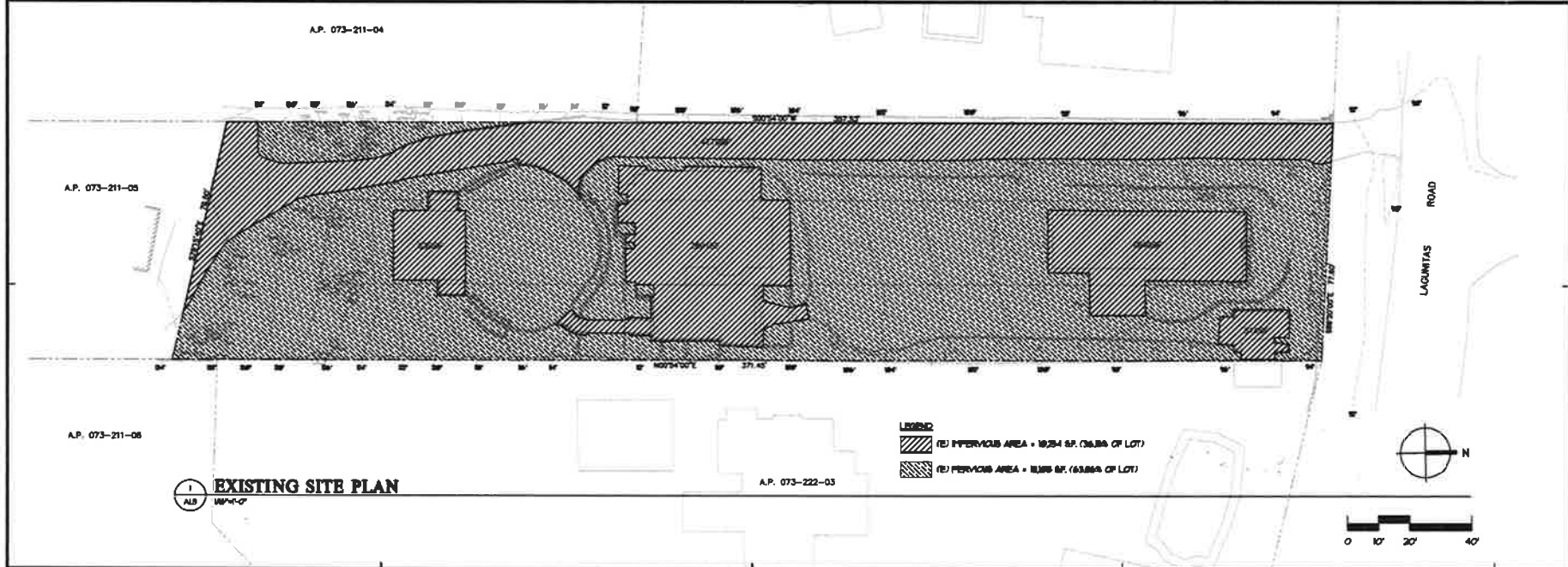
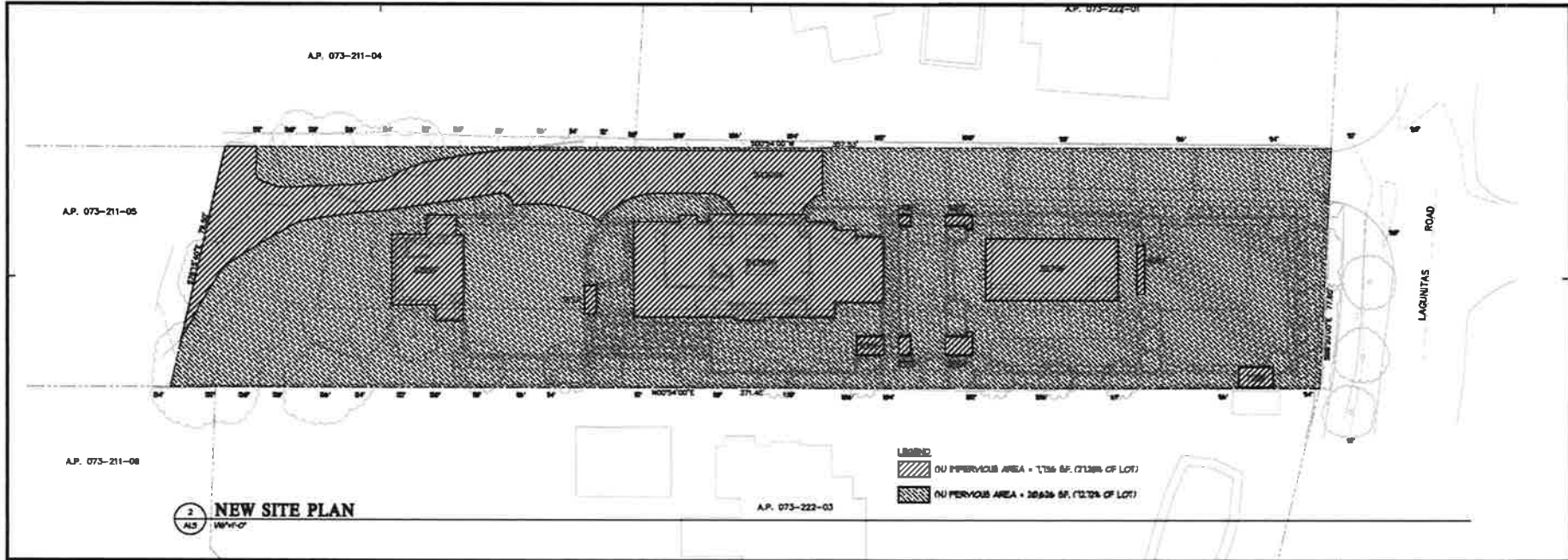
DATE	DESCRIPTION
06/12/17	EXISTING & NEW SITE IMPERVIOUS & PERVIOUS AREA CALCULATIONS

**EXISTING & NEW
SITE IMPERVIOUS
& PERVIOUS AREA
CALCULATIONS**

MPH

A13

06/12/17



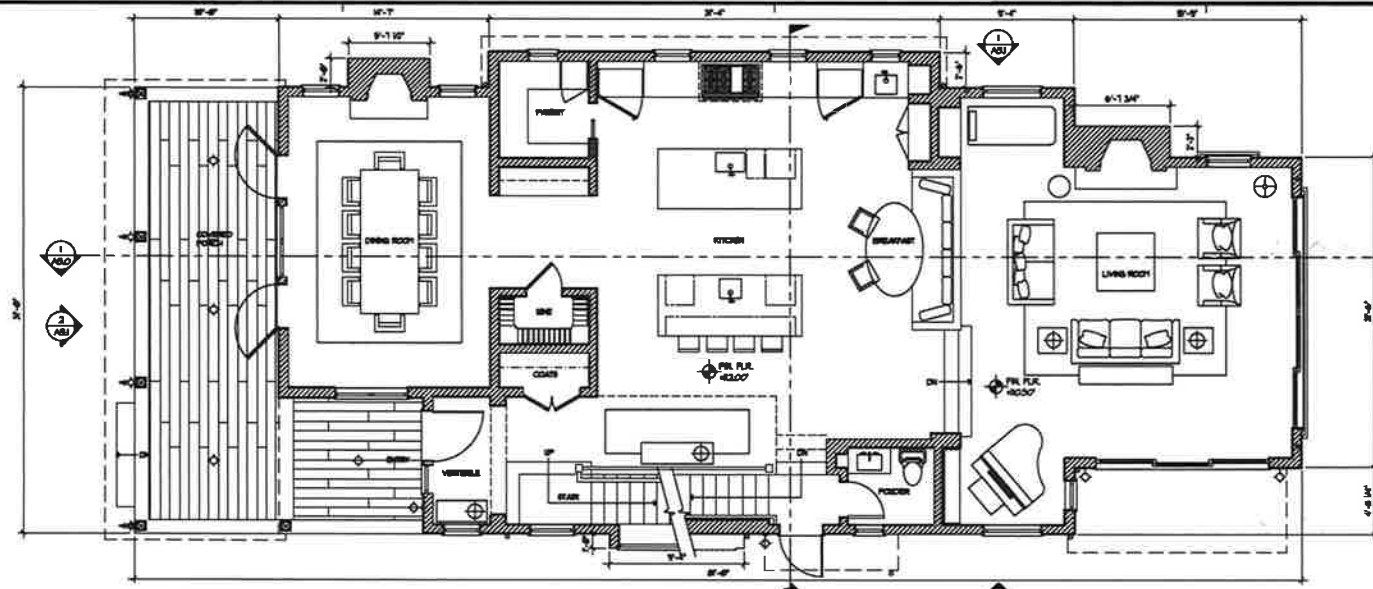
Drawn by	MM
Checked by	MM
Date	06/12/17
Project No.	108 LAGUNITAS ROAD
Sheet No.	A2.0

PROPOSED MAIN HOUSE FLOOR PLANS

1/8"=1'-0"

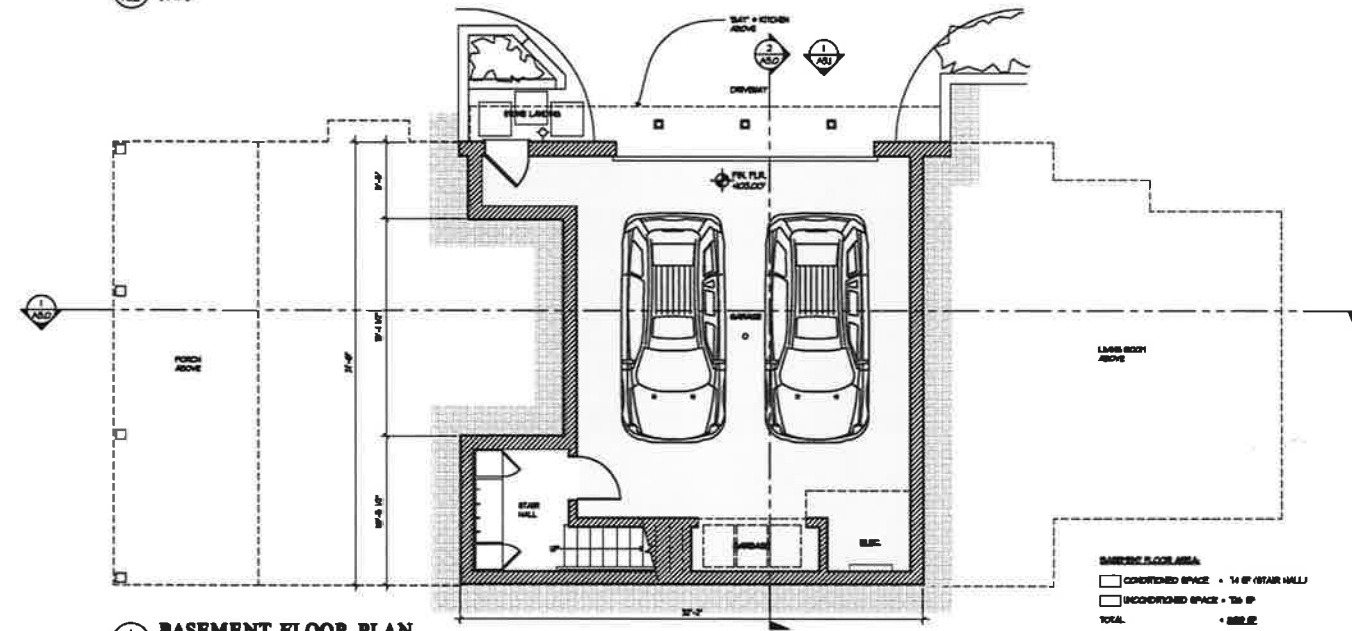
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06/12/17



2 FIRST FLOOR PLAN
1/8"=1'-0"

FIRST FLOOR AREA = 2,882 SF

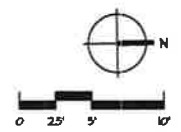


1 BASEMENT FLOOR PLAN
1/8"=1'-0"

BASEMENT FLOOR AREA
 [Hatched Box] CONDENSED SPACE = 1/4 OF STAIR HALL
 [White Box] UNCONDENSED SPACE = 7/8 OF TOTAL
 [Circle with X] B.S.C.

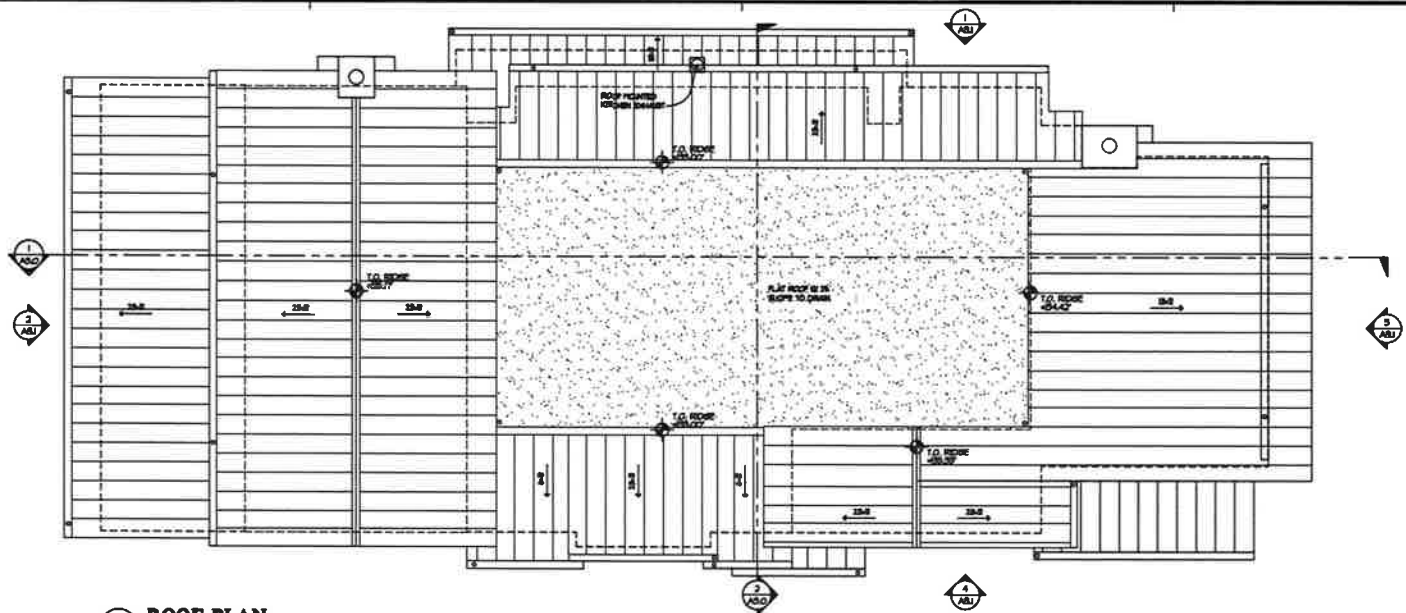
LIGHT FIXTURE LEGEND

[Square with X]	RECESSED DOWNLIGHT
[Diamond]	SURFACE MOUNTED LIGHT FIXTURE
[Circle with X]	SHIELDED EXTERIOR BALL SCOFFER ON LIGHTING CONTROL TYPICAL
[Circle with X]	LOW VOLTAGE PEND PEND ACCENT LIGHT

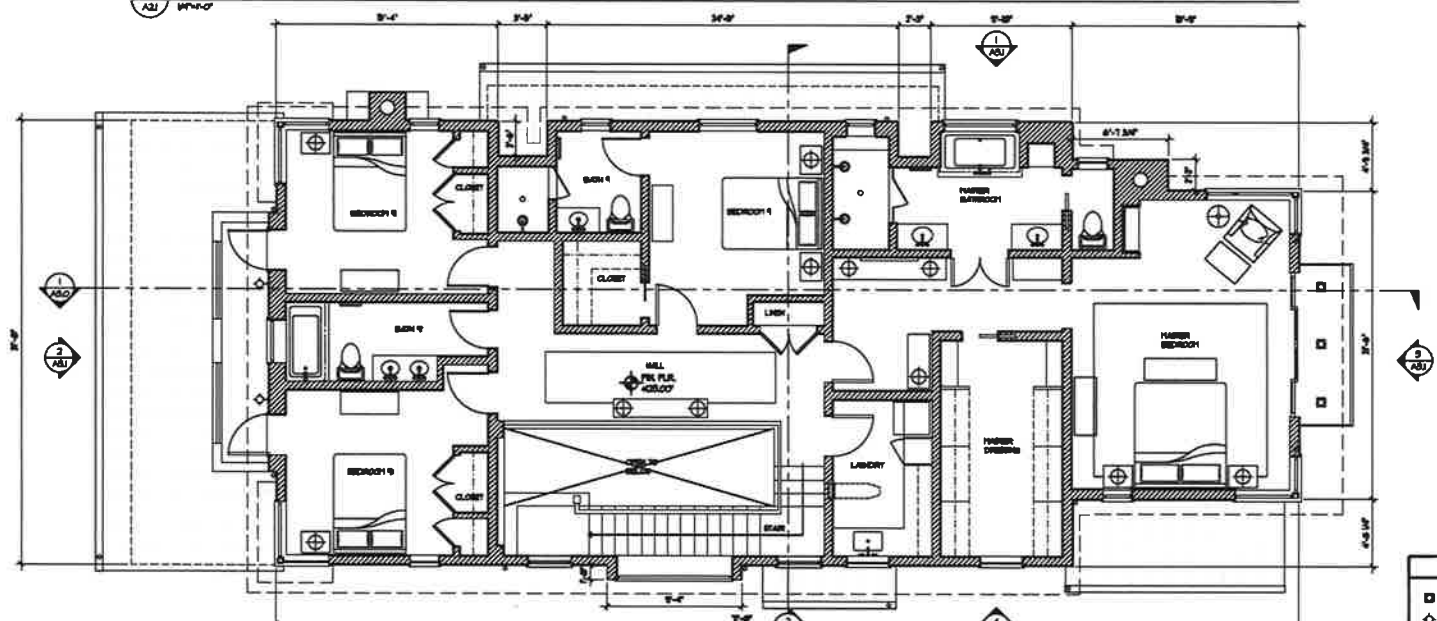


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Drawn By: []
 Project #: []
 Date: []
 Scale: []
 Title: []



2 ROOF PLAN
MP-02



1 SECOND FLOOR PLAN
MP-02

SECOND FLOOR AREA = 1461 SF

LIGHT FIXTURE LEGEND

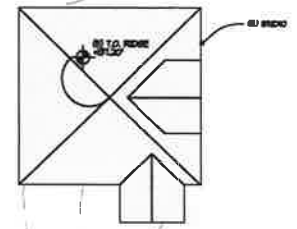
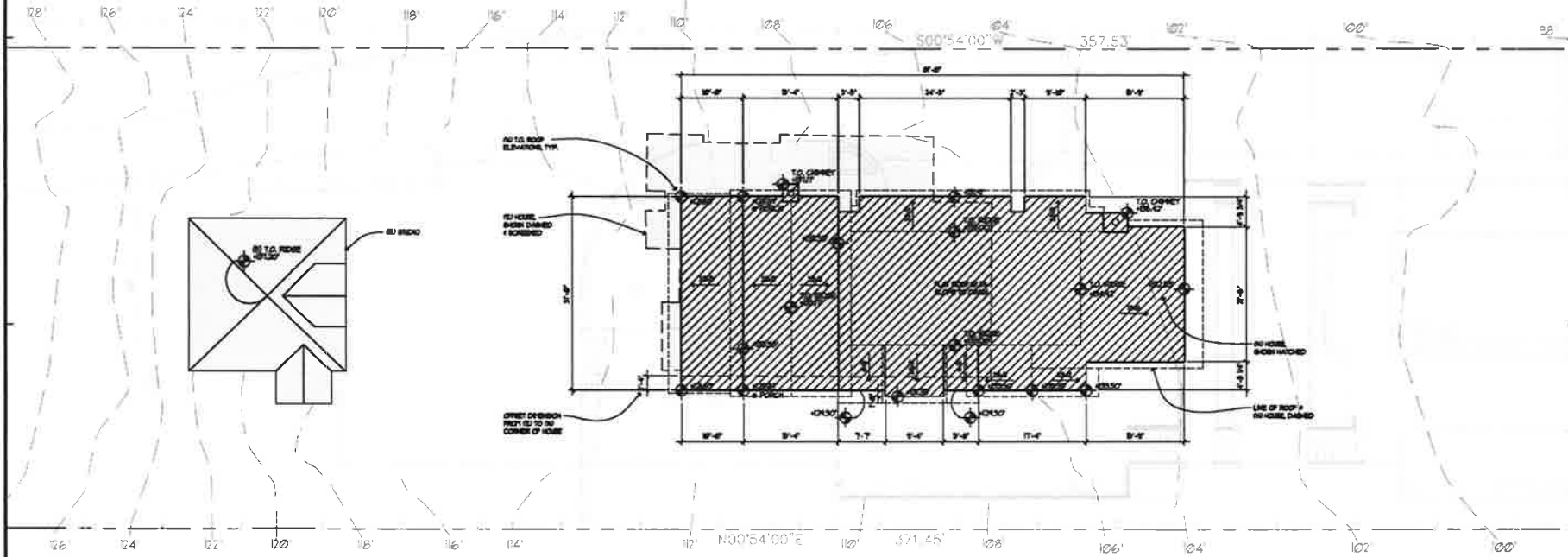
- ◻ RECESSED DOWNLIGHT
- ◇ SURFACE MOUNTED LIGHT FIXTURE
- ◆ SHIELDED EXHIBITOR BALL SOURCE ON LEVER/ROCK CONTROL TRIM
- ◊ LOW VOLTAGE PEND POINT ACCENT LIGHT

A.P. 073-211-04

moller
architecture

2716 Carmona Court
San Francisco, CA 94116-1473
Phone: 415.775.2400
Fax: 415.775.2400
www.mollerarchitecture.com

RAFANELLI GOODENOUGH
155 LAS CRUCITAS ROAD
BOULDER, CALIFORNIA
APR0708-088-03



A.P. 073-222-03

1 MAIN HOUSE STORY POLE DIAGRAM
A23 10'-0"

DATE	08/12/17
BY	MM
CHECKED	MM
APPROVED	MM
SCALE	AS SHOWN
PROJECT	155 LAS CRUCITAS ROAD
SHEET	10 OF 10
DATE	08/12/17
BY	MM
CHECKED	MM
APPROVED	MM

STORY POLE PLAN

10'-0"



A23

06/12/17

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Sheet _____ of _____

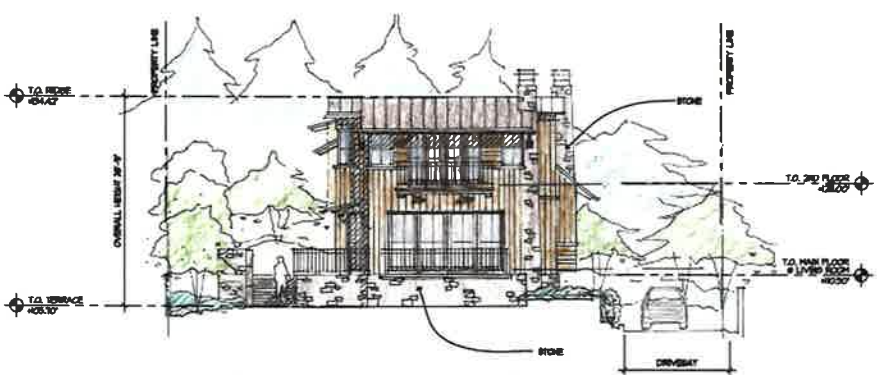
PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS
1/16/17

A3.1

06/12/17



4 **MAIN HOUSE - EAST ELEVATION**
ASU 1/16/17



3 **MAIN HOUSE - NORTH ELEVATION**
ASU 1/16/17



2 **MAIN HOUSE - SOUTH ELEVATION**
ASU 1/16/17



1 **MAIN HOUSE - WEST ELEVATION**
ASU 1/16/17



DATE PLOTTED: 06/12/17 10:58 AM



3 SECONDARY UNIT - EAST ELEVATION
AS2 18'-11"

2 SECONDARY UNIT - NORTH ELEVATION
AS2 18'-11"

1 SECONDARY UNIT - WEST ELEVATION
AS2 18'-11"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PROPOSED
SECONDARY
UNIT EXTERIOR
ELEVATIONS**

MP-07

A3.2

06/12/17

ATTACHMENT 3

195 Lagunitas Road Project Narrative

Overview

This Design Review and variance application is submitted in consideration of a new single family residence and site improvements at 195 Lagunitas Road.

The owners of 195 Lagunitas Road, Sarah Rafanelli and Wyeth Goodenough (the “Owners”), purchased their home and moved to Ross with their three small children nearly three years ago. Fundamentally, the existing home has outlasted its life expectancy. Part of the goal for reconstructing the home is to improve the health and safety, efficiency, and utility of the residence.

History

About a year after moving to the property, the Owners commissioned an architect to investigate both a remodel/addition as well as a new home for the property. It was quickly apparent that the existing improvements could not be modified to resolve the dysfunctional characteristics of the property and that a new home would be necessary to effectively improve conditions.

The original design was sited towards the front (north) portion of the lot where it is flat and benefits from improved light because of the relief from the redwood grove on the rear (south) of the property. During this preliminary stage, the Owners discovered that the neighbors at 193 Lagunitas Road disfavored relocating substantial improvements to the front of the lot. The front of the property for 193 is a private sanctuary setting for their active outdoor space, including a pool. Siting the home directly adjacent to the neighbor’s pool was perceived as incompatible.

As newcomers to the neighborhood, and with great deference to the residents at 193 Lagunitas Road, the Owners changed architects and modified their program goals to rebuild the new home in substantially the same location as the existing building footprint. This revised building footprint maintains the existing pattern of development shared with the adjacent neighbors and keeps the home relatively in-line with the improvements located at 193 Lagunitas Road, which was welcomed by the neighbors.

Project

After more than a year of work, the revised design was shared with all adjacent neighbors. Other surrounding property owners were solicited in the recent past to learn more about the project and provide input as part of the planning process. Neighbors have expressed general support for the new design and site strategy – no neighbor concerns were raised at the May ADR meeting.

Entitlements

Accessory Dwelling Unit: The existing accessory structure on the south of the property is proposed to be converted into an accessory dwelling unit. This will consist of a minor remodel. There is no change proposed for the building footprint or roof peak. The overall perceived bulk

and mass for the ADU will remain the same. The exterior materials will be updated to compliment the design aesthetic of the primary residence.

Variances: The Owners are seeking a side yard setback variance and a floor area variance. Please see the separately included suggested findings for evaluation of the requested variances.

1. The setback variance is for the newly developed three-foot six-inch encroachment into the eastern side yard. This deviation is the direct result of shifting the home to the center of the lot and reducing the magnitude of nonconforming encroachment on the western side yard.
2. The floor area variance is a consequence of developing the parking underneath the home. The basement area is specifically designed so that conditioned space (i.e. 74 SF of heated/cooled areas) complies with the floor area requirements and the unconditioned space (i.e. parking and storage) accounts for the nonconforming floor area.

Siting

The new home is shifted to the east so that it is centered on the lot to provide relief to the existing western side yard setback encroachment. As a result of this shift, the proposed improvements present a new minor encroachment into the eastern side yard setback measuring three-feet six-inches. This application seeks a variance for this condition. At only 77 feet wide, 195 Lagunitas is one of the narrowest lots on Lagunitas Road, which makes it very difficult to design a functional home that strictly complies with the setbacks. In lieu of maintaining a substantial encroachment on the western side yard under a nonconformity permit, centering the improvements on the lot was the preferred solution to achieve balance and harmony with surrounding improvements.

It is difficult to locate the front door when visiting the property and experiencing the existing conditions. The new design shifts the residence slightly to the north to provide relief from the auto court and facilitate a more formal entrance under the covered porch. The added separation from the redwood grove also enhances solar access to the home for a more enjoyable living experience.

To further improve the circulation on the property, the auto court is lowered by a foot and a half. This will eliminate numerous stairs for accessing the primary residence from the auto court as well as reducing the slope from the driveway, making for much simpler and functional maneuverability. These improved features connect to the program goal of improving circulation on the property.

Parking

The property currently does not benefit from any covered parking, which is a primary goal for the Owners. The design elegantly tucks parking underneath the home in a basement area that is

already partially developed. Although a garage at the rear of the property was conceptually considered, pursuing this option would have indirectly pushed the home further north on the lot (discouraged by neighbors), increased mass and bulk at the rear of the property, or compromised the accessory dwelling unit. The basement parking design is ideal because it: (1) does not contribute to any perceived bulk or mass on the property; (2) provides functional parking with internal access to the home; (3) utilizes existing partially developed and disturbed areas of the property; (4) provides a long-term benefit for short term grading impacts; and (5) is supported by neighbors. It is noteworthy that the proposed finished floor of the main living area is only approximately 1.5 feet higher than the existing finished floor while still accommodating the basement level parking.

Materials

The primary residence is designed predominantly with stained vertical wood siding and stonework accents. The stone provides a transition to the hardscape and gives the perception of natural materials rising out of the gently sloping property. The remodeled accessory dwelling unit will complement the home while maintaining its own character. It is designed with the same stained wood siding that accents the primary residence. Both buildings are designed with standing seam metal roofs.

Landscaping and Site Improvements

Traveling south to north on the lot, site improvements include the following:

1. Modification to the auto court to lower the finished grade and modify the area by expanding the circular design into a square formation (see A1.1).
2. The existing eastern side patio terrace is maintained, although in a smaller footprint to compensate for the relocated home and enhanced landscaping around the property perimeter (see A1.1).
3. An intermediate terrace is introduced to provide a connection to the pool area and step the improvements with the gentle sloping lot.
4. Modified pool design rotating 90 degrees so that it orients on a north-south axis. This is compatible with the neighbor's improvements and provides superior relief for setback purposes.
5. The natural turf area is located adjacent to the street to provide a functional flat space for the family to play. It also serves as a natural setback/buffer from the right of way.

A robust landscape plan was designed with a focus on maintaining and complimenting existing mature landscaping. The eastern property line is substantially relandscaped with screening trees to maximize privacy and reduce visual impacts created by shifting the home to the center of the lot. Bio-retention planters are built into the landscape plan to aid in managing drainage.

Relationship to Design Review Criteria

1. Preservation of Natural Areas and Existing Site Conditions

The original conceptual design contemplated relocating improvements to the flatter northern portion of the property adjacent to Lagunitas Roadway. After consulting the neighbors and considering the potential impacts to the property, the site strategy was revised to maintain the improvements on the southern portion of the property and take advantage of the already disturbed areas. The southern portion of the property where the redwood grove exists will remain undisturbed.

2. Relationship Between Structure and Site

195 Lagunitas Road is a deceptive upsloping lot with a substantial redwood grove on the rear (southern) portion of the property and mature landscaping along the street frontage. It is an extremely narrow lot that is approximately 65 percent the minimum lot size based on its zoning designation. The structure is centered on the lot and located at the rear of the property, where it is substantially out of view from the roadway and falls within the development pattern of neighboring improvements.

3. Minimize Bulk and Mass

A variety of design features were implemented to reduce the overall perceived bulk and mass. This is especially important because the building envelope is relatively fixed due to the narrow lot. For example, the living room is 20-feet wide at the northern elevation and gradually expands to approximately 31 feet wide through a series of bump outs leading to the rear of the property. The bulk and mass was also managed by implementing standard plate heights and avoiding large volume spaces. The site's bulk and mass were reduced through the introduction of parking underneath the home, thereby avoiding unnecessary structures on the rear of the lot. Finally, the mansard style roof in the central portion of the home was introduced to provide relief along the eastern/western ridge elevation.

4. Drives, Parking and Circulation

Circulation and functional access was a “driving force” in designing the project. Specifically, tucking parking under the building to minimize bulk and mass. Also, the modified site plan reduces the finished elevation of the auto court to make vehicular ingress and egress significantly more comfortable.

5. Consideration of Existing Nonconforming Situations

The project operates off three features that are presently nonconforming: (1) the existing basement area (third story); the 22-foot tall accessory structure that is proposed to be converted into an accessory dwelling unit; and the western side yard encroachment for the primary residence. These nonconformities are incorporated into the project and none of the features are exacerbated or intensified as part of the project – the basement is expanded to accommodate parking and storage, but the aesthetic impact is not intensified more than existing conditions since the basement is being graded downward and the proposed finished floor is substantially similar to the existing finished floor for the main living area.

6. *Relationship of Project to Entire Site*

195 Lagunitas Road is a challenging site to develop a functional home because of the narrowness and the sloping nature of the lot. The project is scheduled to utilize the existing disturbed portion of the site and concentrate the work furthest from the public right of way to minimize impacts on the overall neighborhood.

Conclusion

The design of 195 Lagunitas Road has gone through several design iterations over the past two plus years. The features of this lot and the long-term benefits of the improvements, make the project a suitable candidate for the variances. Through self-editing and consultation with neighbors and design professionals, the project was well received at ADR without any neighbor opposition or concerns. Additionally, the ADR members largely supported the project, including the proposed variances.

ATTACHMENT 4

MINUTES
Meeting of the
Ross Advisory Design Review Group

Tuesday, May 23, 2017

1. 6:04 p.m. Commencement

Mark Fritts, called the meeting to order. Joey Buckingham, Mark Kruttschnitt, and Dan Winey were present. Heidi Scoble and Brett Bollinger representing staff were also present.

2. New Business

a. Rafanelli-Goodenough Residence- 195 Lagunitas Road

Contract Planner Brett Bollinger briefly introduced the project. The project architect applicant, Chris Skelton and project architect Ian Moller provided additional details of the project.

The majority of the ADR Group members supported the project as proposed and recommends Town Council approval, with the exception of one ADR Group member who thought the proposed picture window was too large. The majority of the ADR Group based their recommendation to approve the project because the project is not visible from any public vantage points, would not impact neighbors, and would be consistent with the Design review criteria and standards of Section 18.41.100 of the Ross Municipal Code.