



Agenda Item No. 16.

Staff Report

Date: April 13, 2023
To: Mayor Kuhl and Council Members
From: Rebecca Markwick, Planning and Building Director
Subject: Bressack-Gantus Residence, 28 Walnut Avenue

Recommendation

It is recommended that the Town Council adopt Resolution No. 2300 (**Attachment 1**) approving Demolition and Design Review, for the subject project as described below.

Property Address: 28 Walnut Avenue
A.P.N.: 073-171-03
Applicant: Bressack and Wasserman Architects
Property Owner: John and Gabrielle Bressack Gantus
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

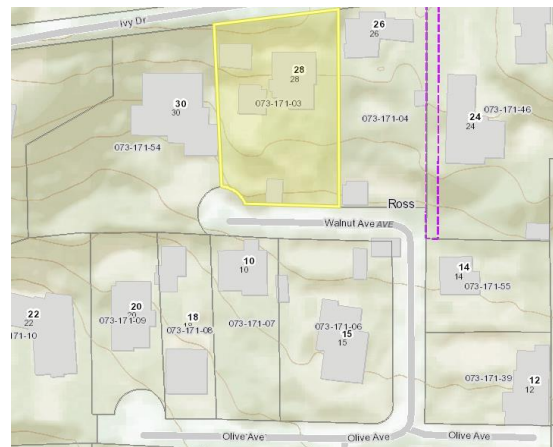
Project Data

Project Item	Code Standard	Existing	Proposed
Lot Area	10,000 SF	14,301 SF	No change
Floor Area	2,860 SF (20%)	2,709 SF (19%)	2,829 (20%) SF
Building Coverage	20% (2,860 SF)	2,194 SF (15%)	2,005 SF (14%)
Front Yard Setback (Street)	25'	86'5" House 79'6" Garage	80'0" House 77' Garage
Side Yard Setback (Left)	15'	17'11"	No Change
Side Yard Setback (Right)	15'	12'9"	16'3"
Rear Yard Setback	40'	26'9"	No Change
Building Height	30'	20'	24'8"
Off-street Parking Spaces	4 (2 covered)	5 (3 Covered)	8 Covered
Impervious Surfaces	Minimize and/or reduce *	7,519 SF	6,838 SF

*Impervious coverage guideline per Low Impact Development (LID) for Stormwater Management, Design Review criteria and standards, RMC Section 18.41.100 (t).

Background

The project site is located off Lagunitas Road. The property is a large lot, far exceeding the 10,000 square foot minimum lot size. The lot is a flat lot in the "X" flood zone, which is minimal risk for flooding.



Project Description

The project proposes to remodel and renovate the existing home. The project includes an extensive renovation to modernize the existing home. The project proposes painted shingles in grey with white trim, a new roof and new lighting. The project includes removing the existing deck and office located in the side yard setback, remodeling the primary suite, kitchen and bathrooms, and replacing the different roof styles with one cohesive roof style. There is a small garage at the street, that is proposed to be demolished, however the retaining walls will remain, to preserve the parking space. The existing garage on the property will be renovated and enlarged and an accessory dwelling unit (ADU) is proposed above the garage. The ADU meets all of the requirements for ministerial approval and is not part of the Town Council review.

The existing landscaping and hardscape is proposed to be renovated and replanted. A new auto gate, new paths, a new concrete driveway apron and patios are proposed throughout the property. Additionally, new landscaping is also proposed throughout the property. A new stone pillar with the address is proposed at the front too.

The architect has provided a thorough project description that is included in attachment 3.

The proposed project is subject to the following permit approvals:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** for new buildings exceeding 200 square feet of new floor area; fences and gates greater than 48" in height adjacent to the street right-of-way; retaining walls greater than 48" in height; an activity or project resulting in more than 50 cubic yards of grading or filling; a project resulting in over 1,000 square feet of new impervious landscape surface; and redevelopment, rehabilitation, and/or renovation of existing landscaping over 2,500 square feet.
- **Demolition Permit is required pursuant to RMC Section 18.50.020** to demolish an existing dwelling.

Advisory Design Review (ADR)

Pursuant to Resolution No. 1990, Advisory Design Review is required for all applicants seeking discretionary land use permits, such as Design Review, a Demolition Permit, a Nonconformity Permit, Exceptions for Attics, a Hillside Lot Permit, and/or a Variance.

On January 17, 2023, February 15, 2023 and March 21, 2023 the project was reviewed at the Advisory Design Review group (ADR) meetings. The meeting minutes for the three meetings are included in **Attachment 4**.

At the January 17, 2023 the project included an ADU permit, Demolition and Design Review. The proposed ADU exceeded the allowable 800 square feet. The ADR members were concerned about the overall mass of the structure, the size and location of the ADU, the front elevation, the volumes of the structure, and the bridge connecting the ADU to the main house. They also suggested that the mass of the structure step back with the slope.

At the February 15, 2023 ADR meeting, the applicant reduced the size of the ADU so that the ADU could be reviewed ministerially and did not require an ADU permit. The ADR members had comments about the fenestration, the mass of the project still too large, suggested celebrating the front door by enlarging it, and that the bridge created too much mass.

At their March 21, 2023 meeting, ADR unanimously recommended that the project is consistent with the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100, and, therefore, recommended approval of Design Review. The ADR members applauded the changes to the fenestration, the style changes, the celebration of the front door, the elimination of the balcony, however, still took pause at the bridge. There were comments about the storage space under the garage, and one of the ADR members preferred that the storage space be pushed into the hillside. One of the ADR members supported the bridge, stating that it is in the buildable envelope and also adds to the design. There were suggestions for design changes to the bridge, such as making it glass or adding other design elements. There were four ADR members in attendance, and all supported the project, with two members supporting the project without the bridge. The project architect has included a narrative of the changes to **(Attachment 2)** based on the ADR comments.

Discussion

The proposed project is subject to the following permit approvals pursuant to the Ross Municipal Code:

Design Review

Design Review is intended 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 for all new development which harmonizes style, intensity and type of construction with the natural environment and respects the unique needs and features of each site and area; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, and maintain the serene, quiet character of the town's neighborhoods; and preserve lands which are unique environmental resources including scenic resources (ridgelines, hillsides and trees), vegetation and wildlife habitat, creeks, threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

The Town Council may approve, conditionally approve or deny an application for design review. The Town Council shall include conditions necessary to meet the purpose of Design Review pursuant to Chapter 18.41 and for substantial compliance with the criteria set forth in this chapter. If Council intends to approve Design Review, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- **The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. (Section 18.41.070 (b) (1))**
- **The project is in substantial compliance with the design criteria of Section 18.41.100.**

(Section 18.41.070 (b) (2))

- **The project is consistent with the Ross General Plan and zoning ordinance. (Section 18.41.070 (b) (3))**

Staff recommends approval of Design Review, as summarized below and as supported by the findings in Exhibit “A” of the attached Resolution.

The project provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical “small town,” low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhances the area in which the project is located; and promotes and implements the design goals, policies, and criteria of the Ross General Plan. The proposed project is not monumental or an excessively large size and is compatible with others in the neighborhood and does not attract attention to itself. The project proposes materials and colors that minimize visual impacts, blend with the existing landforms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. Landscaping protects privacy between properties, all proposed lighting is down lit with covered bulbs. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

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 on 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 net funding impacts associated with the project.

Alternative actions

1. Continue the item to gather further information, conduct further analysis, or revise the project; or
2. Make findings to deny the application.

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 Guidelines Section 15303(e) (New Constructions), which exempts the construction of new, small facilities or structures; and the conversion of existing small structures from one use to another where only modifications are made in the exterior of the structure.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date and no comments have been received at the time of writing this report.

There were comments received prior to the ADR meetings and those are included in Attachment 5.

Attachments

1. Resolution No. 2300
2. Project Plans
3. Project Application and Materials
4. ADR Meeting Minutes, January 17, 2023, February 15, 2023, and (draft) March 21, 2023
5. Correspondence

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2300

**RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, AND A
DEMOLITION PERMIT FOR RENOVATION AND REMODEL LOCATED AT
28 WALNUT AVENUE, A.P.N. 073-171-03**

WHEREAS, applicant Bressack and Wasserman Architects, on behalf of property owners John and Gabrielle Bressack Gantus has submitted an application requesting approval of Design Review, and a Demolition Permit to renovate and remodel the existing home and garage, new landscaping and hardscape located at 28 Walnut Avenue APN 073-171-03 (herein referred to as “the Project”).

WHEREAS, the Project is determined to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) Guidelines 15303(e) (New Construction), which exempts the construction of new, small facilities or structures; and the conversion of existing small structures from one use to another where only modification are made in the exterior of the structure; and

WHEREAS, on April 13, 2023, the Town Council held a duly noticed public hearing to consider the 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”, and approves Design Review, a Demolition Permit subject to the Conditions of Approval attached as Exhibit “B”.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 13th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

P. Beach Kuhl, Mayor

ATTEST:

Cyndie Martel, Town Clerk

EXHIBIT "A"
FINDINGS
28 Walnut Avenue
A.P.N. 073-171-03

A. Findings

I. In accordance with Ross Municipal Code (RMC) Section 18.41.070, Design Review is approved based on the following mandatory findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010.

As recommended by the Advisory Design Review (ADR) Group, the Project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010. It provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhances the area in which the Project is located; and promotes and implements the design goals, policies and criteria of the Ross general plan.

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

As recommended by the Advisory Design Review (ADR) Group, the Project is in substantial compliance with the design criteria of RMC Section 18.41.100. The site would be kept in harmony with the general appearance of neighboring landscape. Lot coverage and building footprints would be minimized, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. New buildings constructed on sloping land are designed to relate to the natural landforms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site. Buildings would use materials and colors that minimize visual impacts and blend with the existing landforms and vegetative cover, including wood and stone. Good access, circulation would be provided consistent with the natural features of the site. Open fencing would be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse. Landscaping would be integrated into the architectural scheme to accent and enhance the appearance of the development, including attractive, fire-resistant, native species and replacement trees for trees removed by development. Landscaping would create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire. The Project would maximize permeability and reduce the overall impervious surface coverage on the property, by providing bioretention facilities to offset the new development, so that the post-development stormwater runoff rates from the site would be no greater than pre-project rates.

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

The Project is consistent with the allowed uses and general development standards associated with the Low-Density land use designation of the General Plan, the Single-Family Residence and Special Building Site zoning regulations, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

II. In accordance with RMC Section 18.50.050 (a) |, Demolition Permit is approved based on the following mandatory findings:

a) The demolition 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.

The existing single-family residence and accessory buildings do not possess historical, architectural, cultural, or aesthetic values, additionally the existing single-family home will not be demolished, only the siding will be replaced.

b) The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

As recommended by the ADR Group, the Project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010. It preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross.

c) The project is consistent with the Ross general plan and zoning ordinance.

The Project is consistent with the allowed uses and general development standards associated with the Very Low-Density land use designation of the General Plan, the Single Family Residence and Special Building Site zoning regulations, and the Hillside Lot Regulations, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

d) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The Project will avoid detriment to public welfare and material injury to properties in the vicinity by complying with the Design Review criteria and standards (RMC Section 18.41.100) and with the Hillside Lot Regulations (RMC Section 18.39.090).

EXHIBIT "B"
CONDITIONS OF APPROVAL
28 WALNUT AVENUE
A.P.N. 073-171-03

1. This approval authorizes Design Review and Demolition for renovation and remodel construction of the existing single-family home located at 28 Walnut Avenue, APN 073-171-03 (herein referred to as "the Project").
2. The building permit shall substantially conform to the plans entitled, "28 Walnut" and dated March 2023, and reviewed and approved by the Town Council on April 13, 2023
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 requirements of the Ross Valley Fire Department (RVFD).
6. The Town staff reserves the right to require additional landscape screening for up to three (3) years from project final to ensure adequate screening for the properties that are directly contiguous to the project site. The Town staff will only require additional landscape screening if the contiguous neighbor can demonstrate through pre-project existing condition pictures that their privacy is being negatively impacted as a result of the Project.
7. BEFORE FINAL INSPECTION, the applicant shall call for a Planning 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.
8. A Tree Permit shall not be issued until the project grading or building permit is issued.
9. 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 a 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 allowable working hours as identified in the below condition 10n.

- 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, Juneteenth, 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.

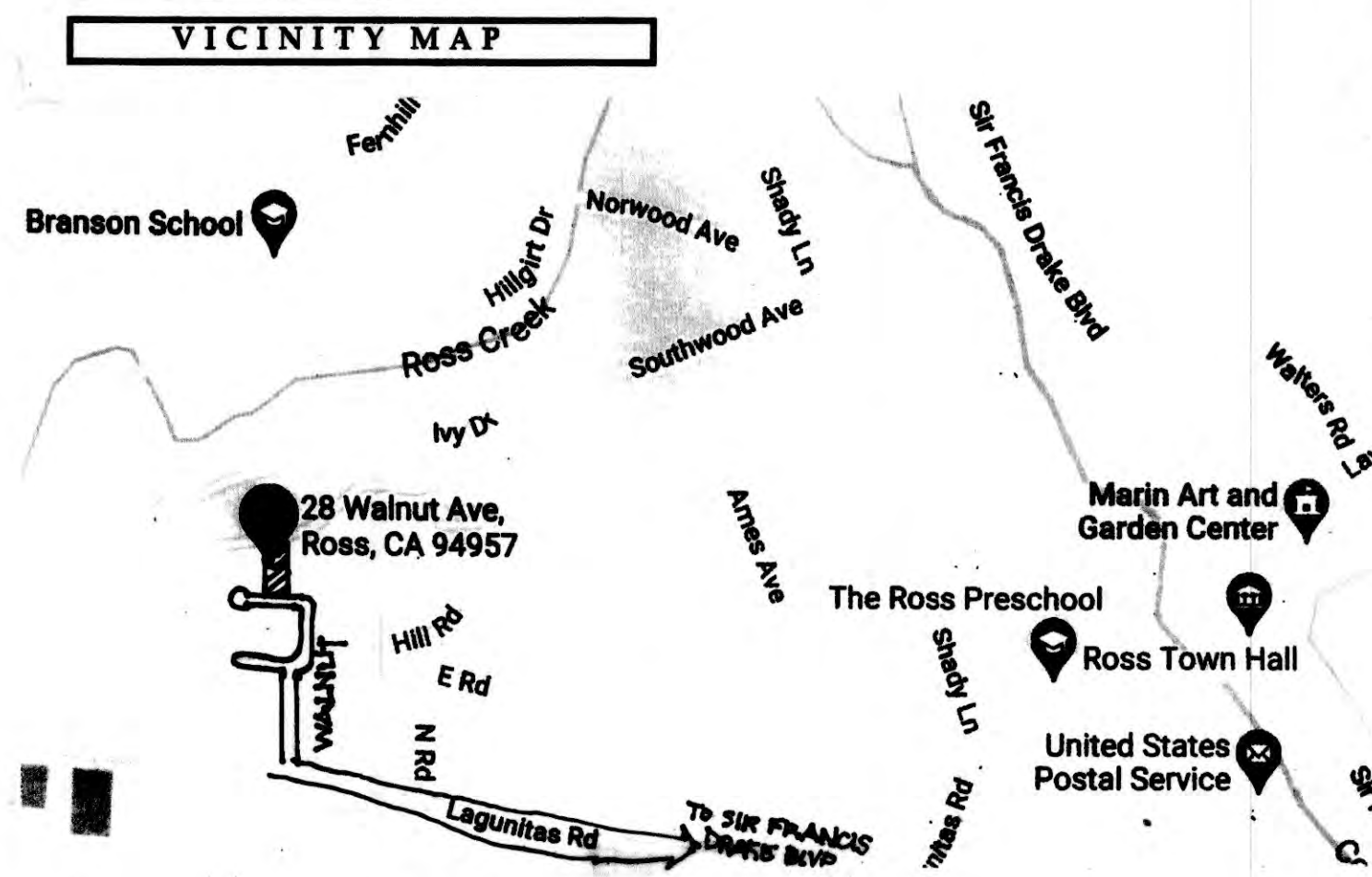
- p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All 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. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- u. 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.
- v. 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.

10. 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



SCOPE OF WORK

New roof structure, remodel of kitchen, remodel of primary suite and bathroom, living room addition, new 1/2 bath, new lower level entry, lower level bedroom additions, additions to existing garage: wider garage, ADU on 2 levels.

CODES

The Work is governed by but not necessarily limited to the latest edition of the following codes and regulations:

- City of Ross Municipal Code
- Federal OSHA and CAL/OSHA
- Applicable sections of the 2022 California Administrative Code and Safety Orders
- 2022 California Residential Code
- 2022 California Building Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Electric Code
- 2022 California Fire Code
- 2022 California Energy Code
- 2022 California Green Building Code

NOTE: THIS PROJECT IN THE WILDLAND URBAN INTERFACE ZONE SHALL COMPLY WITH 2022 CFC CHAPTER 7A AND CRC SECTION R337.

ZONING PARAMETERS

PROJECT ITEM	CODE STANDARD	EXISTING	PROPOSED
LOT AREA	R1:B10 10,000 SF	14,301 SF	NO CHANGE
FLOOR AREA	20% X 14,301SF MAX		
MAIN HOUSE	2,860 SF	2,709.5 SF	2,829.5 SF
ADU	800	NA	765 SF Δ1
BLDG COVERAGE	20% MAX		
MAIN HOUSE	2,860 SF	2,194 SF	2,004.5 SF ** Δ1
MAIN HOUSE/ADU			2004.5 SF ** Δ1
			** LOWER GARAGE, OFFICE, AND DECK REMOVED, ADU ADDED
SETBACKS			
MAIN HOUSE/DETACHED GARAGE			
FRONT SETBACK	25FT	86'-5"/79'-6"	80'-0"/77'-0"
MAIN HOUSE			
REAR SETBACK	40FT	26'-9"	NO CHANGE
MAIN HOUSE RIGHT			
SIDE SETBACK	15FT	12'-9"	16'-3"
DETACHED GARAGE LEFT			
SIDE SETBACK	15FT	17'-11"	SEE ADU
ADU LEFT			
SIDE SETBACK	4FT	NA	5'-6"
BUILDING HEIGHT 30FT MAXIMUM			
ADU HT	25 FT Δ1	NA	24'-8" Δ1
OFF STREET PARKING			
	4 (2 COVERED)	5 (3 COVERED)	5 (2 COVERED)
IMPERVIOUS			
	REDUCE OR MINIMIZE	7519 SF	6838 SF * Δ1
	*50% CREDIT FOR PERVIOUS DRIVEWAY PAVING		

SITE WORK NOTES

- Slope finished grades a minimum of 5% for at least 5ft from building perimeter. Direct surface drainage run-off to disperse on site.
- Direct roof downspouts to approved splash blocks (24" length min.), directed away from building for positive flow towards pervious areas of the site wherever possible.
- Slope flatwork and garage slab at minimum of 5% (1/4" per ft) typical unless otherwise noted.

GENERAL NOTES

- These plans are intended to coordinate with the Specifications as part of the Contract Documents. Any reference in one and not in the other shall be executed as if in both.
- Bring any discrepancies in the Contract Documents or conflicts with the actual site conditions to the attention of the Architect before proceeding with the Work.
- Dimensions are to face of stud or face of concrete unless otherwise noted.
- Dimensions take precedence over scale drawings; large scale drawings take precedence over small scale drawings. DO NOT SCALE DRAWINGS for dimensions.
- Contractor is responsible for compliance with all applicable codes and ordinances.
- All items are NEW unless otherwise noted as EXISTING.
- Provide means furnish and install
- Exterior wall studs are 2x6, interior 2x4 unless otherwise noted

PROJECT FACTS

28 Walnut Ave Ross CA 94957
 APN 073-17-103
 Zoning R-1:B10
 Construction type V-B
 Occupancy group R3

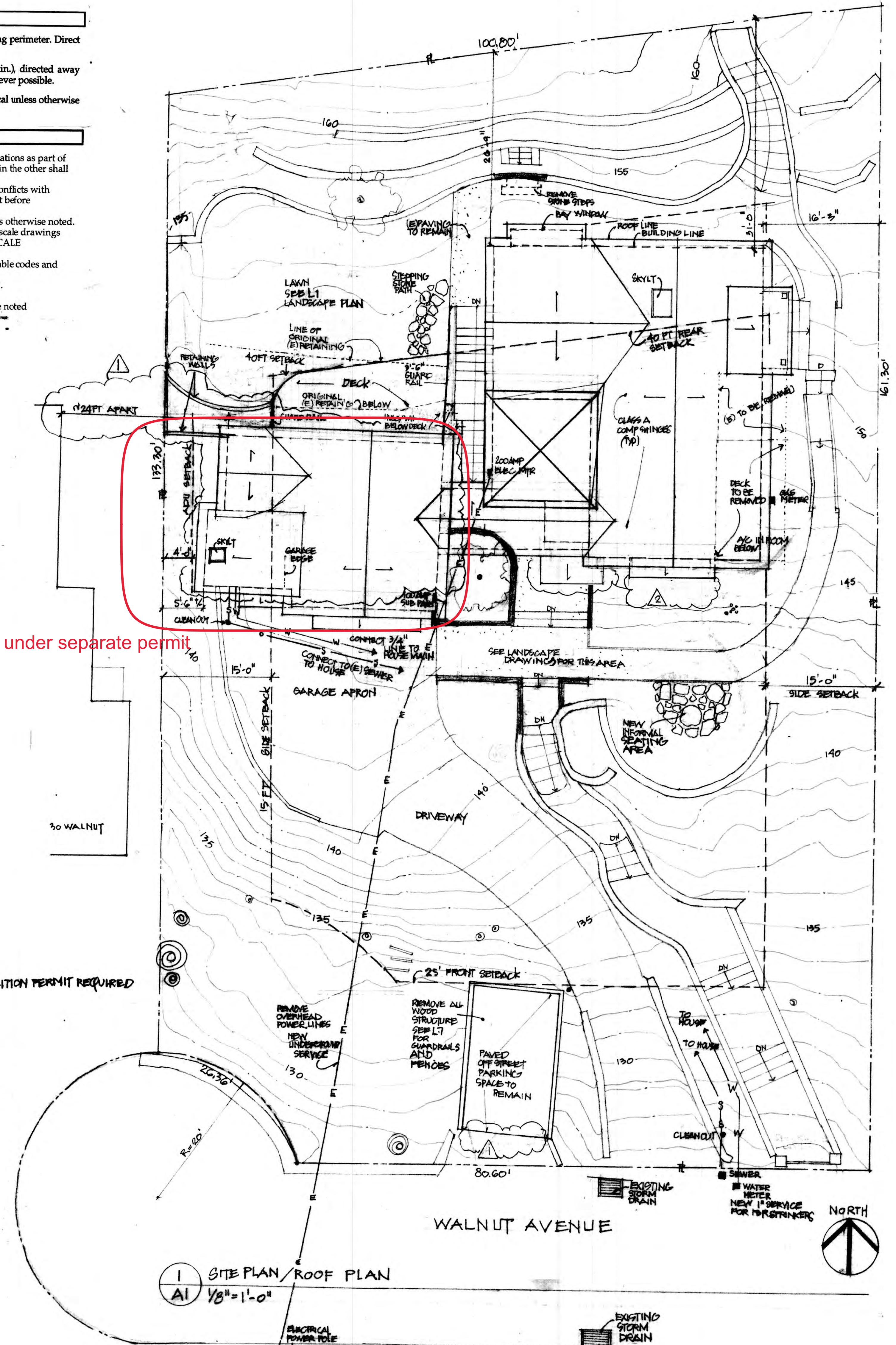
INDEX TO DRAWINGS

- A1 Roof/Site plan, Utilities, General Notes Abbreviations, Project Facts, Project Scope, Zoning Parameters table, Governing Codes, Vicinity Map
- A1.1 Comparative Site Plans: Existing and Proposed, Added space diagrams, RVFD ALT. METHODS APPROVAL
- A2 Lower Floor plans, Reserved for Interior Elevations
- A3 Upper floor plan, Reserved for Interior Elevations, Door and Window Schedules,
- A4 Exterior Existing and Proposed Elevations
- A5 Exterior Existing and Proposed Elevations
- A6 Exterior Existing and Proposed Elevations, Building Section
- A7 Reserved for Electrical
- A8 Reserved for Electrical
- A9 Existing lower floor plan/demolition plan
- A10 Existing upper floor plan/demolition plan
- L0.0 Landscape cover sheet and narrative
- L0.01 Existing conditions
- L1.0 Landscape site plan
- L2 Preliminary grading & drainage plan
- L3.0 Vegetation Management plan
- L4.0 Planting plan
- L4.01 Planting images
- L5.0 Irrigation zone plan/WELO Calculations
- L6.0 Impervious surface plan
- L7.0 Fence and Gate elevations and materials
- L8.0 Outdoor landscape lighting plan
- Survey
- T24-1 Reserved for Title 24 Compliance
- GB 1 Reserved for Green Building

NOTES FOR RVFD
 1. THIS IS A SUBSTANTIAL REMODEL. DEMOLITION PERMIT REQUIRED
 2. 13R SPRINKLERS ARE A DEFERRED SUBMITTAL ITEM
 3. FINAL INSPECTION OF VEGETATION MANAGEMENT/DEFENSIBLE SPACE AND SPRINKLER INSTALLATIONS BY RVFD REQUIRED

NOTE: TREE REMOVAL PERMIT REQUIRED

ADU under separate permit



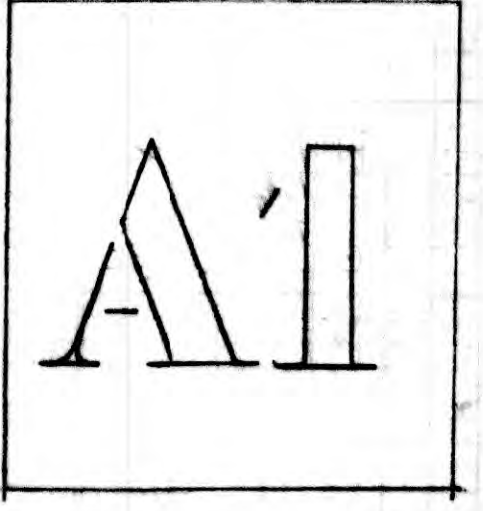
28 WALNUT AVE. ROSS CA.



BRESSACK and WASSERMAN
 ARCHITECTS
 TWENTY ONE ROSAGE AVENUE
 LOS ALTOS, CALIFORNIA 94022
 415-309-9332 650-321-1987

SITE PLAN, ROOF PLAN, SCHEMATIC UTILITIES PLAN, DRAWING INDEX, SCOPE, NOTES, CODES, PROJECT FACTS, ZONING PARAMETERS

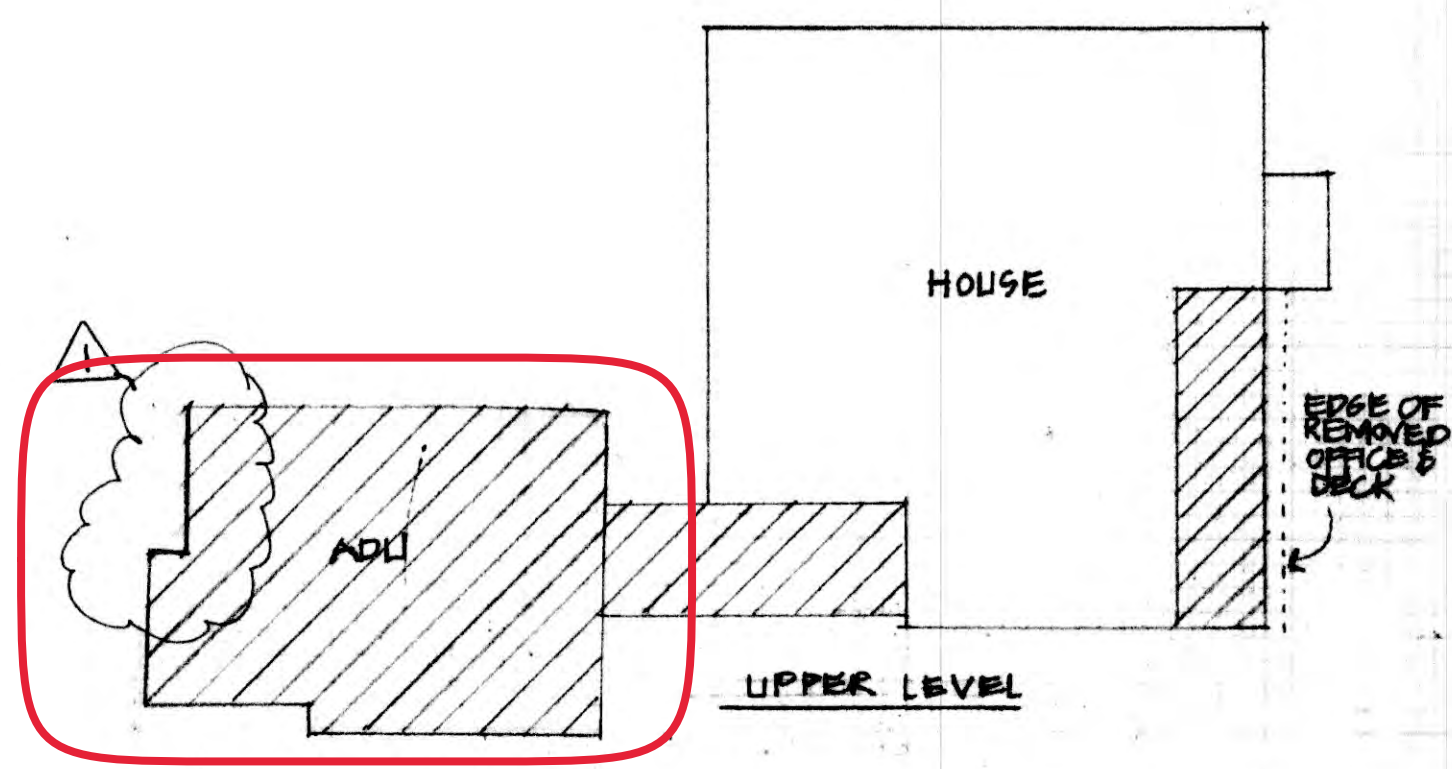
ADR MAR. 2023
 DESIGN REVIEW FEB 2023
 DESIGN REVIEW DEC 2022



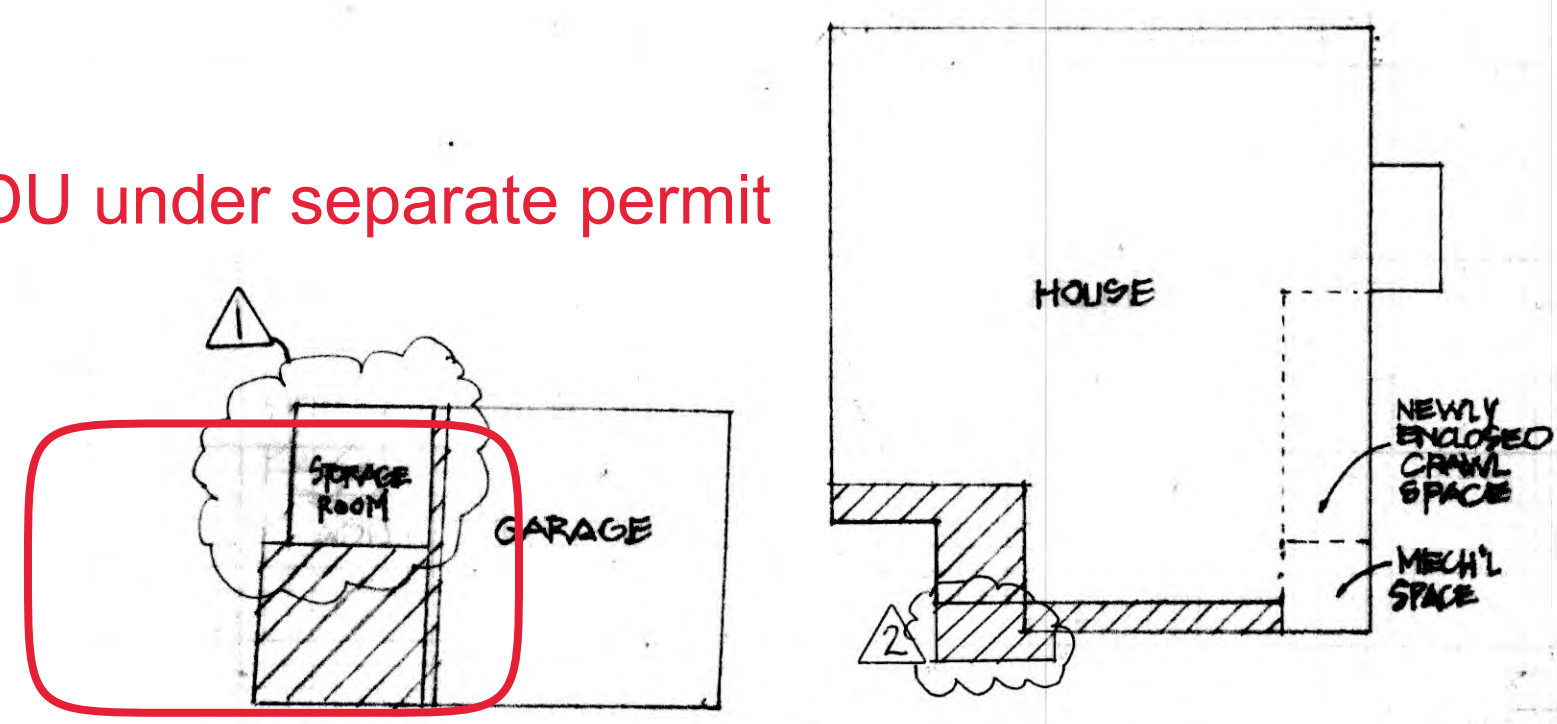
ADU under separate permit



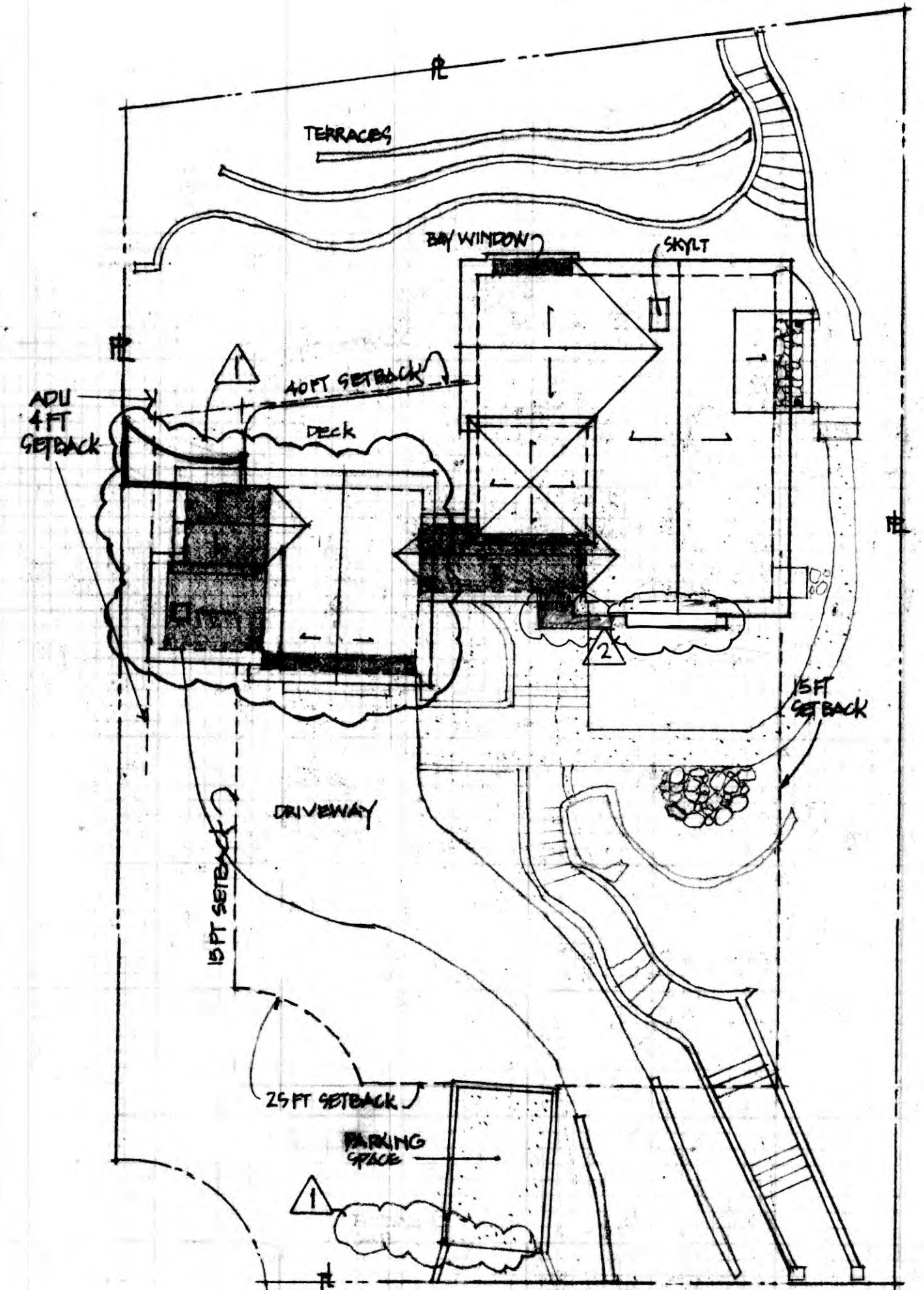
4 MASS MODEL
All NO SCALE



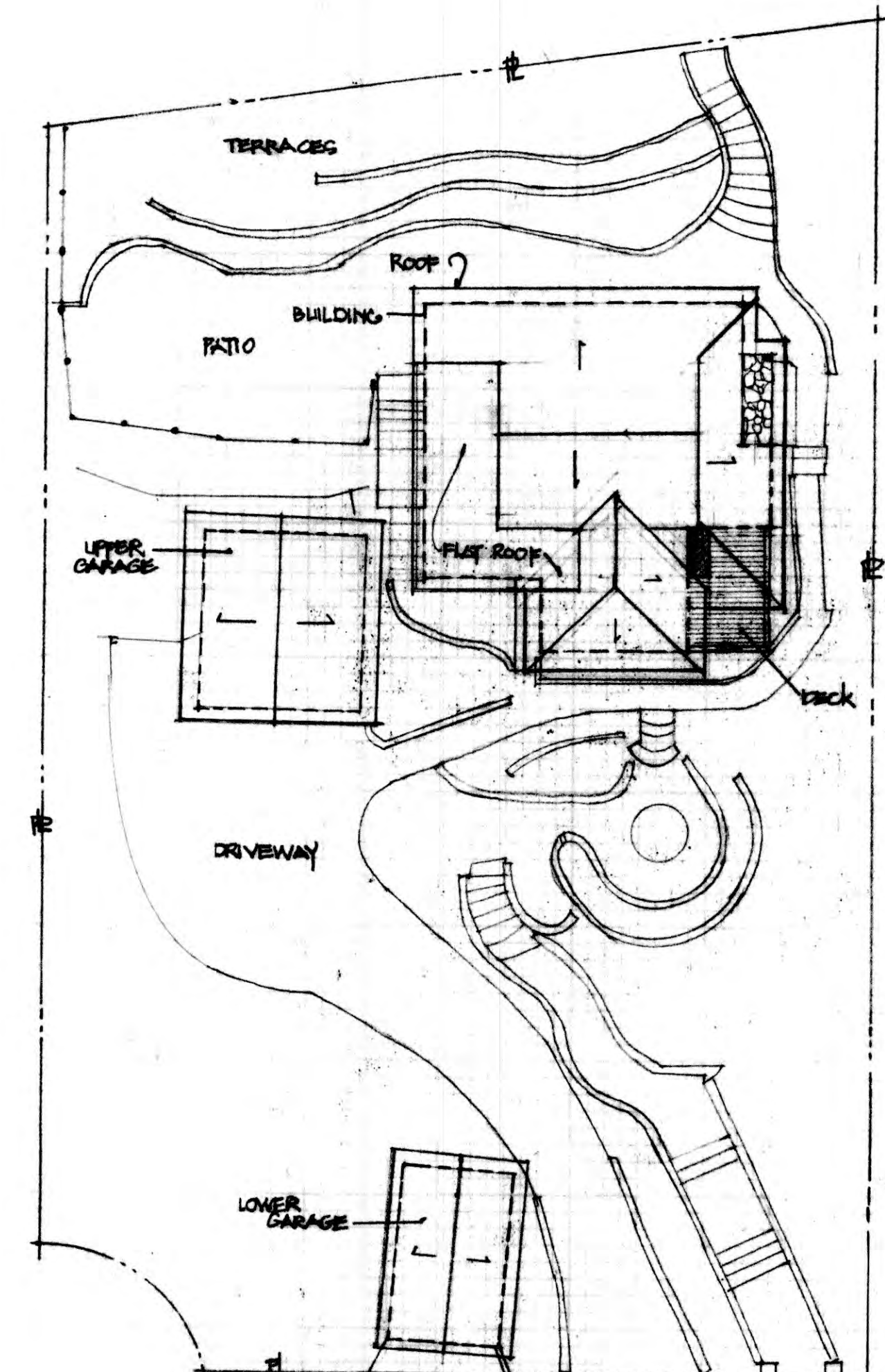
ADU under separate permit



3 ADDED SPACE DIAGRAMS
All NO SCALE



2 PROPOSED SITE PLAN (ADDITIONS SHADED)
All 1/16" = 1'-0"



1 EXISTING SITE PLAN
All 1/16" = 1'-0"

Ross Valley Fire Department
777 San Anselmo Avenue, San Anselmo, CA 94960

APPLICATION FOR
ACCEPTANCE OF ALTERNATE MATERIALS OR METHODS

Application Date: 11/29

Project Information
Name: Gantus residence
Address: 28 Walnut Ave, Ross CA 94957
Permit Number:

Applicant Information
Name: Bressack and Wasserman Architects
Address: 21 Ortega Ave, Los Altos CA 94022
Phone Number: 415 309 9332
Email Address: photosearch@gmail.com

DESCRIPTION OF ALTERNATE MATERIALS OR METHODS (include code section)
PROVIDE A HIGH LEVEL OF FIRE PROTECTION W/ SPRINKLER SYSTEM AT 15 FT LEVEL INSTEAD OF 15D INCLUDING ANCHORS, EAVES, & OVERHANGS GREATER THAN 36" AND VEGETATION MANAGEMENT PLAN.
JUSTIFICATION OF ALTERNATE MATERIALS OR METHODS: (Describe, in detail, the equivalency of your proposed alternate, use additional pages if necessary and attach two site/floor plans)
EQUIPMENT ACCESS IS LIMITED TO 15 FT LEVEL DUE TO PHYSICAL SITE CONDITIONS
15 FT SPRINKLERS PER CONSULTATION W/ ROBERT BASTIANON AND DERRICK SHAW

Molesta du Bressack
Signed: _____
Applicant

Approved
 Denied
 Comments / Additional Mitigation(s): _____

Signed: _____ Date: 11/29/22
Fire Marshal

Acceptance of an alternate for Fire Department requirements does not establish, or override, requirements of other Town departments.

Committed to the protection of life, property, and environment.
8025 - 10/2018 - 548 4/2022 - 10/2022
HEADQUARTERS: 777 San Anselmo Avenue, San Anselmo, CA 94960 TEL: (415) 238-4444 FAX: (415) 238-4487 www.rvf.org

28 WALNUT AVE.
ROSS CA.

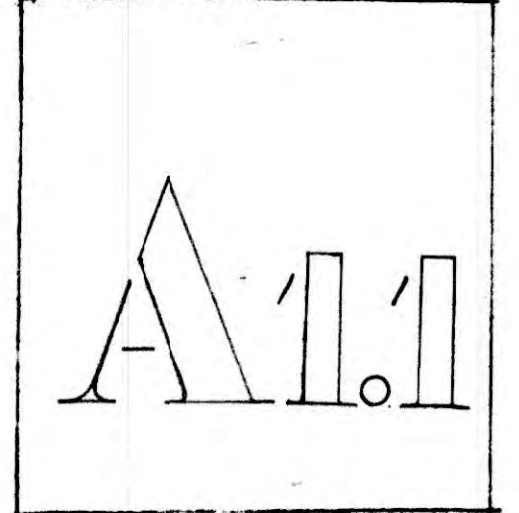
GANTUS RESIDENCE

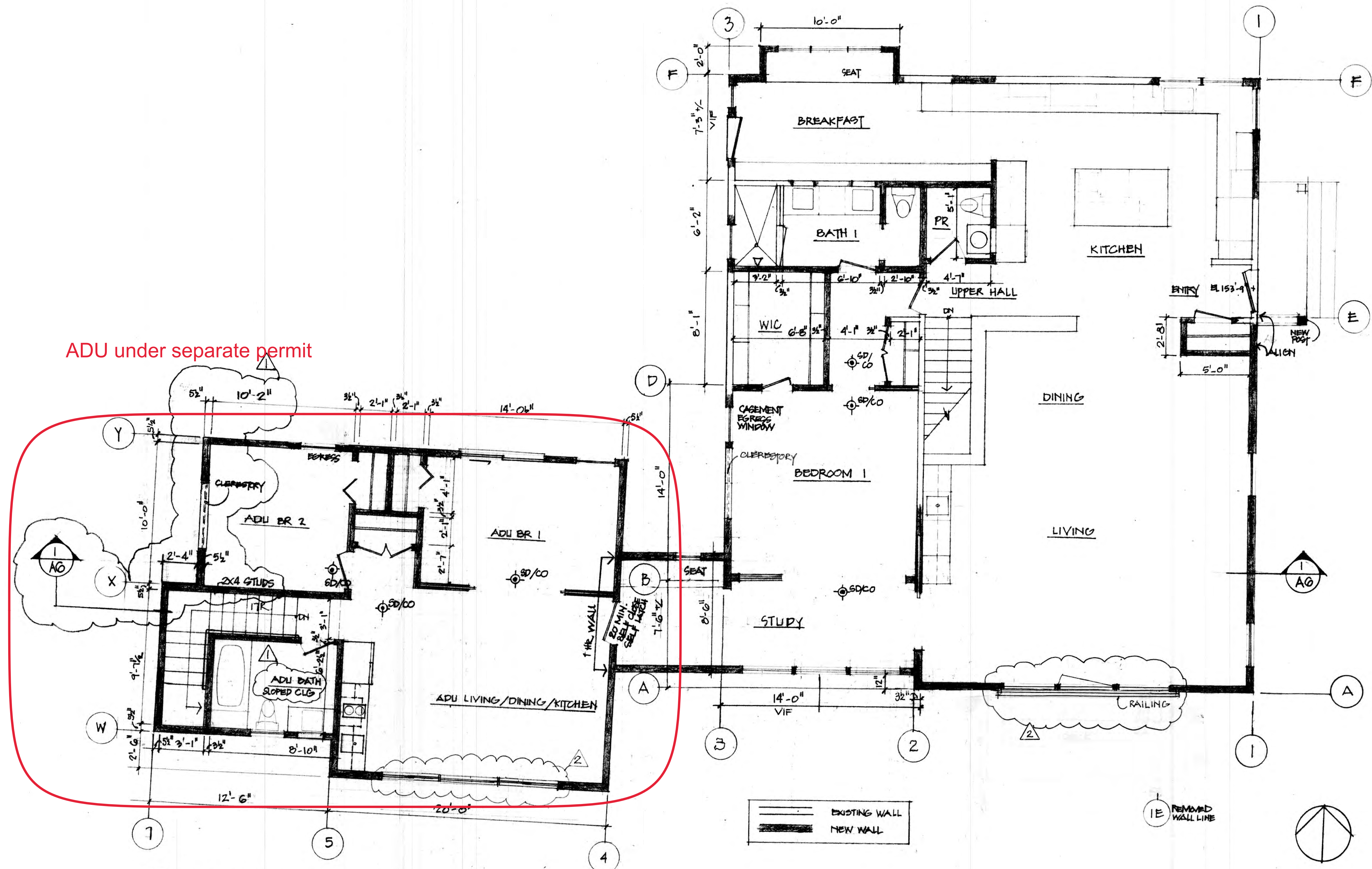
REGISTERED ARCHITECT
BRESSACK and WASSERMAN
A R C H I T E C T S
C - 10662
EXP. 2/25
STATE OF CALIFORNIA

BRESSACK and WASSERMAN
A R C H I T E C T S
TWENTY ONE OSAGE AVENUE
LOS ALTOS, CALIFORNIA 94022
415-309-9332

COMPARATIVE SITE PLANS
ADDED SPACE DIAGRAM
RPTD ALTERNATE METHOD
APPROVAL
MASS MODEL

ADR MAR 2023
DESIGN REVIEW FEB 2023
DESIGN REVIEW DEC 2022





ADU under separate permit

1 UPPER LEVEL FLOOR PLAN
 A-D 1/4" = 1'-0"

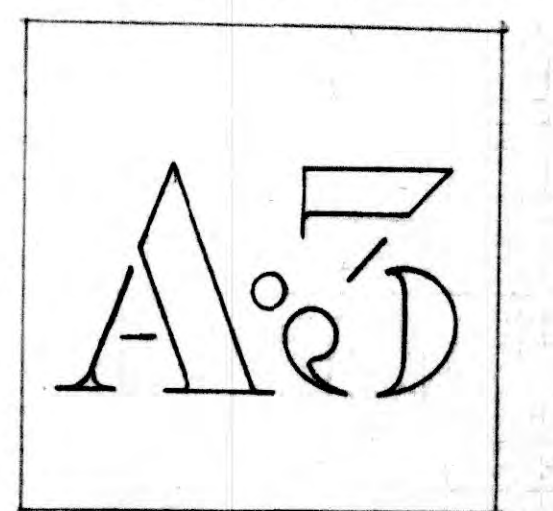
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 TROSS CA.

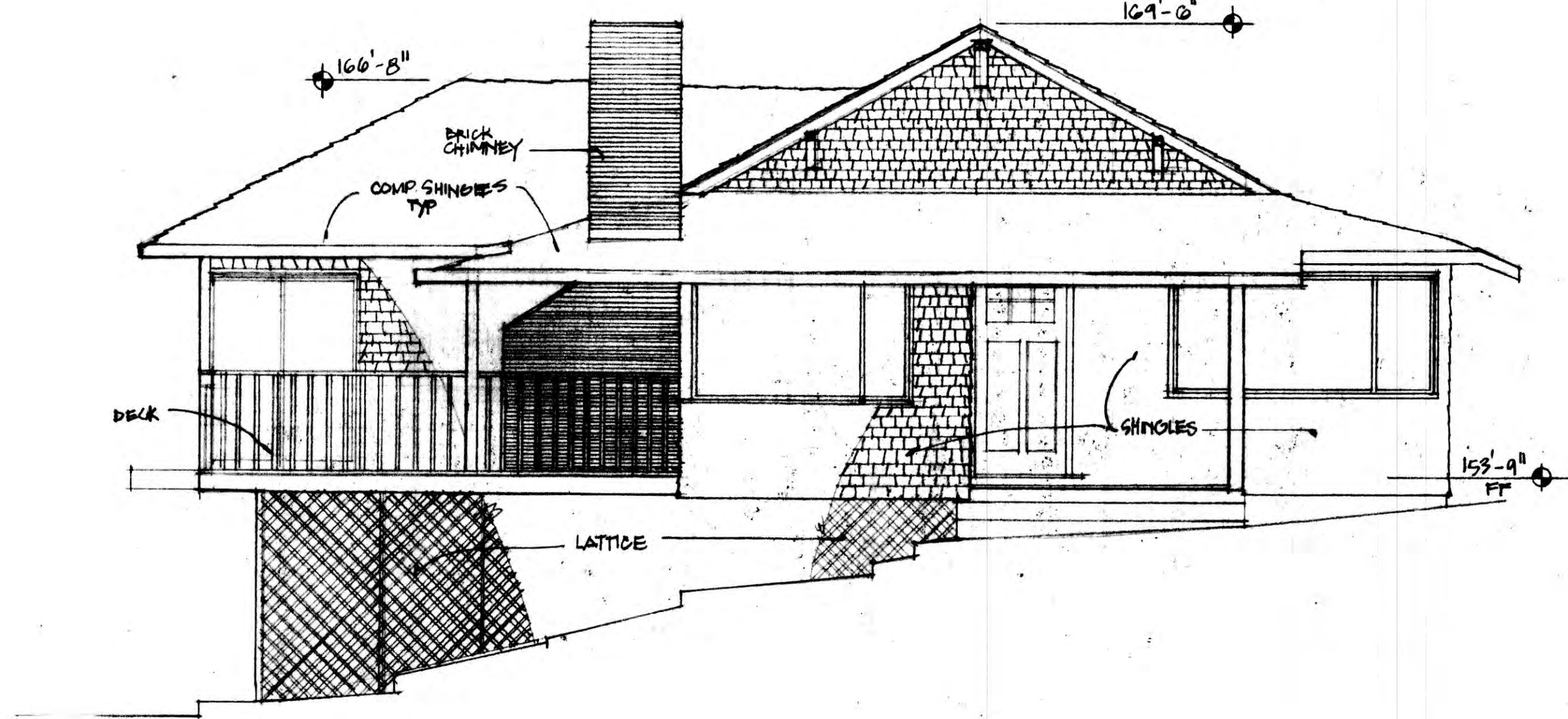


BRESSACK and WASSERMAN
 ARCHITECTS
 TWENTY ONE OSAGE AVENUE
 LOS ALTOS, CALIFORNIA 94022
 415-309-9332
 650-321-1987

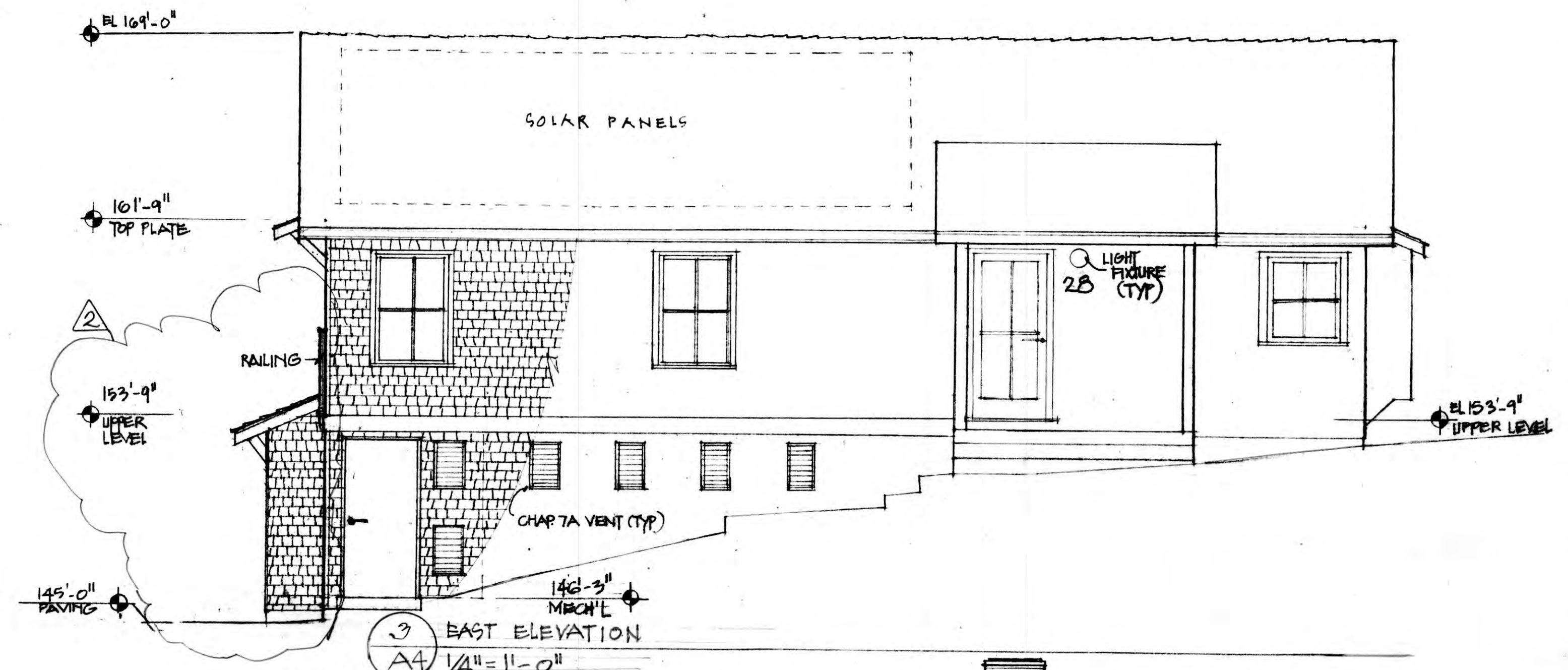
UPPER LEVEL PLAN

ADR MAR. 2023
 DESIGN REVIEW FEB 2023
 DESIGN REVIEW DEC 2022

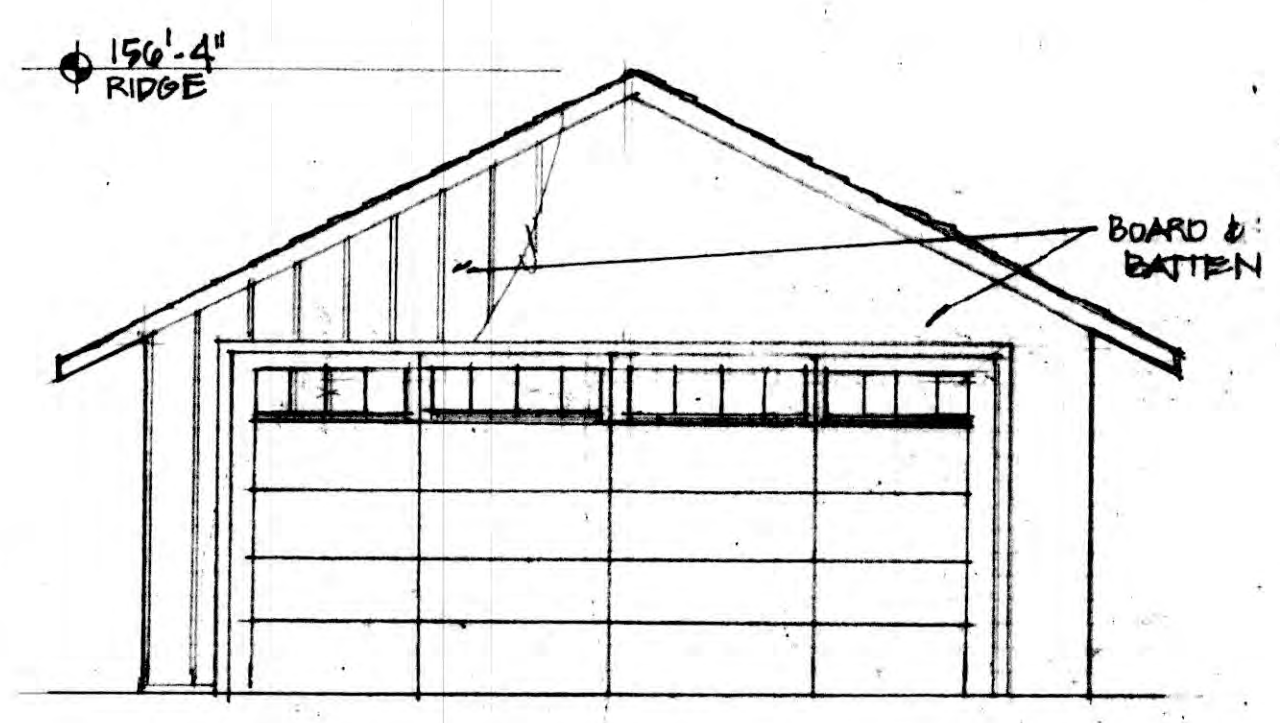




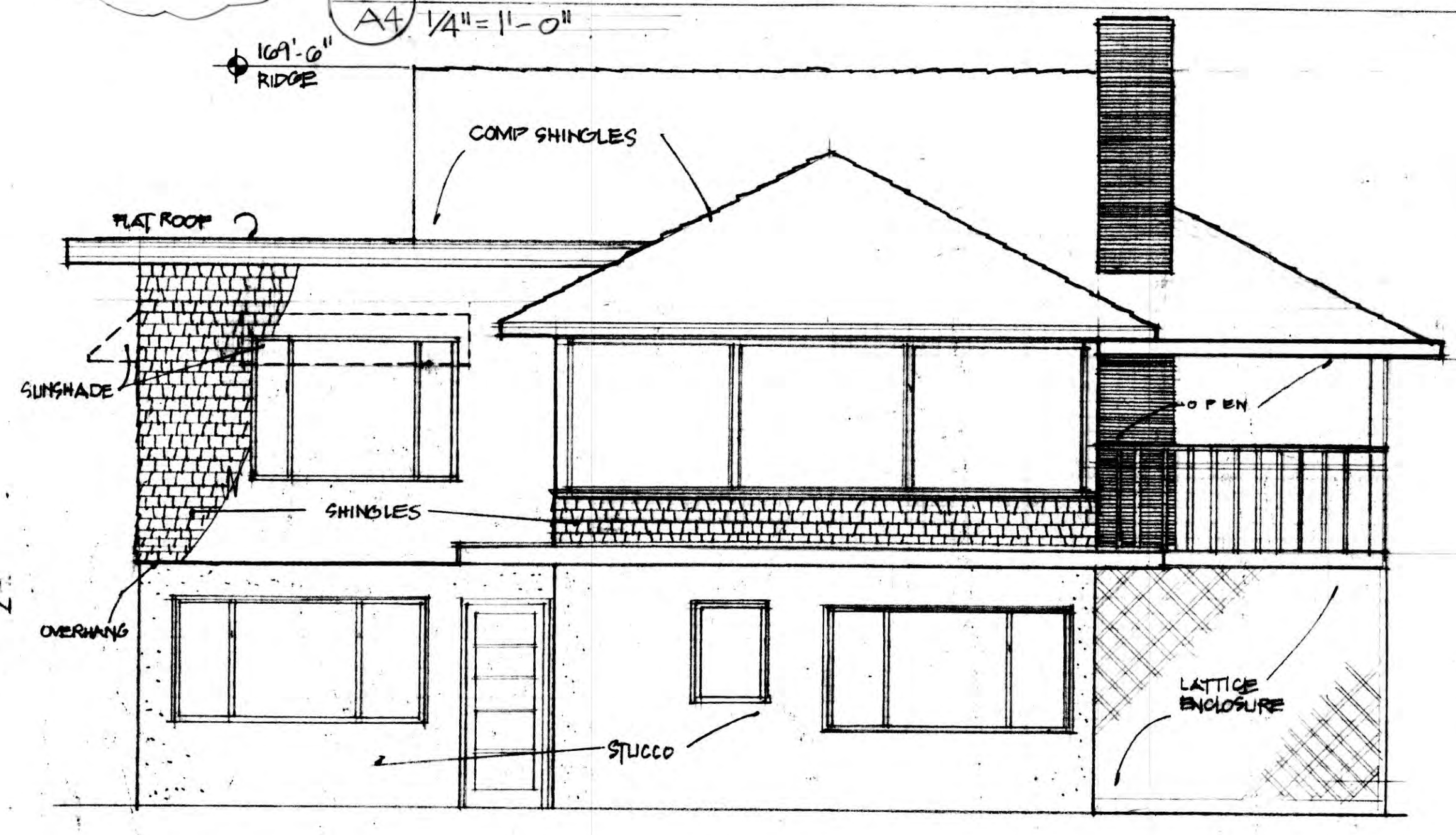
4 EXISTING EAST ELEVATION
1/4" = 1'-0"



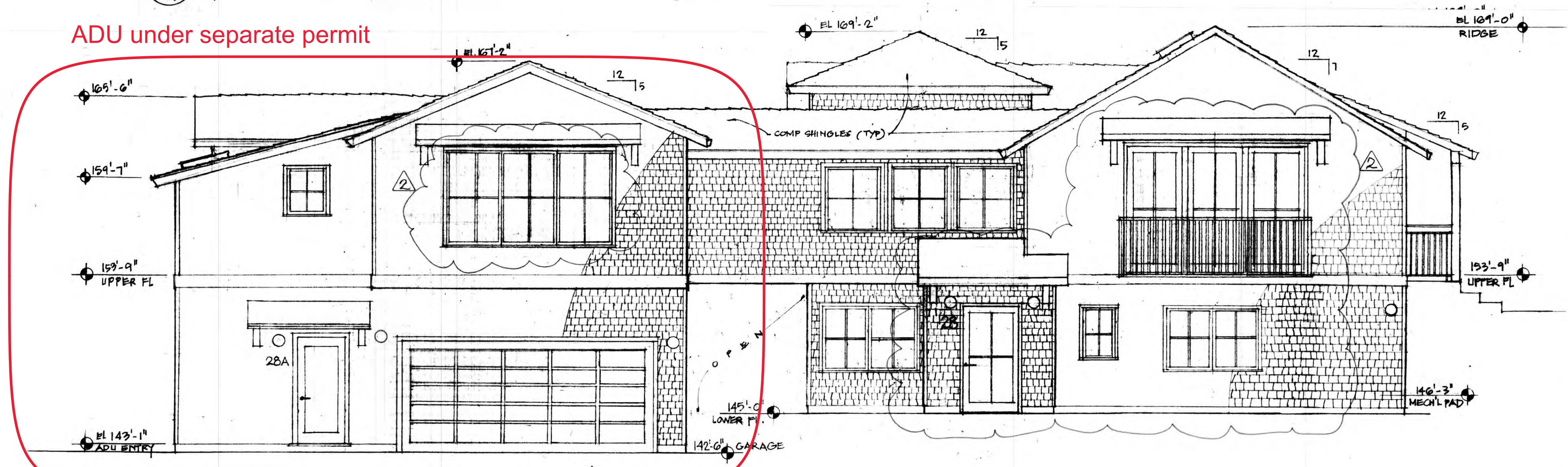
3 EAST ELEVATION
1/4" = 1'-0"



2 EXISTING FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



ADU under separate permit



1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"

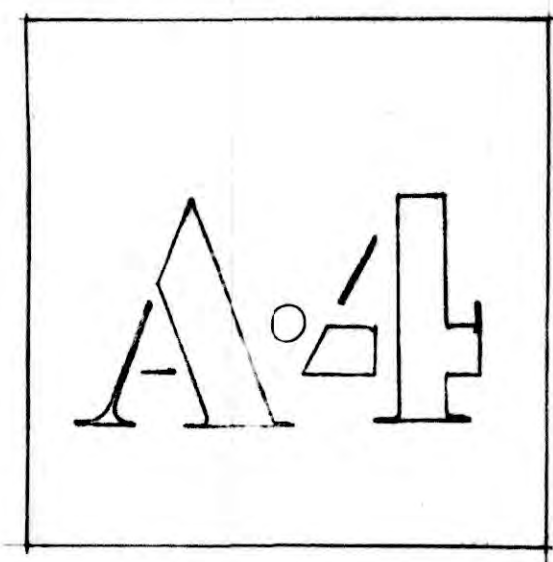
WALNUT AVE.
TROSS CA.

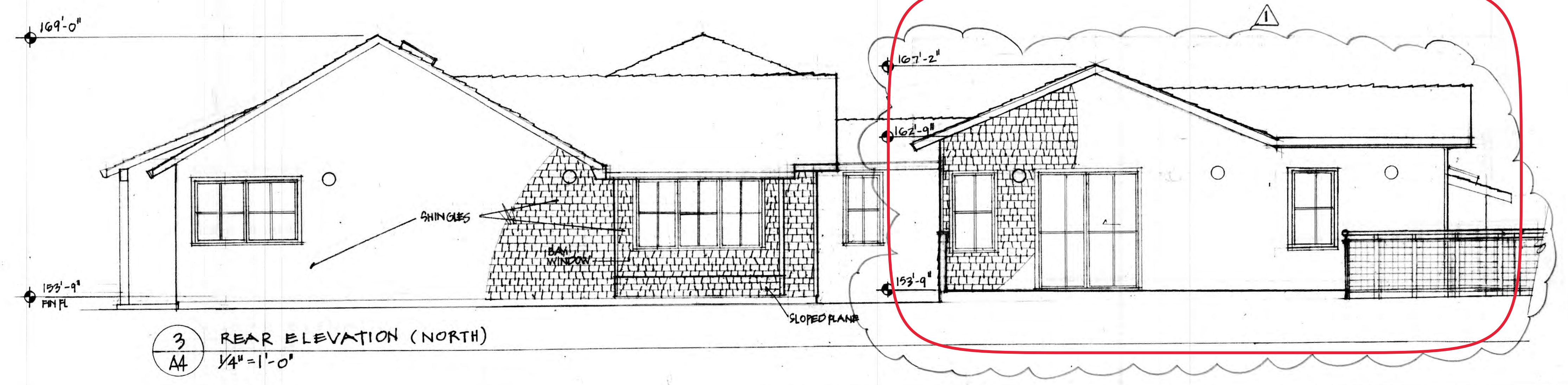
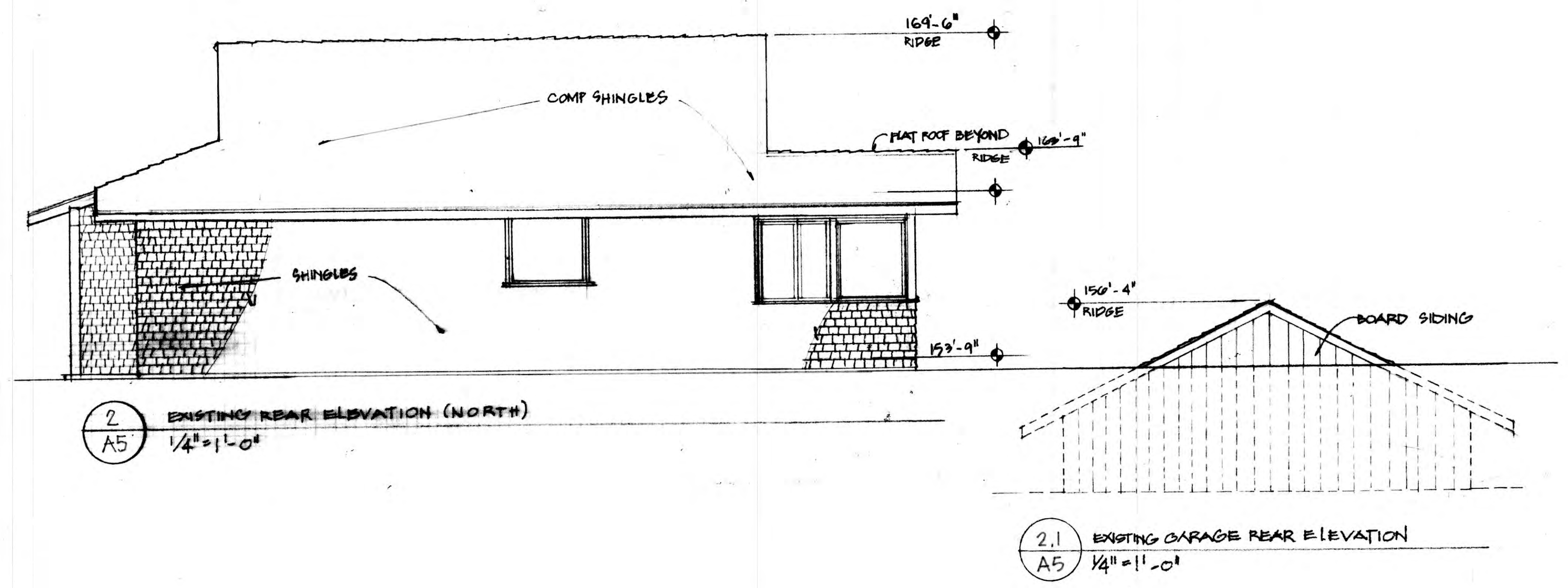
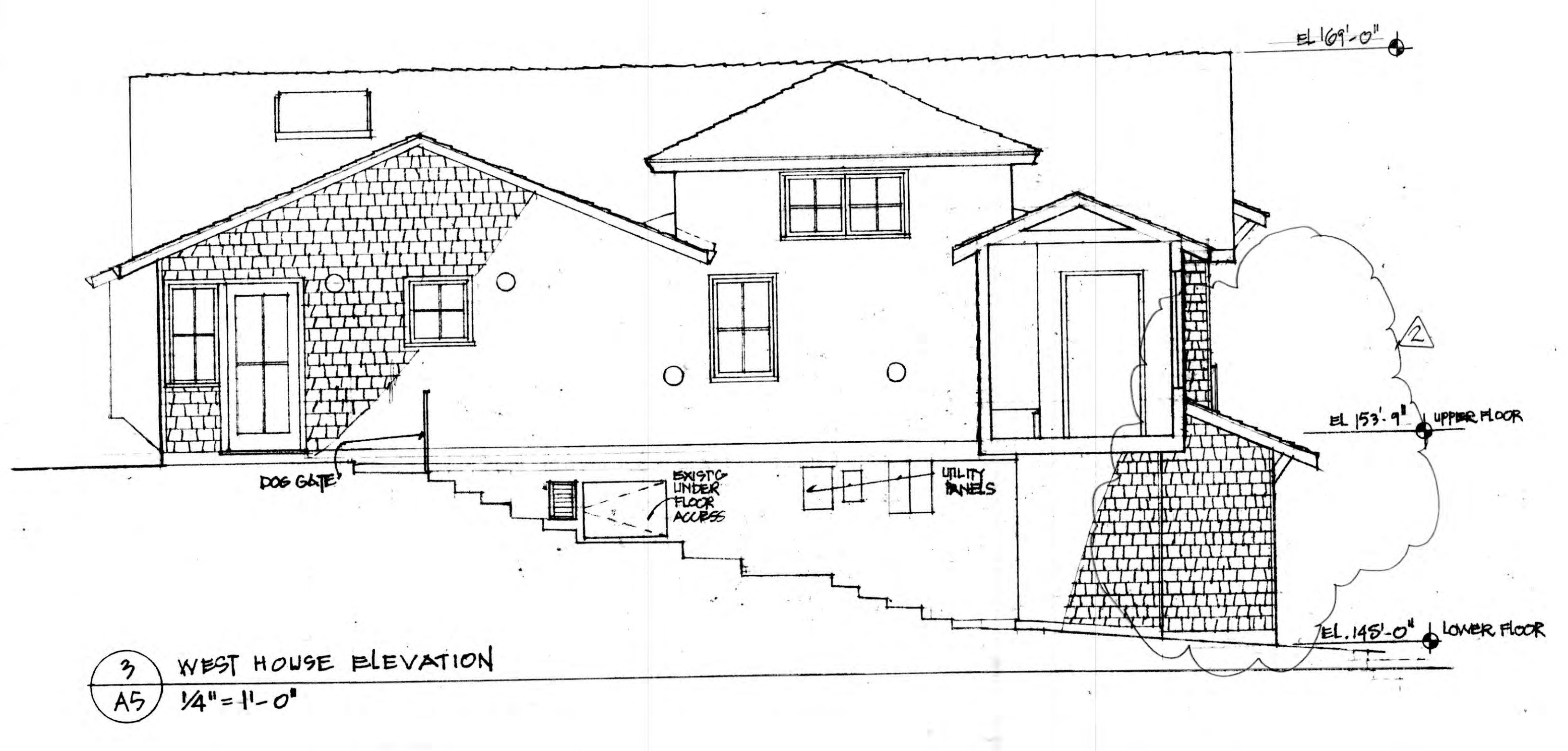
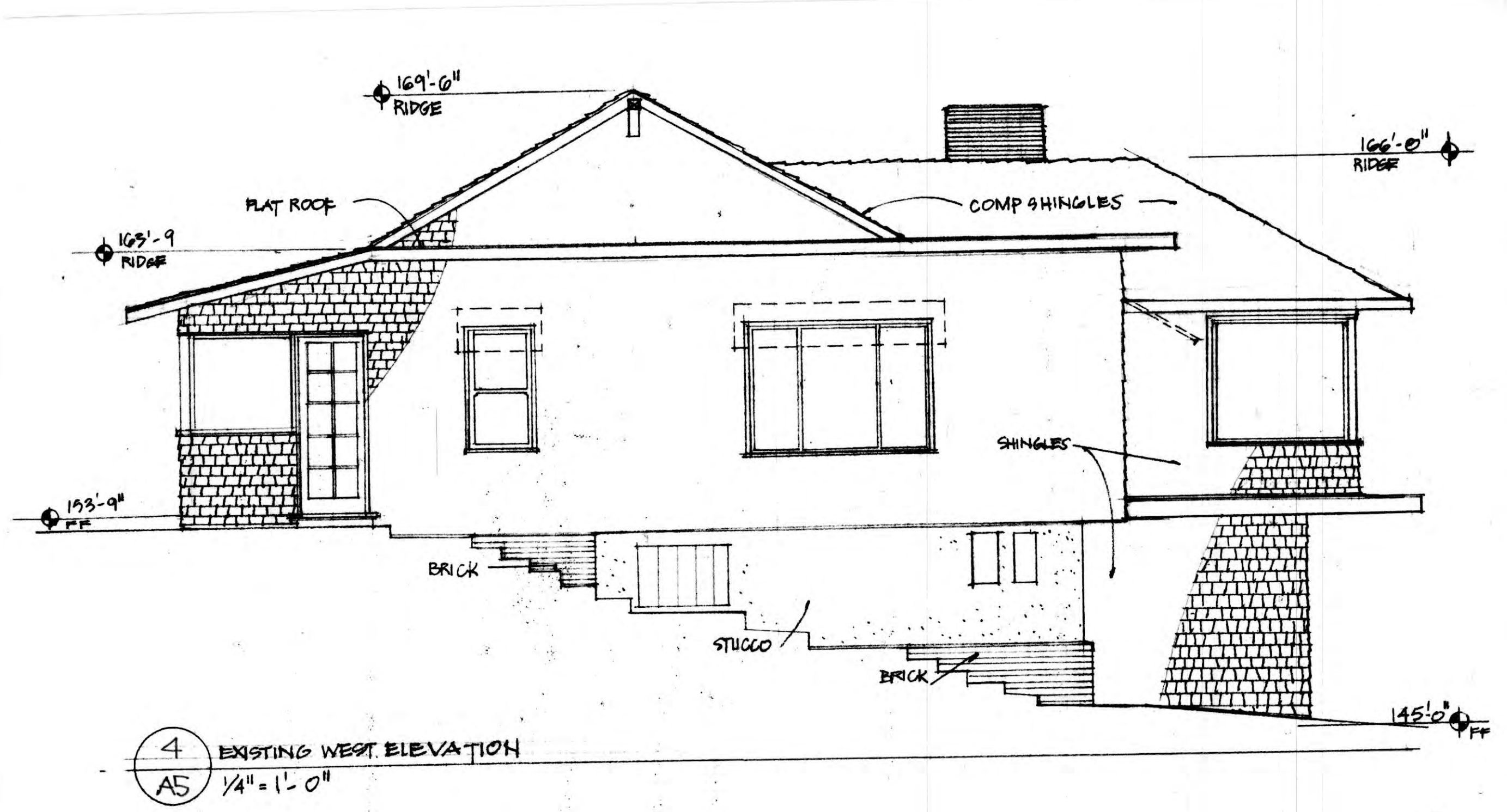


BRESSACK and WASSERMAN
ARCHITECTS
TWENTY ONE OSAGE AVENUE
LOS ALTOS, CALIFORNIA 94022
415-309-9332

EXTERIOR ELEVATIONS
EXISTING AND PROPOSED

- DESIGN REVIEW MAR 2023
- DESIGN REVIEW FEB 2023
- DESIGN REVIEW DEC 2022



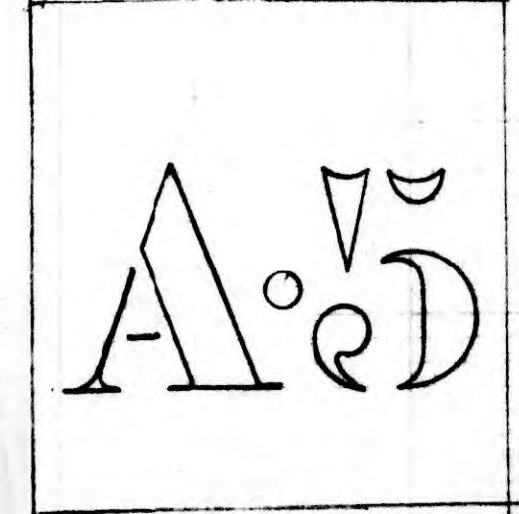


288 WALNUT AVE.
 TROSS CA.
 GANTUS RESIDENCE
 REGISTERED ARCHITECT
 PHILIP GOODMAN
 EC-10662
 EXP. 2/25
 STATE OF CALIFORNIA

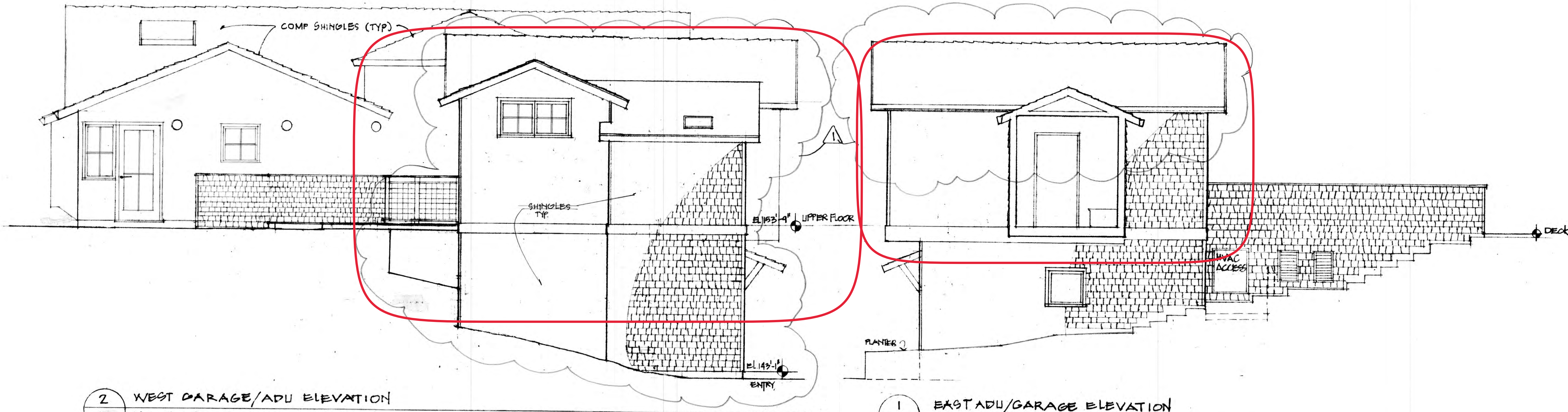
BRESSACK and WASSERMAN
 ARCHITECTS
 TWENTY ONE OSAGE AVENUE
 LOS ALTOS, CALIFORNIA 94022
 415-309-9332 650-321-1987

EXTERIOR ELEVATIONS
EXISTING AND PROPOSED

DESIGN REVIEW MAR 2022
 DESIGN REVIEW FEB 2022
 DESIGN REVIEW DEC 2022

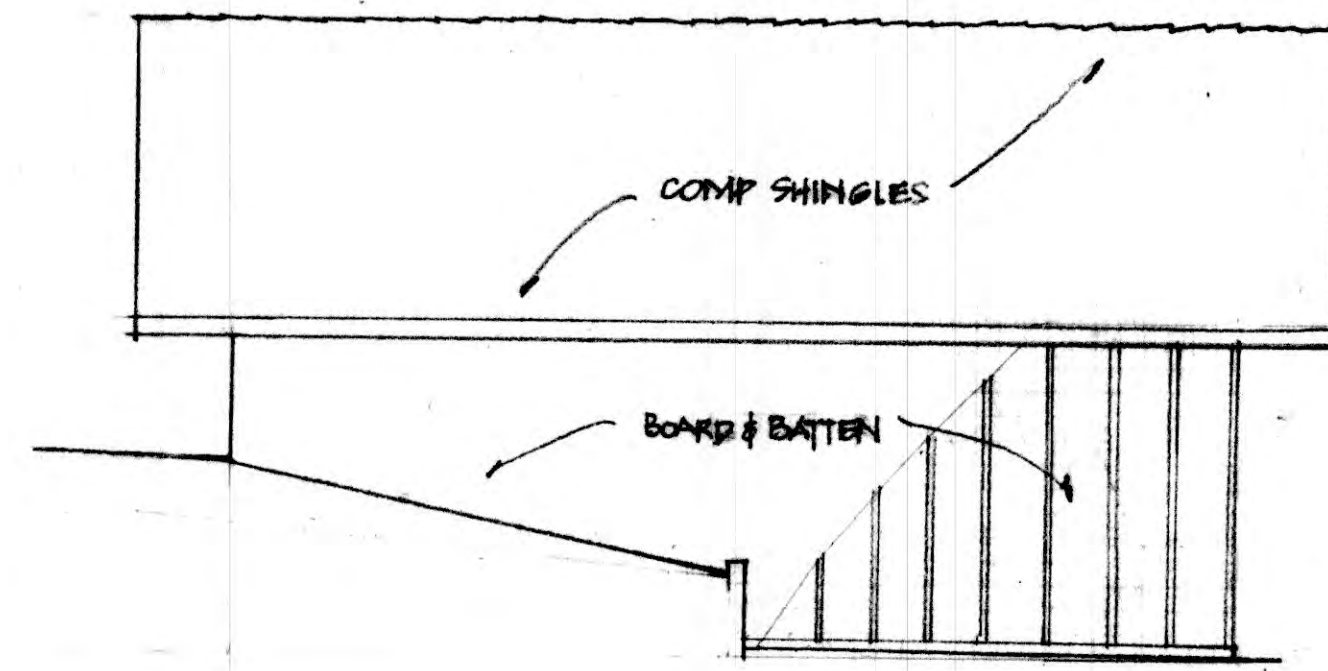


ADU under separate permit

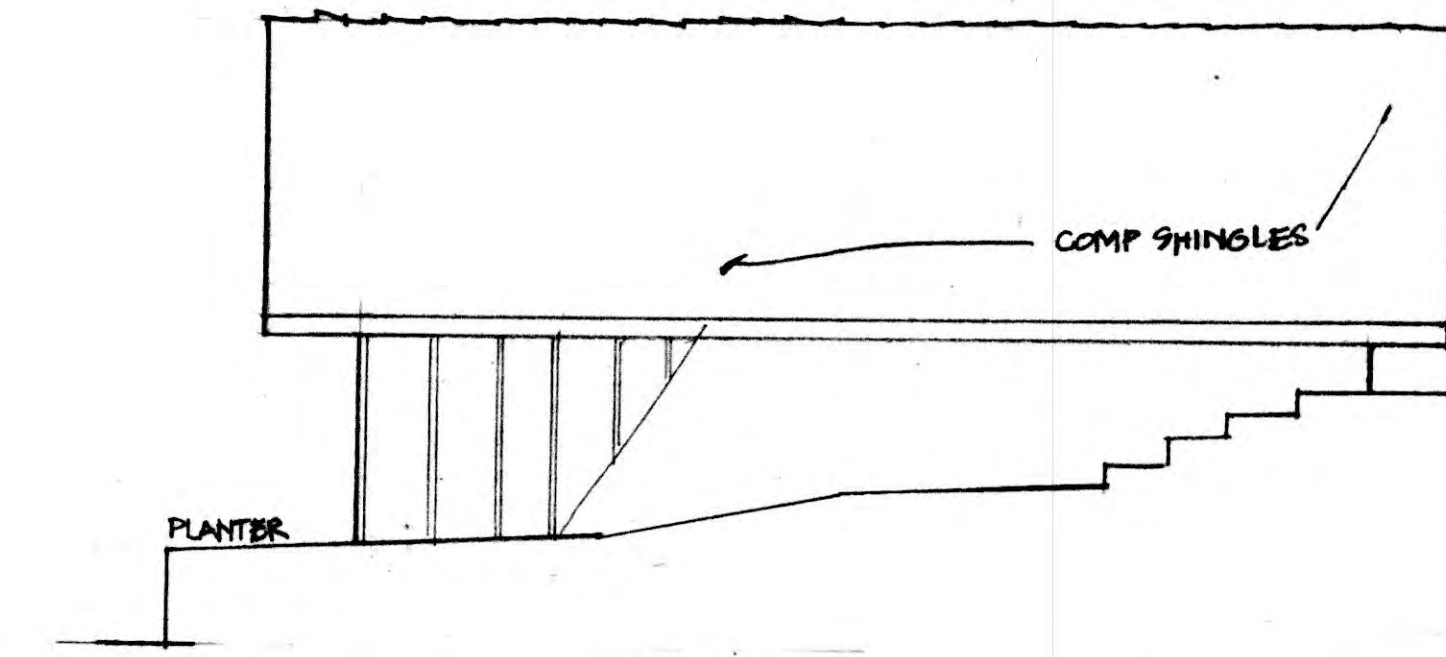


2 WEST GARAGE/ADU ELEVATION
A6 1/4" = 1'-0"

1 EAST ADU/GARAGE ELEVATION
A6 1/4" = 1'-0"

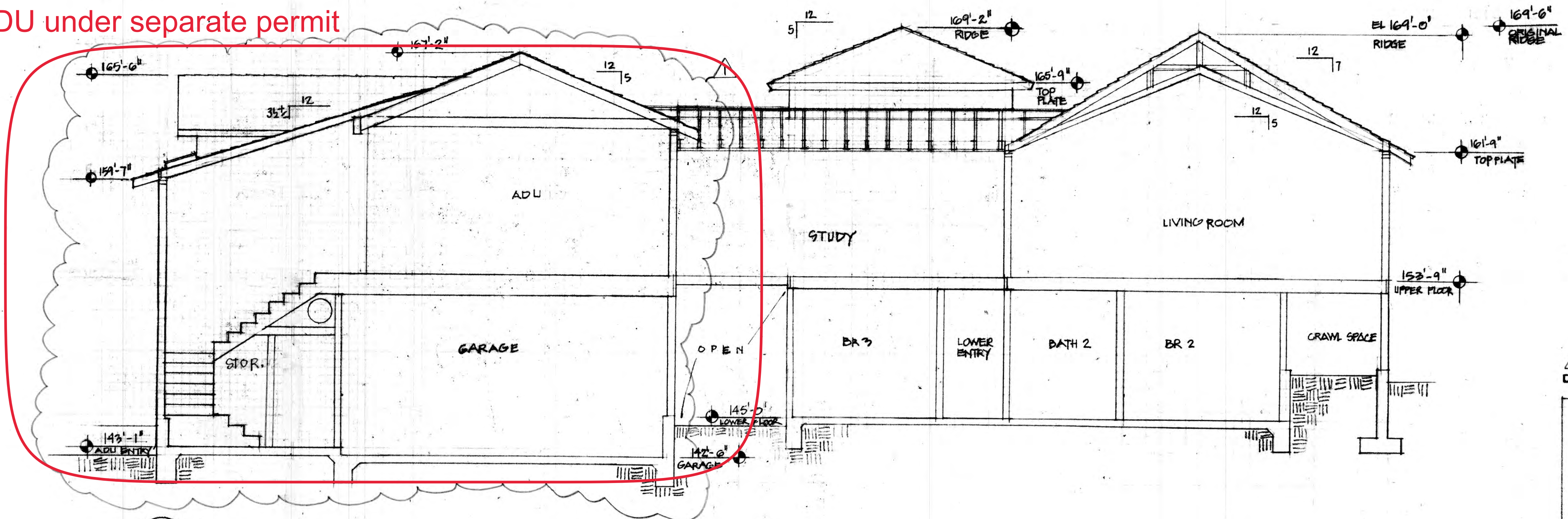


2 EXISTING WEST ELEVATION GARAGE
A6 1/4" = 1'-0"



3 EXISTING EAST ELEVATION GARAGE
A6 1/4" = 1'-0"

ADU under separate permit



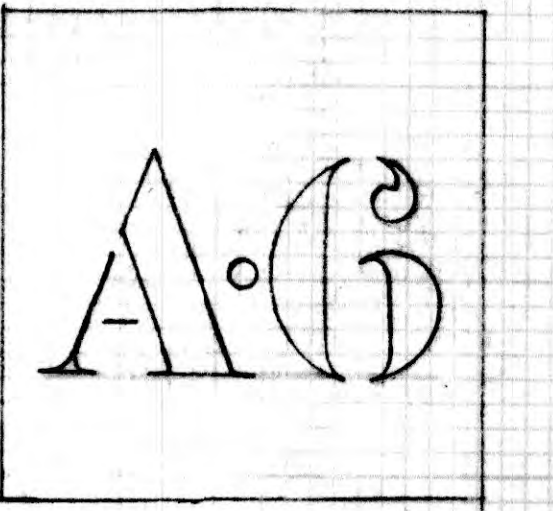
1 SECTION
AG 1/4" = 1'-0"

288 WALNUT AVE.
GANTON RESIDENCE
TROSS CA.



BRESSACK and WASSERMAN
ARCHITECTS
TWENTY ONE OSAGE AVENUE
LOS ALTOS, CALIFORNIA 94022
415-389-9332 650-321-1987

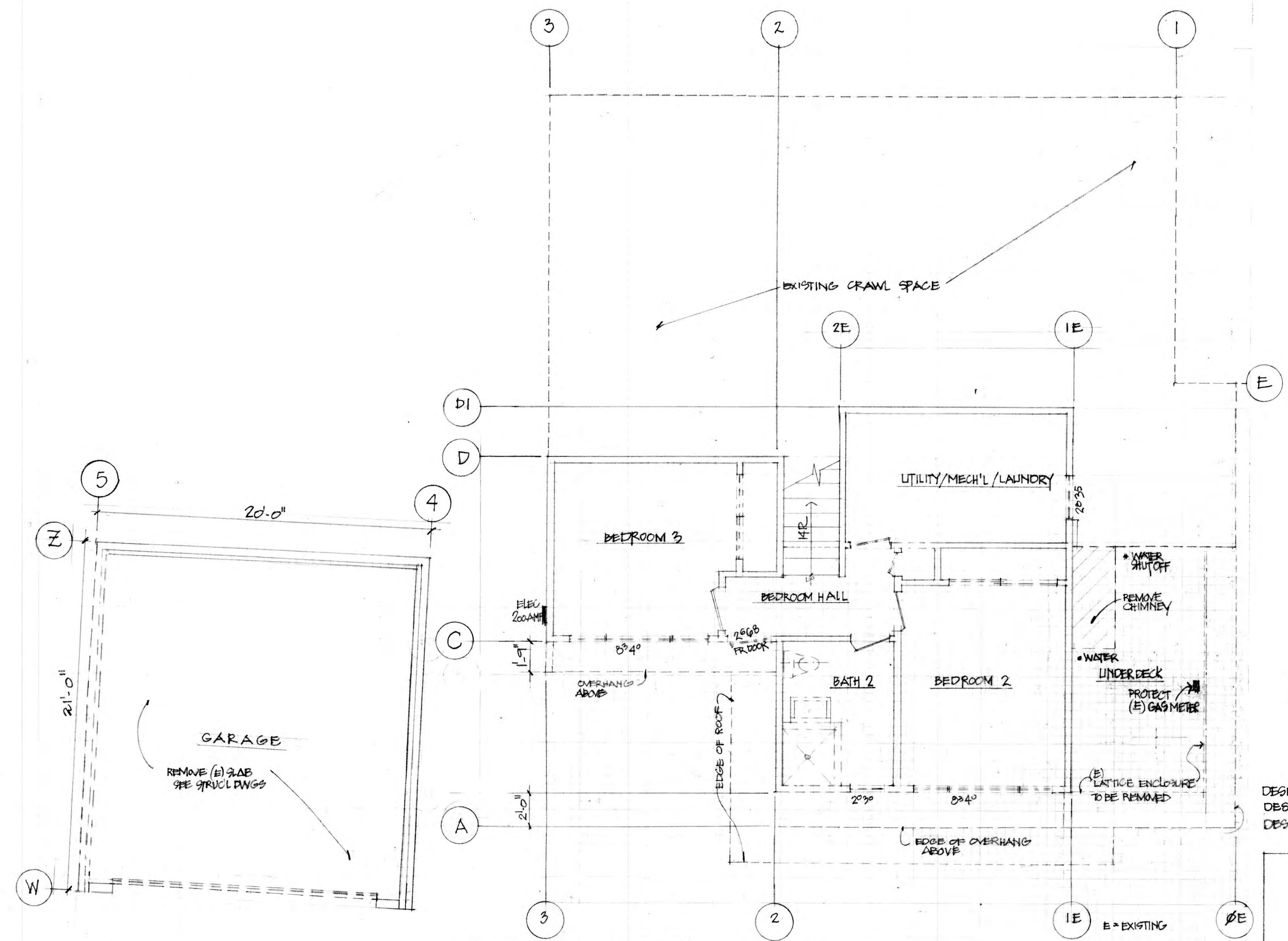
SECTION
EXTERIOR ELEVATIONS
EXISTING & PROPOSED
DESIGN REVIEW MAR 2023
DESIGN REVIEW FEB 2023
DESIGN REVIEW NOV 2022



GANTUS RESIDENCE



BRESSACK and WASSERMAN
 ARCHITECTS
 TWENTY ONE OSAGE AVENUE
 LOS ALTOS, CALIFORNIA 94022
 415-309-9332 650-321-1987



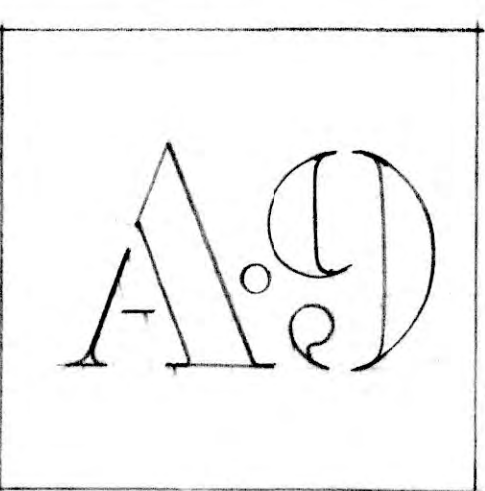
2
 A9
 1/4" = 1'-0"
 EXISTING DETACHED GARAGE / DEMOLITION

EXISTING TO REMAIN
 TO BE REMOVED

1
 A9
 1/4" = 1'-0"
 EXISTING LOWER FLOOR PLAN / DEMOLITION PLAN

EXISTING LOWER LEVEL
 PLANS / DEMOLITION PLANS

DESIGN REVIEW MAR 2023
 DESIGN REVIEW FEB 2023
 DESIGN REVIEW DEC 2022

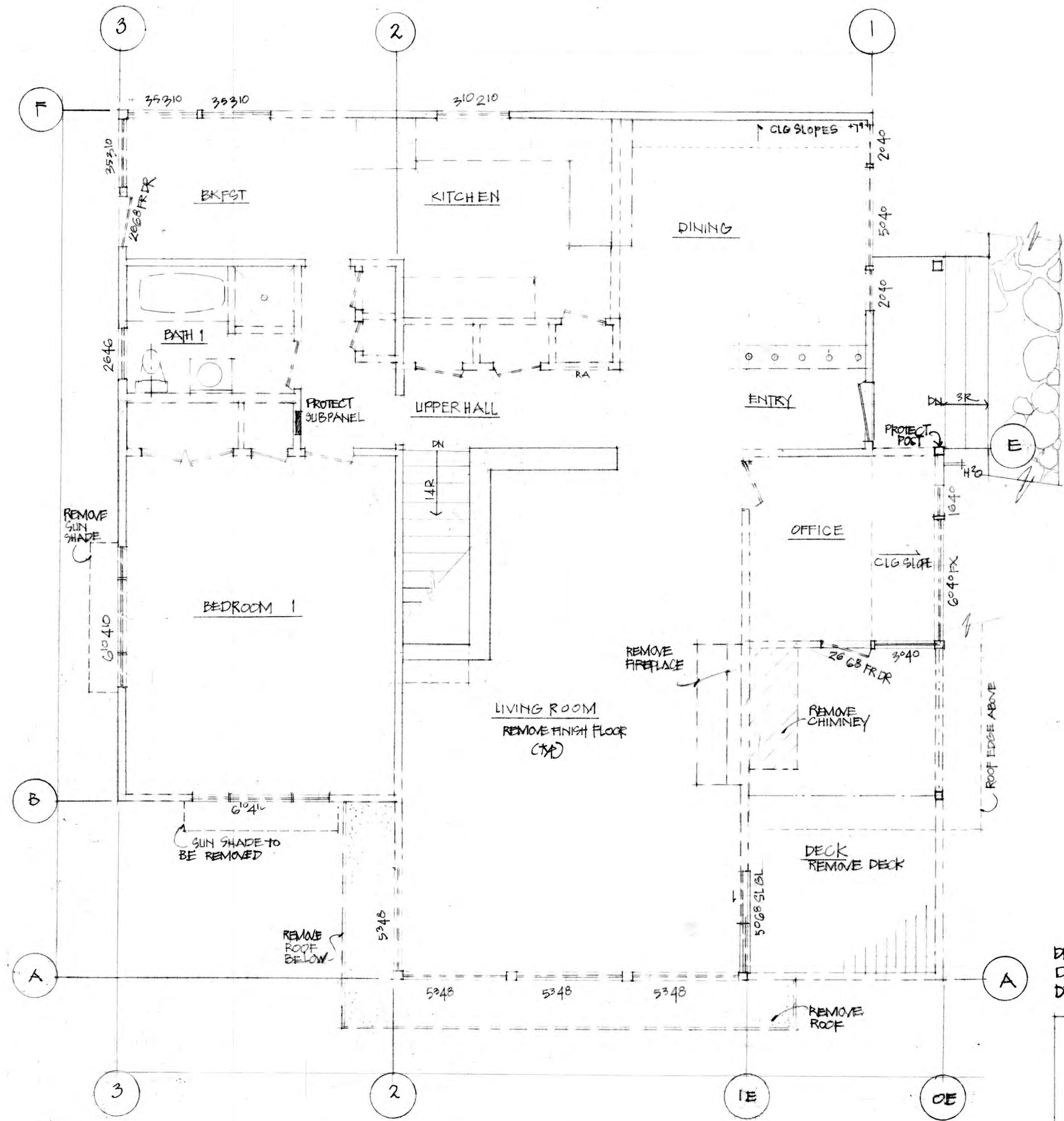


GANTUS RESIDENCE



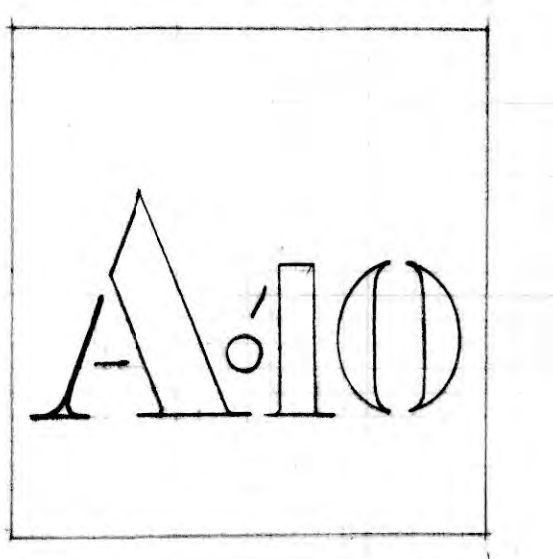
BRESSACK and WASSERMAN
 ARCHITECTS
 TWENTY ONE OSAGE AVENUE
 LOS ALTOS, CALIFORNIA 94022
 415-309-9332

EXISTING UPPER FLOOR PLAN / DEMOLITION PLAN



1 EXISTING UPPER FLOOR PLAN / DEMOLITION PLAN
 A10 1/4" = 1'-0"

DESIGN REVIEW MARCH 2023
 DESIGN REVIEW FEB 2023
 DESIGN REVIEW DEC 2022



DATE OF FIELD SURVEY:

JUNE 29, 2022

LEGEND:

A.P.N. ASSESSOR'S PARCEL NUMBER
 CONC CONCRETE
 TW TOP OF WALL
 BW BOTTOM OF WALL
 FL FLOW LINE
 EC EDGE OF CONCRETE
 FF FINISHED FLOOR

USA GAS
 EAVES
 OVERHEAD UTILITY
 FLOWLINE
 METAL FENCE
 WOOD FENCE
 WIRE FENCE
 BOUNDARY LINE
 MINOR CONTOUR LINE (1')
 MAJOR CONTOUR LINE (5')
 ABOVE GRADE DECK

TREE AS LABELED
 WOOD WALL
 CONCRETE
 AC CONCRETE
 ROCK

WV WATER VALVE
 WM WATER METER
 X 0.00 SPOT ELEVATION
 GM GAS METER
 EM PG&E METER
 DRAIN INLET
 POWER POLE
 AREA DRAIN
 HOSE BIB
 SHRUB AS LABELED

SURVEYOR'S NOTES:

1. ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS AND ARE MEASURED AT BREAST HEIGHT.

BENCHMARK NOTE:

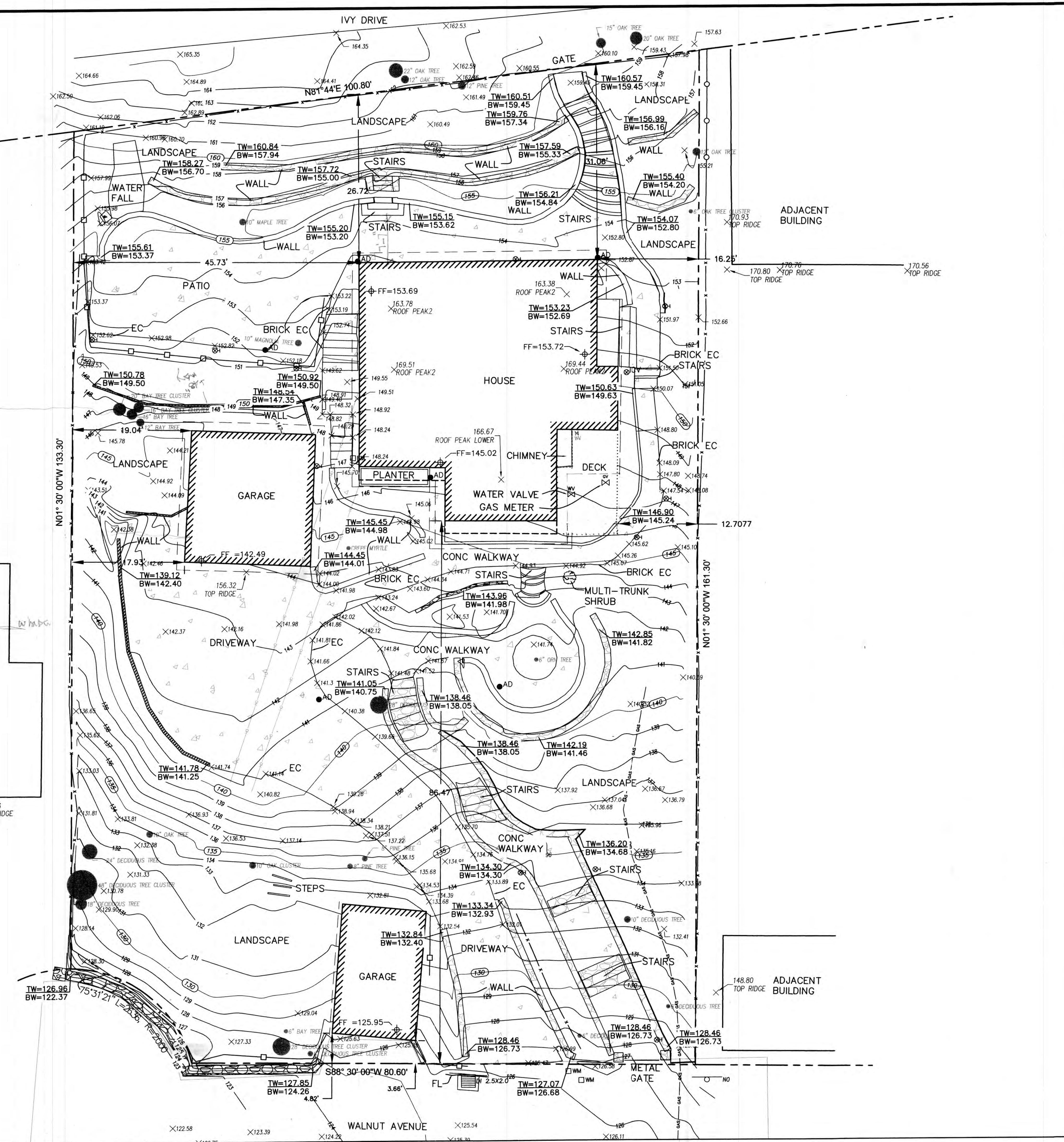
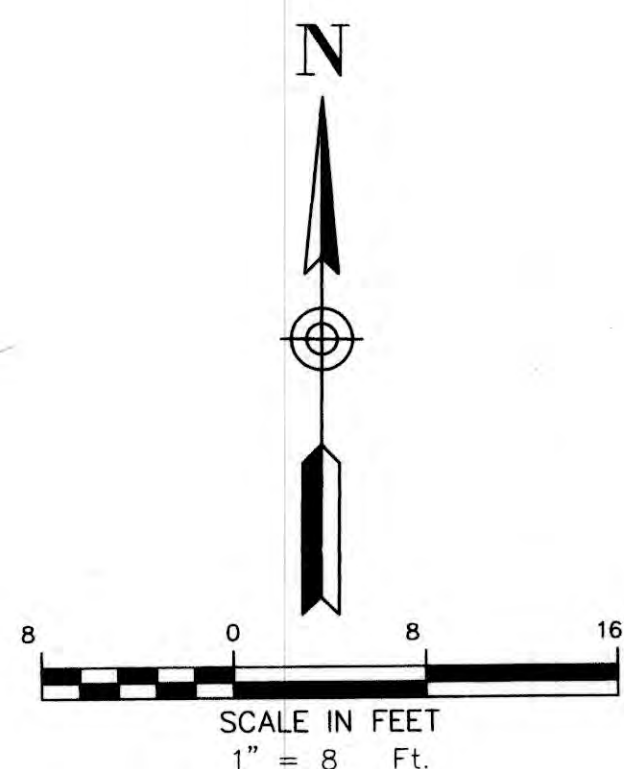
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEOD MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT AVAILABLE CORS STATIONS ON THE CALIFORNIA REAL TIME NETWORK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY.

JULY 20, 2022

LEON E. OBERKAMPER
 REGISTERED CIVIL ENGINEER #12094



OBERKAMPER & ASSOCIATES
 CIVIL ENGINEERS INC.
 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
 PHONE: (415) 897-2800
 WWW.OBERKAMPER.COM

CALIFORNIA
 BOUNDARY & TOPOGRAPHIC SURVEY
 28 WALNUT AVENUE A.P.N (073-171-03)
 MARIN COUNTY
 TOWN OF ROSS

Scale: 1" = 8'
 Drawn by: TW
 Field Crew: AS
 Checked by: LEO
 Date: JULY 11, 2022
 SHEET
 1
 OF 1
 22-159

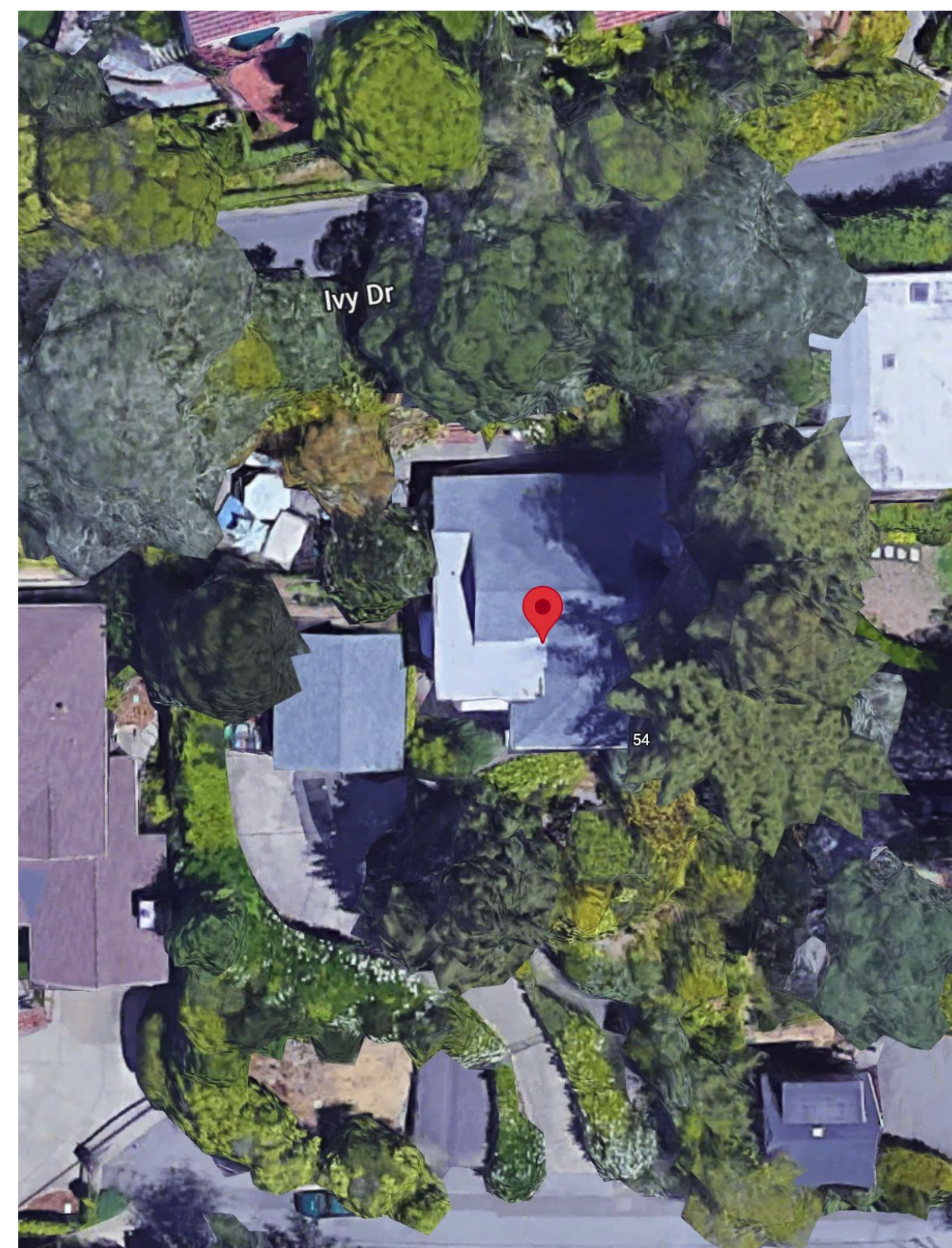
SYMBOL LEGEND	
	ALIGN
	STAIR RISERS
	HOSE BIBB
	GAS
	ELECTRICAL OUTLET
	SPOT ELEVATION
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	CENTER LINE
	MATERIALS CALLOUT
	REVISION CLOUD & NUMBER
	SETBACK LINE
	TREE TO BE REMOVED

ABBREVIATION LEGEND			
+/-	PLUS OR MINUS	MTL	METAL
ADD	ADDENDUM, ADDITION	(N)	NEW
A.D.	AREA DRAIN	NA	NOT APPLICABLE
ADDL	ADDITIONAL	NOM	NOMINAL
AGGR	AGGREGATE	NIC	NOT IN CONTRACT
AR	ARBORIST REPORT	NTS	NOT TO SCALE
ARCH	ARCHITECTURAL	OC	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BO	BOTTOM OF	PA	PLANTED AREA
BW	BOTTOM OF WALL	PIP	POURED IN PLACE
CLR	CLEAR	PL	PROPERTY LINE
CJ	CONTROL JOINT	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	POB	POINT OF BEGINNING
CONC	CONCRETE	POC	POINT OF CONNECTION
CONT	CONTINUOUS	PP	POWER POLE
CTR	CENTER	PSI	PER SQUARE INCH
DG	DECOMPOSED GRANITE	PT	PRESSURE TREATED
DIA	DIAMETER	PTDF	PRESSURE TREATED DOUGLAS FIR
DIM	DIMENSION	RAD	RADIUS
DN	DOWN	REF	REFERENCE
DS	DOWNSPOUT	REINF	REINFORCED
DWGS	DRAWINGS	REV	REVISION
(E)	EXISTING	ROW	RIGHT OF WAY
EA	EACH	RWD	REDWOOD
EJ	EXPANSION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
ENG	ENGINEER	SCD	SEE CIVIL DRAWINGS
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXP	EXPANSION	SF	SQUARE FEET
EXT	EXTERIOR	SIM	SIMILAR
FFE	FINISHED FLOOR ELEVATION	SMD	SEE MECHANICAL DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FIXT	FIXTURE	SPD	SEE PLUMBING DRAWINGS
FS	FINISHED SURFACE	SSD	SEE STRUCTURAL DRAWINGS
FTG	FOOTING	SS	STAINLESS STEEL
FUT	FUTURE	SSD	SEE STRUCTURAL DRAWINGS
GALV	GALVANIZED	STD	STANDARD
GFI	GROUND FAULT INTERRUPT	STRUCT	STRUCTURAL
HB	HOSE BIBB	SQ	SQUARE
HDR	HEADER	TBD	TO BE DETERMINED
HT	HEIGHT	TBR	TO BE REMOVED
ID	INSIDE DIAMETER	T&G	TONGUE AND GROOVE
JST	JOIST	TC	TOP OF CURB
JT	JOINT	TME	TO MATCH EXISTING
LA	LANDSCAPE ARCHITECT	TOC	TOP OF CONCRETE
LOW	LIMIT OF WORK	TW	TOP OF WALL
LSK	LANDSCAPE SKETCH	TYP	TYPICAL
MAX	MAXIMUM	VIF	VERIFY IN FIELD
MFR	MANUFACTURER	WL	WATER LEVEL
MISC	MISCELLANEOUS	WM	WATER METER
MIN	MINIMUM	W/O	WITHOUT

GANTUS RESIDENCE LANDSCAPE IMPROVEMENTS 28 WALNUT, ROSS, CA

PROJECT DESCRIPTION

Addition of a lawn, deck, landscape retaining walls, new permeable driveway, auto gate, fencing, new planting and drip irrigation throughout site.



FOGPATCH
landscapes

To: City of Ross, Planning Department
From: Fogpatch Landscapes
Date: January 30, 2023
Project Address: 28 Walnut Avenue, Ross, CA

This narrative outlines proposed landscape changes to 28 Walnut Avenue. This is being done in conjunction with a remodel of the house, and construction of a new ADU on top of existing garage.

Vegetation

The site is overgrown with several years of minimal maintenance of the vegetation. There are fire-prone trees and plants that need to be removed. Screening plants between properties have not been maintained. The irrigation is outdated, and doesn't seem to be working beyond 30' house setback, leaving all plants in the area weakened, with invasive species taking over.

Recommendation:

- Clear unhealthy and fire-prone vegetation site-wide
- Remove large Douglas fir that is branch-drop hazard with extensive root system under drive
- Add fire-safe medium and low water plants site-wide per fire department recommendations
- Clear planting within 5' of house; add minimal groundcover and pebbles or approved mulch
- Protect all mature oaks on the property
- Update irrigation to be drip (except spray at lawn), and to extend to front/sides of property

Hardscape

The sloped driveway surface is cracked concrete that is dangerous and unsightly. There is a large seeded concrete patio behind garage. Paths and steps at house are seeded concrete edged with red brick, in need of some light repair. There is a mix of brick retaining walls in various conditions. Fencing is inconsistent and failing in many locations.

Recommendation:

- Replace driveway with pervious pavers
- Replace existing main entry with streamlined limestone entry terraces and cheek walls
- Remove circular front garden patio; replace with large format pavers and planting
- Move path to east entrance away from house
- Replace fences site-wide with hogwire fence, except where noted
 - At Walnut Avenue entrance, add semi-transparent wood fence, pedestrian gate and new auto gate 25' from front property line
 - At west side of property (adjacent to ADU), add 6' solid wood fence for privacy
- Replace large seeded concrete patio with deck and lawn
- Add two retaining walls at west side of ADU to level out new lawn and planting area
- Remove or repair pathways affected by construction

Sincerely,

DeeAnn Budney, landscape designer, 415-518-9482 deean@fogpatch.net

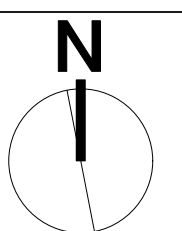
SHEET INDEX

L0.0	COVER SHEET
L0.01	EXISTING CONDITIONS
L1.00	LANDSCAPE SITE PLAN
L2.00	PRELIMINARY GRADING/DRAINAGE
L3.00	VEGETATION MGT. PLAN
L4.00	PLANTING PLAN
L4.01	PLANTING IMAGERY
L5.00	IRRIGATION ZONE PLAN/WELO
L6.00	IMPERVIOUS SURFACE PLAN
L6.50	MATERIALS PLAN
L7.00	FENCE/GATE PLAN
L8.00	LIGHTING PLAN

NOT FOR CONSTRUCTION - COORDINATION ONLY- 03.08.2023

DATE:	ISSUE:
12.22.2022	PLANNING SET
01.30.23	REV. PLANNING SET
03.08.2023	REV. PLANNING SET

SCALE: AS NOTED



COVER SHEET

L0.00

WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
ROSS, CALIFORNIA 94957
GABRIELLE BRESSACK GANTUS & JOHN GANTUS

FOGPATCH
landscapes

327 STAPLES AVENUE SF, CA 94112 415.518.9482

WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
ROSS, CALIFORNIA 94957
GABRIELLE BRESSACK GANTUS & JOHN GANTUS

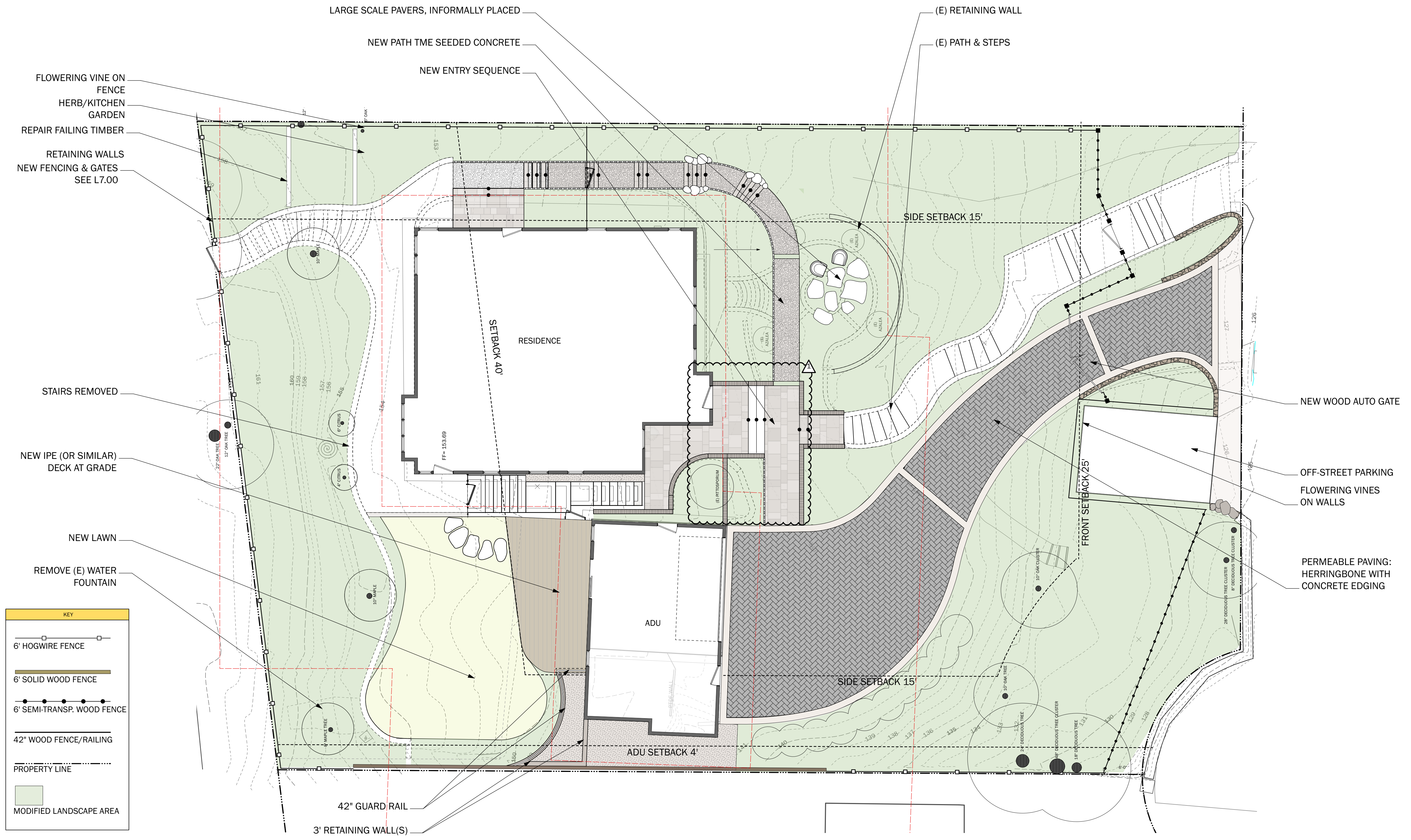
NOT FOR CONSTRUCTION - COORDINATION ONLY- 03.08.2023

DATE:	ISSUE:
12.22.2022	PLANNING SET
01.30.2023	REV. PLANNING SET
03.8.2023	REV. PLANNING SET

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

LANDSCAPE
SITE PLAN

L1.00

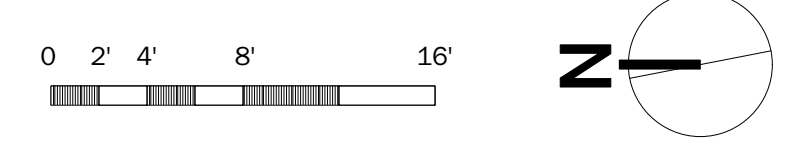


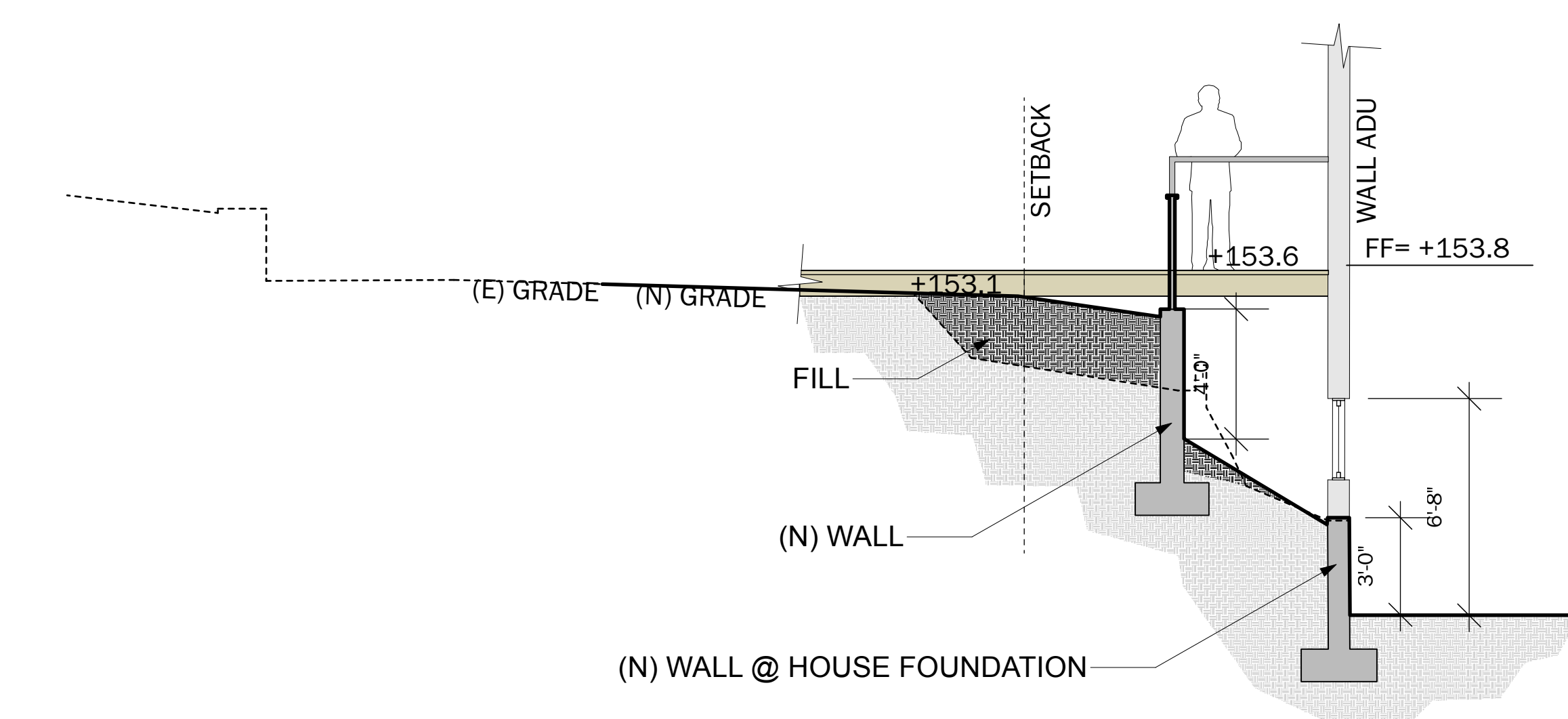
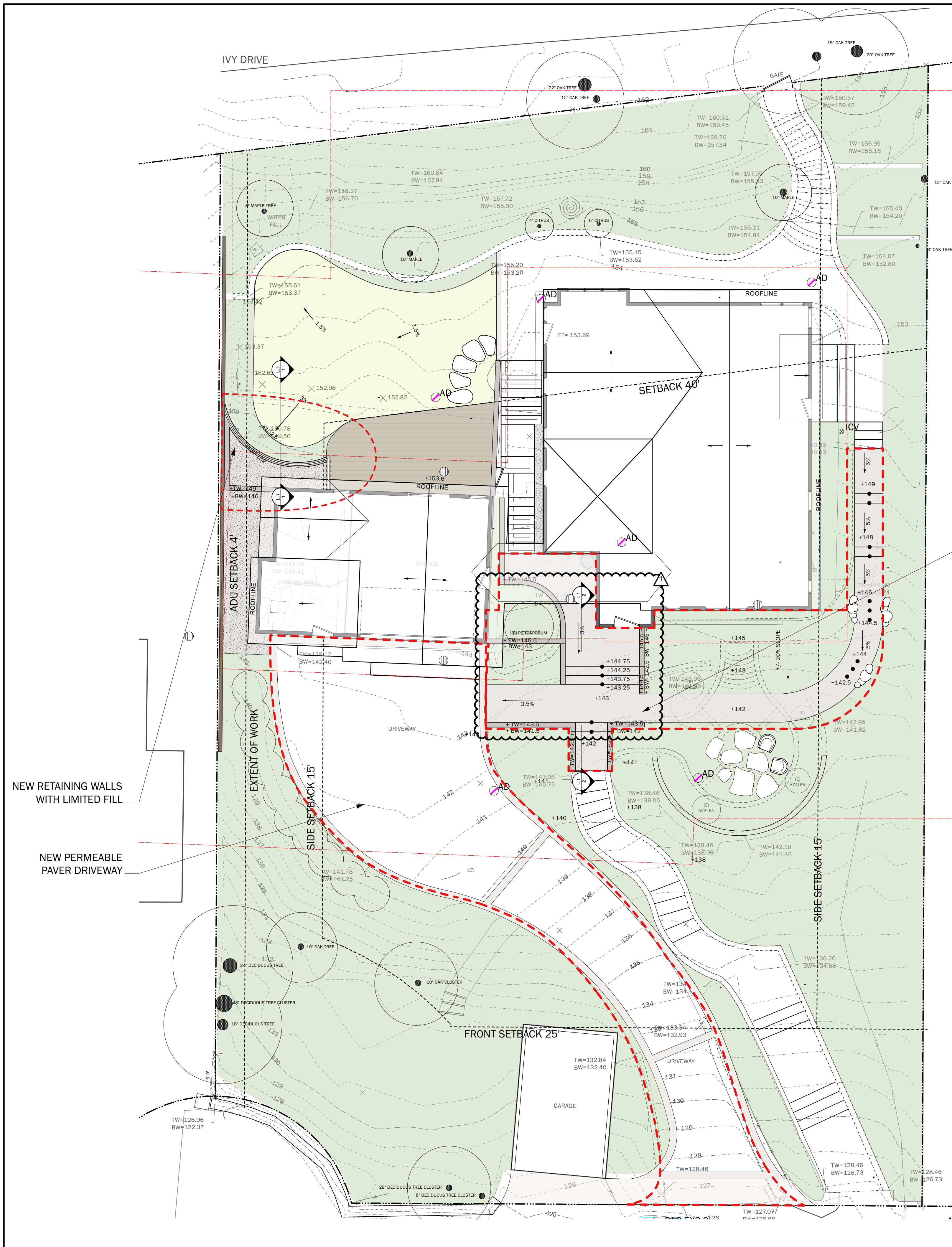
KEY

	6' HOGWIRE FENCE
	6' SOLID WOOD FENCE
	6' SEMI-TRANSP. WOOD FENCE
	42" WOOD FENCE/RAILING
	PROPERTY LINE
	MODIFIED LANDSCAPE AREA

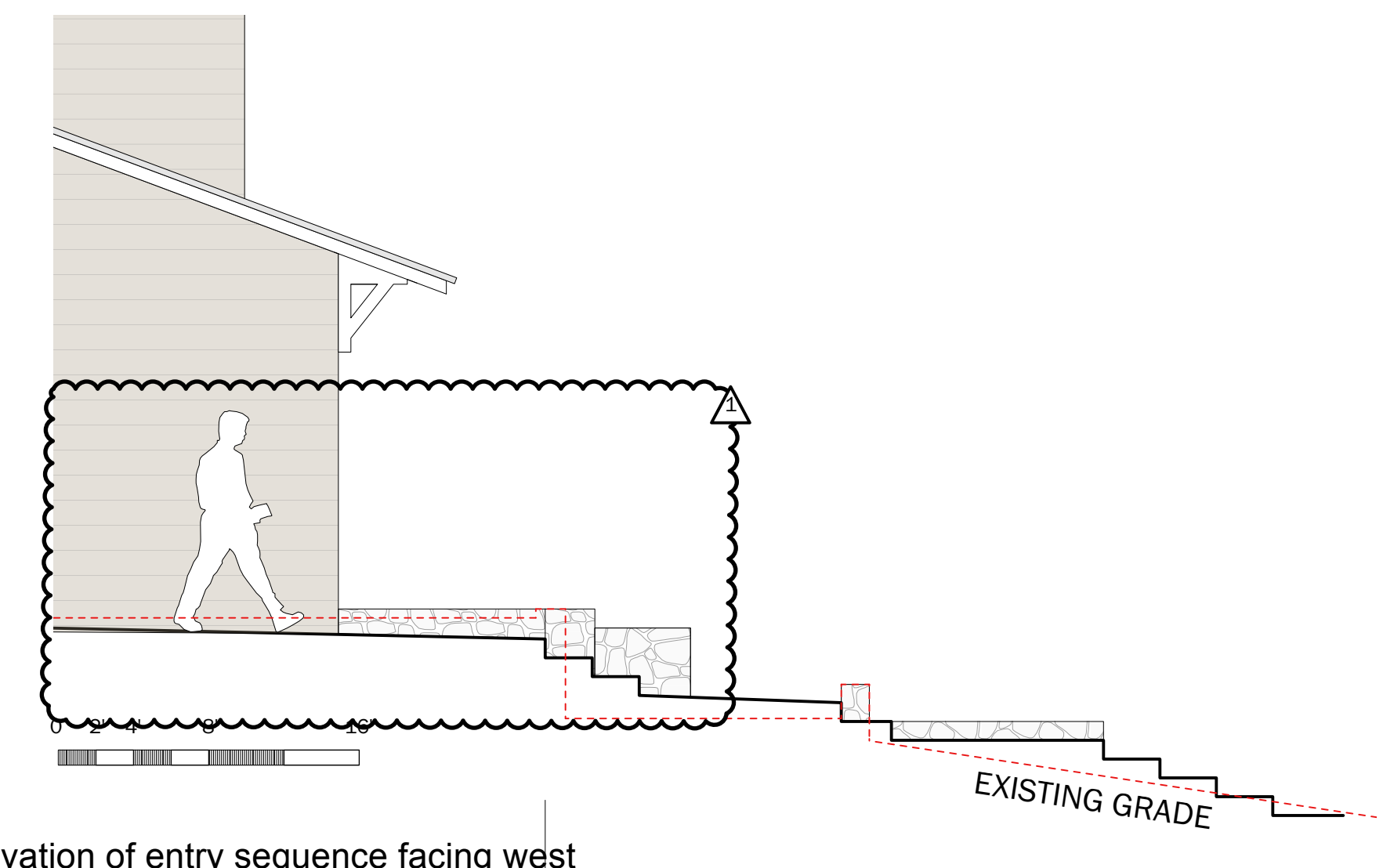
PROPOSED MODIFIED LANDSCAPE AREA: 9038 S.F.

*ARBORIST REPORT BY URBAN FORESTRY SENT IN SEPARATE DOCUMENT





1 Section of retaining walls at west side of ADU
Scale: 1/4" = 1'-0"

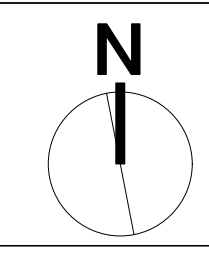


2 Elevation of entry sequence facing west
Scale: 1/4" = 1'-0"

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

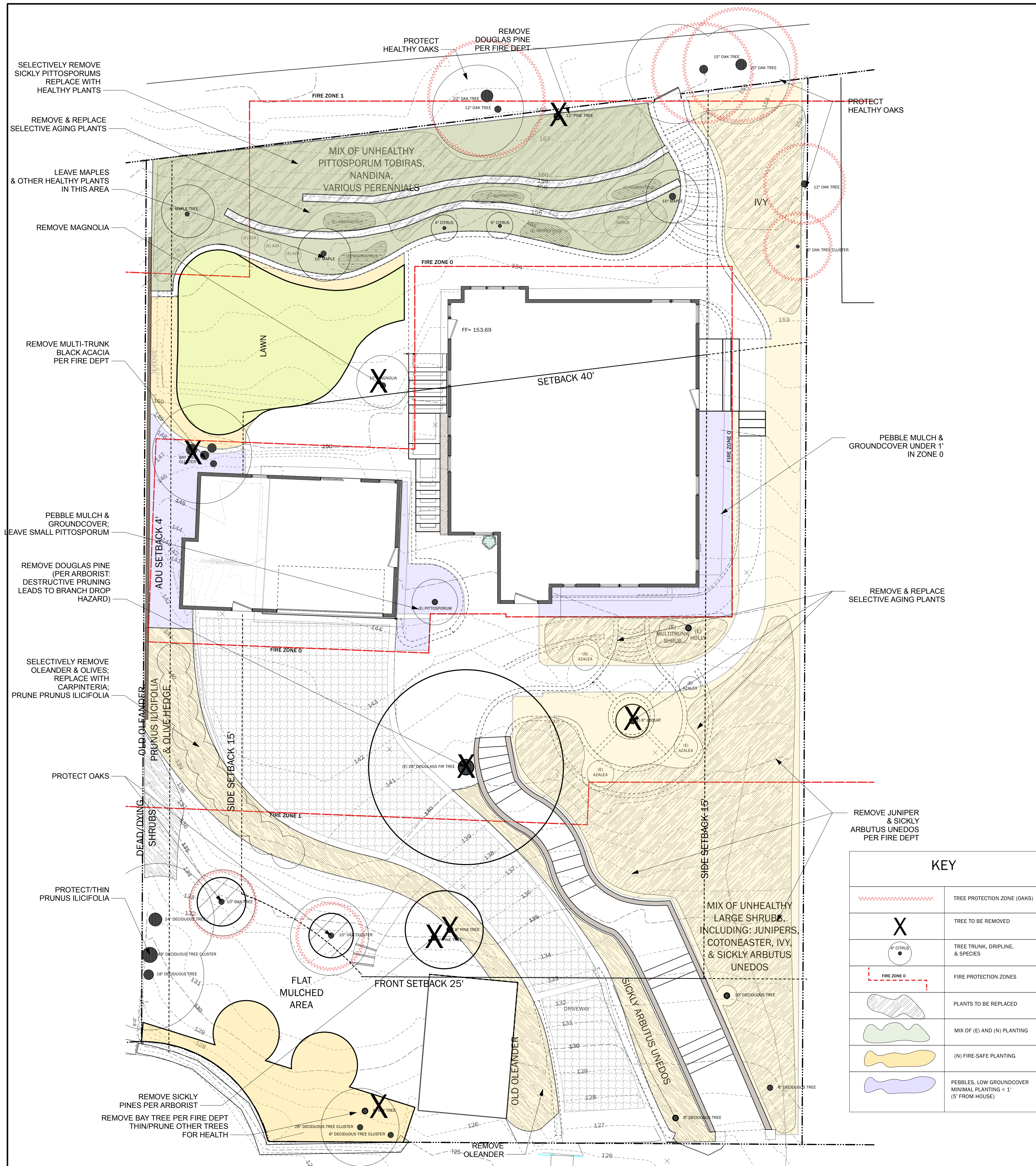


PRELIMINARY
GRADING &
DRAINAGE PLAN

L2.00

WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
ROSS, CALIFORNIA 94957
GABRIELLE BRESSACK GANTUS & JOHN GANTUS



FOGPATCH
landscapes

To: Ross Valley Fire Department
 From: Fogpatch Landscapes
 Date: December 22, 2022
 Project Address: 28 Walnut Avenue, Ross, CA

This narrative outlines proposed landscape changes to 28 Walnut Avenue. This is being done in conjunction with a remodel the house, and construction of a new ADU on top of existing garage. An arborist report from Urban Forestry Associates has been commissioned, and will be forthcoming.

Existing conditions
 The site is overgrown with several years of minimal maintenance of the vegetation. There are fire-prone trees and plants that need to be removed. These include a large black acacia adjacent to garage, as well as several juniper and unhealthy Douglass fir and other pines. Between 30" and 100" at the front of the property, the planting is weak, with ivy and other invasive species taking over.

Proposed scope
 - Remove problem trees
 - Clear unhealthy and fire-prone vegetation site-wide
 - Add fire-safe plants to area 30' from house to provide fire break
 - Add more limited fire-safe planting 30'- 100' from house
 - Clear planting within 5' of house; add minimal groundcover and pebbles or approved mulch
 - Plants shall be planted so no continuity exists between ground fuels and tree crowns
 - Protect all mature oaks on the property
 - Update irrigation to be drip (except spray at lawn), and to extend to front/sides of property

Future planting
 Any planting will be fire-resistant irrigated trees, shrubs, perennials, and groundcovers

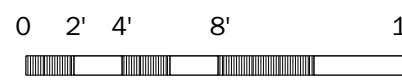
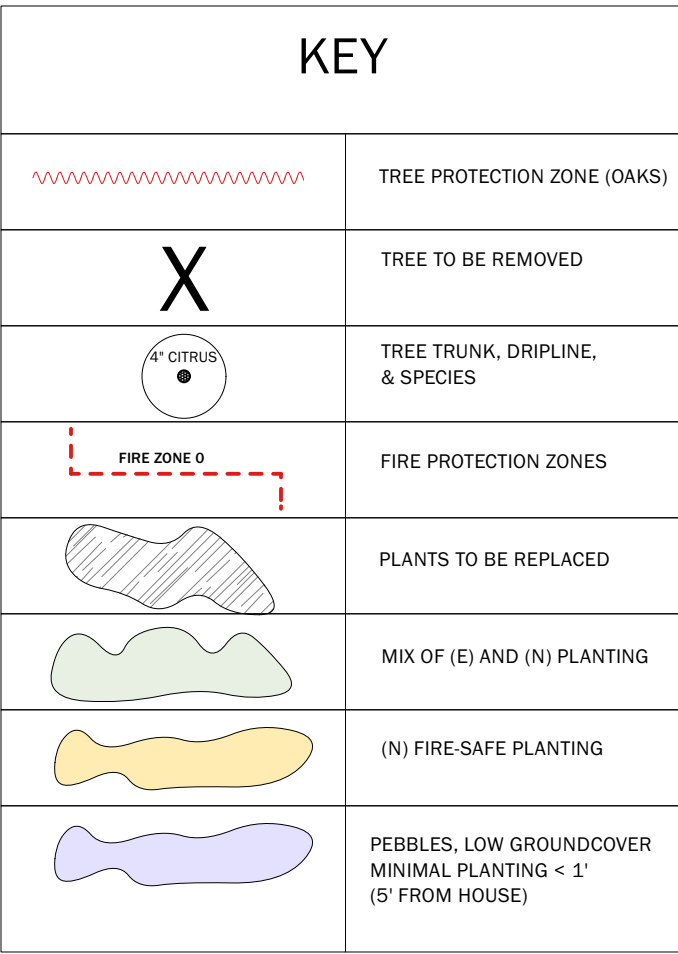
Maintenance
 -All fire-prone fuels removed within 100' of house
 -Branches removed in large trees to give 6" clearance underneath
 -Dead and dying vegetation to be removed yearly
 -No native grasses planted within 30' of home
 -Weeds and grass cut regularly to 4"
 -Planting shall be irrigated
 -Plants shall be planted so no continuity exists between ground fuels and tree crowns
 -Gutters cleaned and screened twice yearly

Sincerely,

 DeeAnn Budney, landscape designer, 415-518-9482 deeann@fogpatch.net

NOTES:
 -SEE L4.00 AND L4.01 FOR PLANTING PLAN DETAILS
 -SEPARATE TREE REMOVAL PERMIT REQUIRED
 -NO CONSTRUCTION MATERIAL STORAGE IN DEFENSIBLE SPACE AREA

Qty	Botanical Name	Common Name	Scheduled Size	WUCOLS	Native?
Trees					
1	Comus capitata	Evergreen Dogwood	24" Box	M	
2	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" Box	L	
2	Lyonothamnus floribundus asplenifolius	Catalina Ironwood	36" Box	L	
2	Magnolia 'Ann'	Ann Magnolia	24" Box	M	
3	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	36" Box	M	
1	Michelia doltsopa	Sweet Michelia	36" Box	M	
3	Michelia yun. 'Inspiration'	Michelia Yun Inspiration	36" Box	M	
2	Pistacia chinensis	Chinese Pistache	36" Box	L	
1	Quercus kelloggii	California Black Oak	36" Box	L	Y
Shrubs					
7	Azalea variety TBD	Azalea		M	
7	Camellia sasanqua 'October Magic Orchid'	October Magic® Orchid™ Camellia	5 Gal	M	
22	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	5 Gal	M	Y
6	Ceanothus 'Joyce Coulter'	Joyce Coulter California Lilac	5 Gal	M	Y
13	Ceanothus griseus horizontalis	Carmel Creeper	5 Gal	L	Y
16	Cuphea hyssopifolia 'Alba'	White False Heather	1 Gal	M	
12	Grevillea 'Moonlight'	Moonlight Grevillea	5 Gal	L	
9	Grevillea 'Peaches and Cream'	Peaches and Cream Grevillea	5 Gal	L	
6	Grevillea tanera	Woolly Grevillea	5 Gal	L	
7	Leucadendron 'Safari Goldstrike'	Safari Goldstrike Yellow Conebush	5 Gal	L	
15	Loropetalum chinense 'Purple Diamond'	Purple diamond Fringe Flower	5 Gal	L	
19	Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	5 Gal	M/L	
38	Pittosporum crassifolium 'Compactum'	Dwarf Karo	5 Gal	M	
4	Rosa 'Iceberg'	Iceberg Shrub Rose	5 Gal	M	
Perennials					
12	Asparagus densiflorus 'Myers'	Foxtail Fern	1 Gal	M	
14	Camparula poscharskyana 'Alba'	White Dalmatian Bellflower	1 Gal	M	
15	Convolvulus mauritanicus	Ground Morning Glory	1 Gal	L	
7	Cotyledon orbiculata var. oblonga	Chalk fingers	1 Gal	L	
17	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	1 Gal	L	
37	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	1 Gal	M	
54	Heuchera 'Wendy'	Wendy Island Alum Root	1 Gal	M	
20	Iris japonica 'Eco Easter'	Japanese Iris	1 Gal	H	
5	Phormium 'Platt's Black'	Platt's Black New Zealand Flax	1 Gal	L	
13	Salvia officinalis 'Nana'	Garden Sage 'Nana'	1 Gal	L	
22	Silene uniflora 'Druett's Variegated'	Variegated Rock Campion	1 Gal	M	
Vines					
Ornamental Grasses					
Cacti & Succulents					



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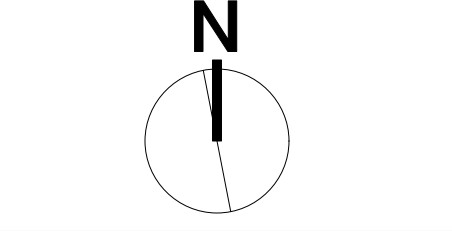
FOGPATCH
landscapes

327 STAPLES AVENUE SF, CA 94112 415.518.9482

WALNUT AVENUE RESIDENCE
28 WALNUT AVENUE
ROSS, CALIFORNIA 94957
GABRIELLE BRESSACK GANTUS & JOHN GANTUS

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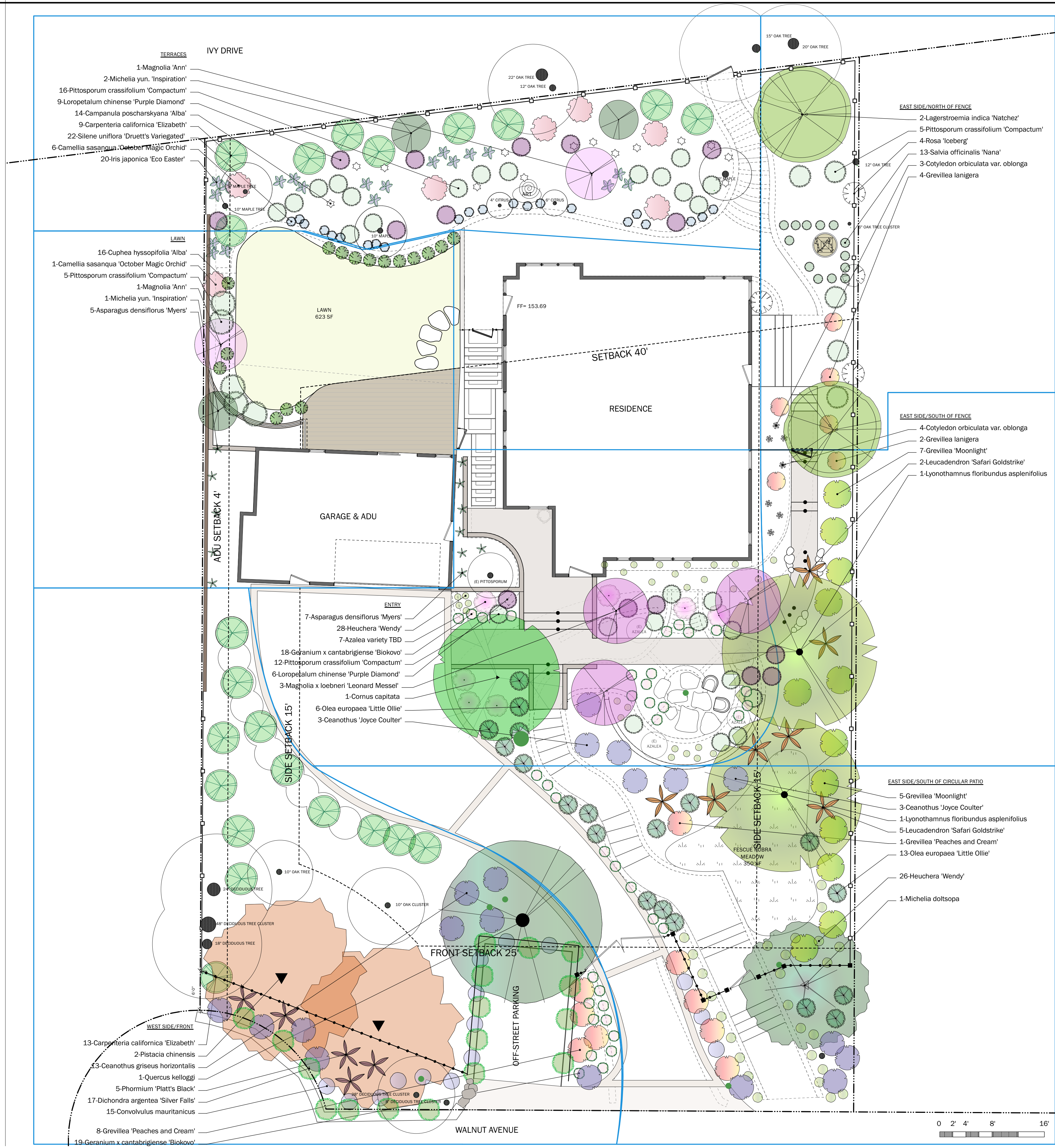
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VEGETATION
MANAGEMENT PLAN

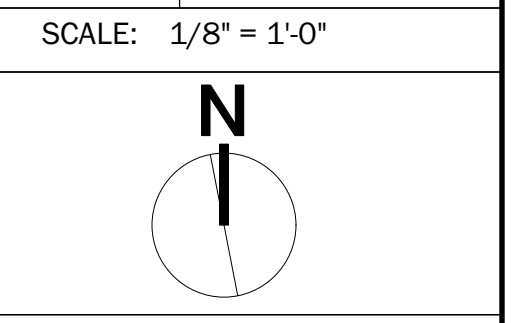
L3.00

Plant List				
Qty	Botanical Name	Common Name	Scheduled Size	WUCOLS Native?
Trees				
1	Cornus capitata	Evergreen Dogwood	24" Box	M
2	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" Box	L
2	Lyonothamnus floribundus asplenifolius	Catalina Ironwood	36" Box	L
2	Magnolia 'Ann'	Ann Magnolia	24" Box	M
3	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	36" Box	M
1	Michelia doltsopa	Sweet Michelia	36" Box	M
3	Michelia yun. 'Inspiration'	Michelia Yun Inspiration	36" Box	M
2	Pistacia chinensis	Chinese Pistache	36" Box	L
1	Quercus kelloggii	California Black Oak	36" Box	L
Shrubs				
7	Azalea variety TBD	Azalea		M
2	Camellia sasanqua 'October Magic Orchid'	October Magic® Orchid™ Camellia	5 Gal	M
22	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	5 Gal	M
6	Ceanothus 'Joyce Coulter'	Joyce Coulter California Lilac	5 Gal	M
13	Ceanothus griseus horizontalis	Carmel Creeper	5 Gal	L
16	Cuphea hyssopifolia 'Alba'	White False Heather	1 Gal	M
12	Grevillea 'Moonlight'	Moonlight Grevillea	5 Gal	L
9	Grevillea 'Peaches and Cream'	Peaches and Cream Grevillea	5 Gal	L
6	Grevillea lanigera	Woolly Grevillea	5 Gal	L
7	Leucadendron 'Safari Goldstrike'	Safari Goldstrike Yellow Conebush	5 Gal	L
15	Loropetalum chinense 'Purple Diamond'	Purple diamond Fringe Flower	5 Gal	L
19	Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	5 Gal	M/L
38	Pittosporum crassifolium 'Compactum'	Dwarf Karo	5 Gal	M
4	Rosa 'Iceberg'	Iceberg Shrub Rose	5 Gal	M
Perennials				
12	Asparagus densiflorus 'Myers'	Foxtail Fern	1 Gal	M
14	Campanula poscharskyana 'Alba'	White Dalmatian Bellflower	1 Gal	M
15	Convolvulus mauritanicus	Ground Morning Glory	1 Gal	L
7	Cotyledon orbiculata var. oblonga	Chalk fingers	1 Gal	L
17	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	1 Gal	L
37	Geranium x cantabrigiense 'Blokovo'	Blokovo Cranesbill	1 Gal	M
54	Heuchera 'Wendy'	Wendy Island Alum Root	1 Gal	M
20	Iris japonica 'Eco Easter'	Japanese Iris	1 Gal	H
5	Phormium 'Platt's Black'	Platt's Black New Zealand Flax	1 Gal	L
13	Salvia officinalis 'Nana'	Garden Sage 'Nana'	1 Gal	L
22	Silene uniflora 'Druett's Variegated'	Variegated Rock Campion	1 Gal	M
Vines				
Ornamental Grasses				
Cacti & Succulents				



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PLANTING PLAN

L4.00

WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
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FOGPATCH
landscapes
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Convolvulus sabatius| Ground Morning Glory



Cotyledon orbiculata var. oblonga| Chalk finger



Geranium x cantabrigiense 'Blokovo'| Blokovo Cranesbill



Ceanothus griseus horizontalis| Carmel Creeper



Cuphea hyssopifolia 'Alba'| White False Heather



Grevillea 'Moonlight'| Moonlight Grevillea



Grevillea 'Peaches and Cream'| Peaches and Cream Grevillea



Iris japonica 'Eco Easter'| Japanese Iris



Thymus vulgaris 'Orange Balm'| Orange Balm Thyme



Silene uniflora 'Druett's Variegated'| Variegated Rock Campion



Grevillea lanigera| Woolly Grevillea



Leucadendron 'Safari Goldstrike'| Safari Goldstrike Yellow Conebush



Loropetalum chinense 'Purple Diamond'| Purple diamond Fringe Flower



Olea europaea 'Little Ollie'| Little Ollie Dwarf Olive



Phormium 'Platt's black'



Heuchera 'Wendy'| Wendy Island Alum Root



Campanula poscharskyana 'Alba'| White Dalmatian Bellflower



Pittosporum crassifolium 'Compactum'| Dwarf Karo



Rosa 'Iceberg'| Iceberg Shrub Rose



Acanthus mollis| Bear's Breeches



Asparagus densiflorus 'M'ers'| Foftail Fern



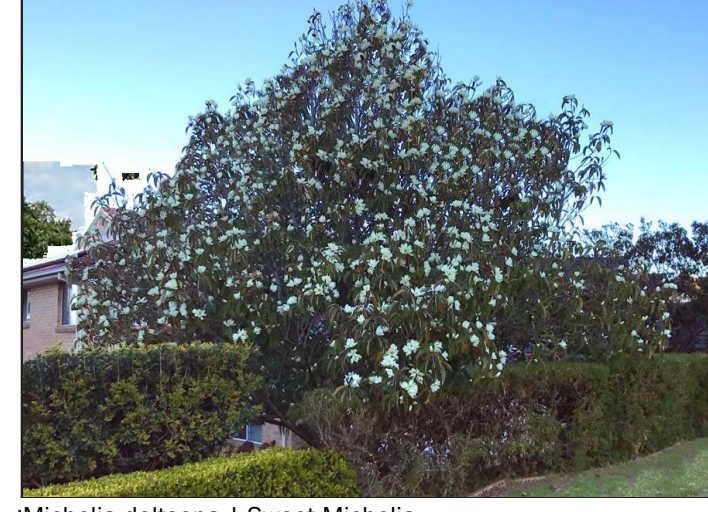
Cornus capitata| Evergreen Dogwood



Lagerstroemia indica 'Natchez'| Natchez Crape Myrtle



Magnolia 'Ann'| Ann Magnolia

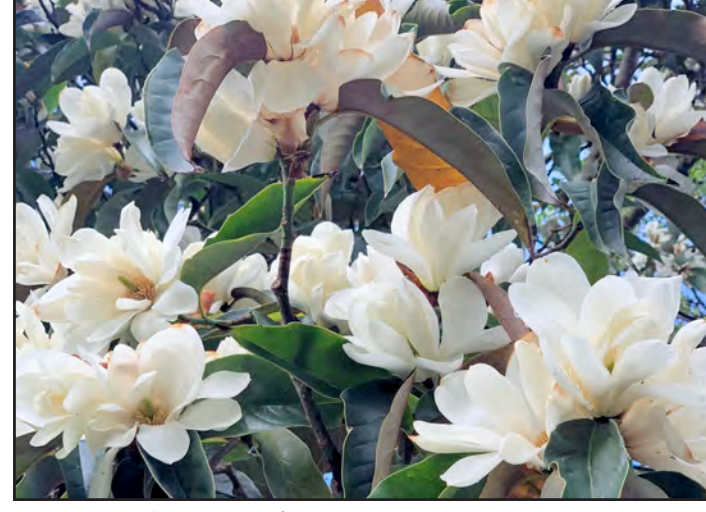


Michelia dottsopa| Sweet Michelia

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3	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	36" Box	M	
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2	Pistacia chinensis	Chinese Pistache	36" Box	L	
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Vines					
Ornamental Grasses					
Cacti & Succulents					



Magnolia x loebneri 'Leonard Messel'| Leonard Messel Magnolia



Michelia yun. 'Inspiration'| Michelia Yun Inspiration



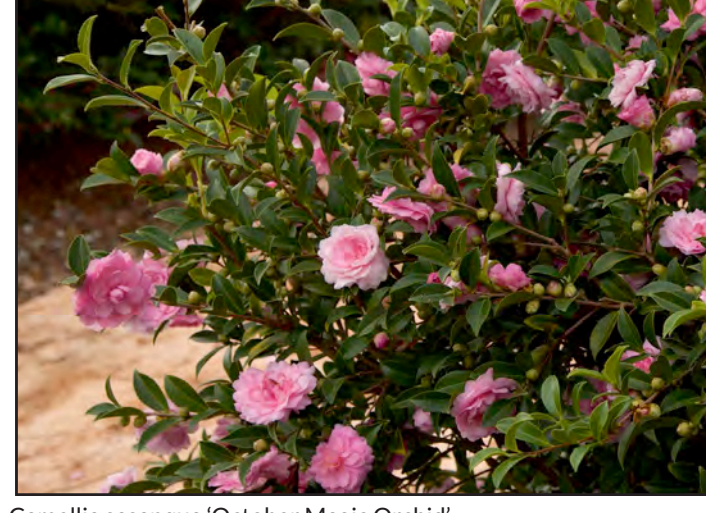
Pistacia chinensis| Chinese Pistache



Quercus kelloggii| California Black Oak



Azalea variety TBD



Camellia sasanqua 'October Magic Orchid'



Carpenteria californica 'Elizabeth'| Elizabeth Bush Anemone



Ceanothus 'Joyce Coulter'| Joyce Coulter California Lilac



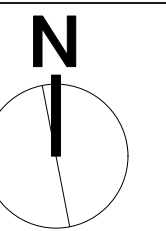
Lyonothamnus floribundus asplenifolius| Catalina Ironwood



Dichondra 'Silver falls'

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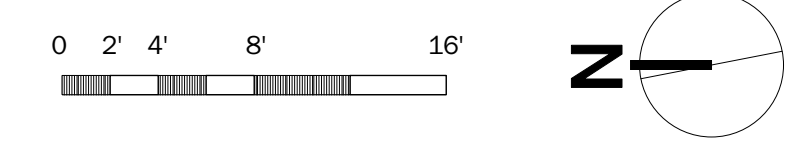
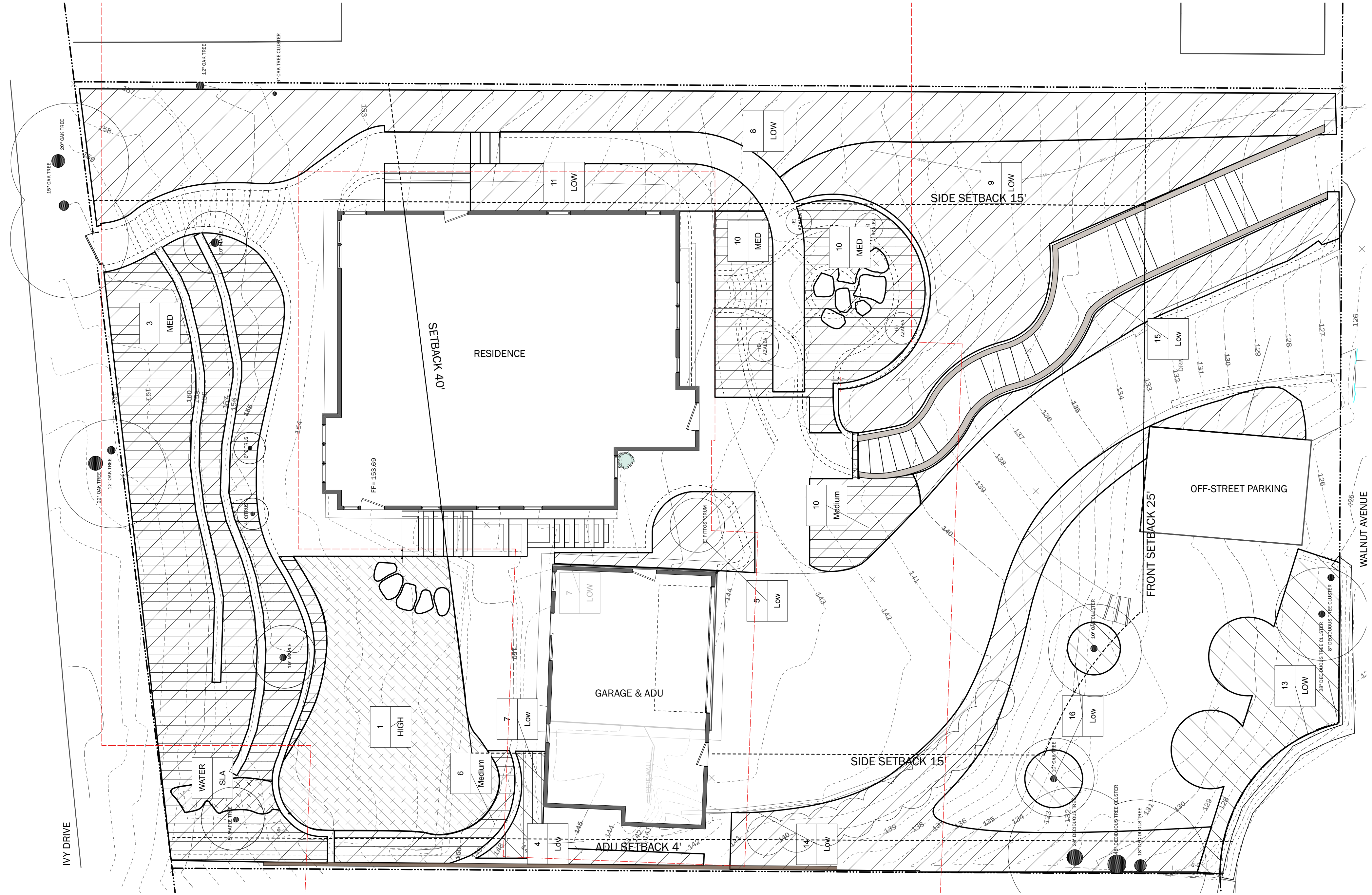
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PLANTING PLAN IMAGERY

L4.01





HYDROZONE WATER USE LEGEND	
	LOW
	MODERATE
	HIGH
	SLA

WATER EFFICIENT LANDSCAPE WORKSHEET						
City:	Ross	Reference ETR	40			
ETWU Equation: $ET_u \times 0.62 \times [(PF \times HA)/IE] + SLA$						
MAWA Equation: $(ET_u) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA]$						
Irrigation Efficiency for spray is 0.75 and drip is 0.81. Minimum IE is 0.71.						
Plant Water Use Type		Plant Factor				
Very Low		0 - 0.1				
Low		0.2 - 0.3				
Medium		0.4 - 0.6				
High		0.7 - 1.0				
SLA		1				
Hydrozone Number	Irrigation Method	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA) without SLA (SF)	Irrigation Efficiency (IE)	ETAF x AREA (SF)
Zone 1	Spray	High	1.00	1,319	0.75	1759
Zone 2	Drip	Medium	0.40	0	0.75	0
Zone 3	Drip	Medium	0.30	2,548	0.81	944
Zone 4	Drip	Low	0.30	242	0.81	90
Zone 5	Drip	Low	0.20	250	0.81	62
Zone 6	Drip	Medium	0.30	204	0.81	76
Zone 7	Drip	Low	0.30	54	0.81	20
Zone 8	Drip	Low	0.30	3,743	0.81	1386
Zone 9	Drip	Low	0.20	829	0.81	205
Zone 10	Drip	Medium	0.40	589	0.81	291
Zone 11	Drip	Low	0.30	485	0.81	180
Zone 13	Drip	Low	0.20	774	0.81	192
Zone 14	Drip	Low	0.30	1,959	0.81	726
Zone 15	Drip	Low	0.30	637	0.81	236
Zone 16	Drip	Low	1.00	154	0.81	190
Total:				13789		6354
SLA				0.00	46	0.75
Sum				13835		
Results						
MAWA =	188,737	ETWU =	158,838	Gallons		
			21,234	Cubic Feet		
			212	HCF		
			0.49	Acre-feet		
			0.16	Millions of Gallons		
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area				6354		
Average ETAF				0.46	ETAF is below .55	
All Landscape Areas						
Total ETAF x Area				6353.98		
Total Area				13835		
Sitewide ETAF				0.46		

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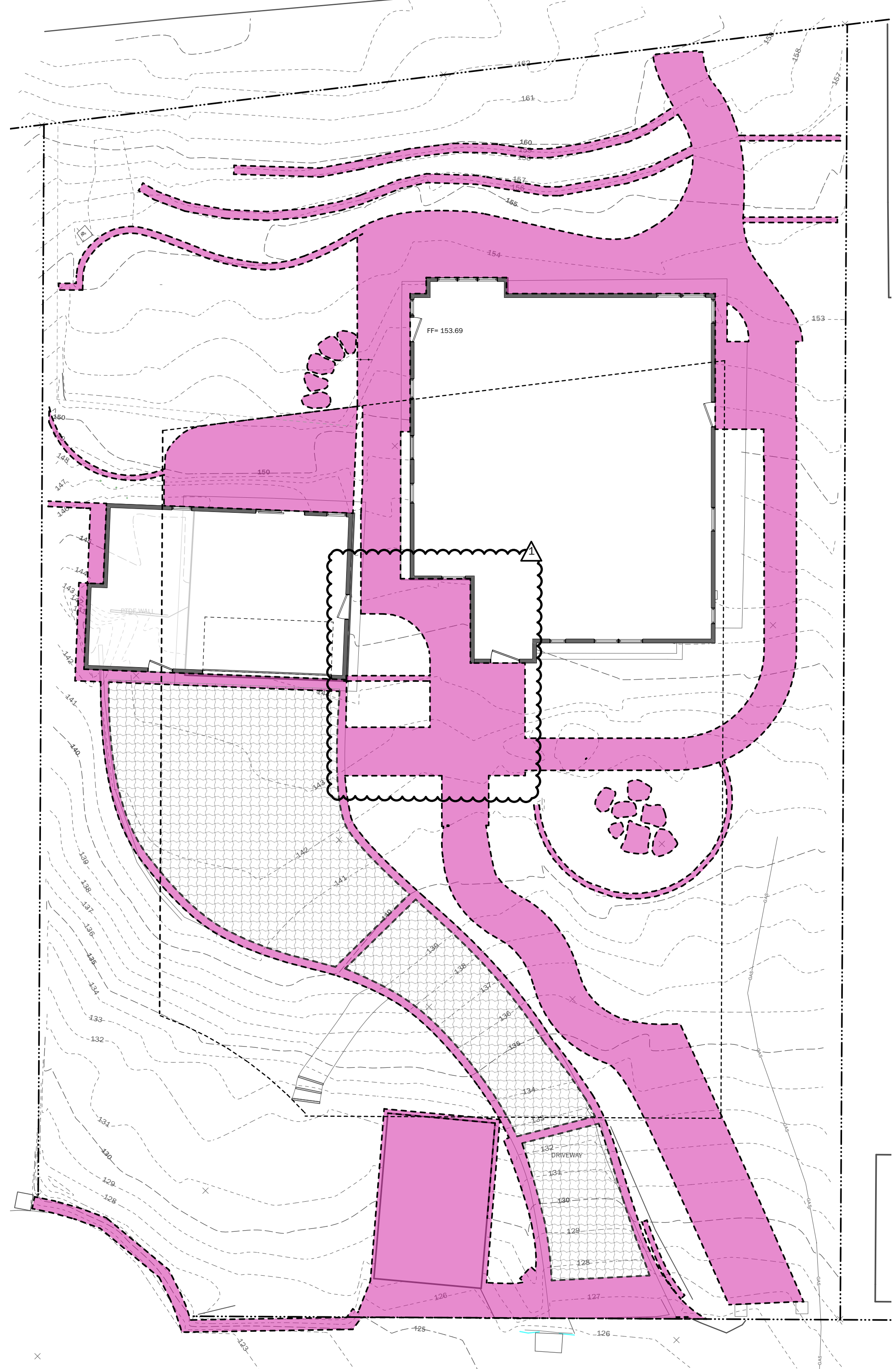
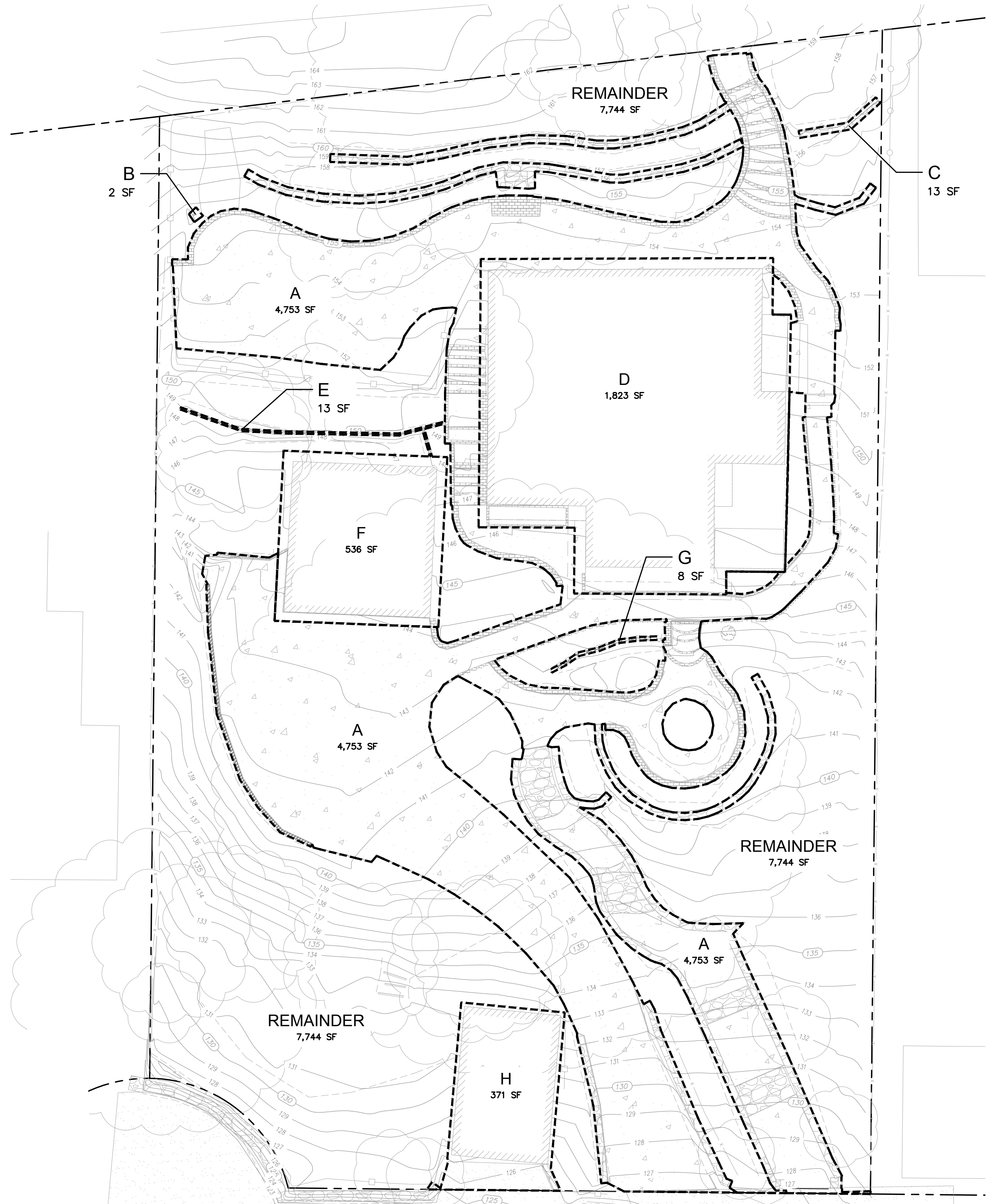
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IRRIGATION ZONE PLAN/WELO CALCULATIONS

L5.00

WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
ROSS, CALIFORNIA 94957
GABRIELLE BRESSACK GANTUS & JOHN GANTUS



EXISTING IMPERVIOUS AREA

Total Lot Area = 15,263 SF

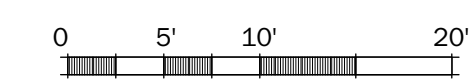
50.7% PERVIOUS / 49.3% IMPERVIOUS

AREA #	Impervious DMA Area (SQ. FT.)	Pervious DMA Area (SQ. FT.)	Post-Project Surface Type
A	4,753		Patio/Walls/Dwy
B	2		Water Spigot
C	13		Retaining Wall
D	1,823		Main Home
E	13		Retaining Wall
F	536		Garage
G	8		Retaining Wall
H	371		Shed
REMAINDER		7,744	Landscaping

Sub Total:	7,519	7,744
Grand Total:	15,263	

THIS CALCULATION PROVIDED BY OBERCAMPER & ASSOCIATES, CIVIL ENGINEERS, 7200 REDWOOD BLVD., NOVATO, CA

PROPOSED IMPERVIOUS AREA (IN SQUARE FEET)	
PROPOSED MAIN HOUSE	1858
PROPOSED GARAGE/ADU	805
PROPOSED LANDSCAPE FEATURES	3554
PROPOSED DRIVE* 1390/2	695
	6912 S.F.
PERVIOUS AREA:	8351 S.F.
GRAND TOTAL (LOT AREA):	15,263 S.F.



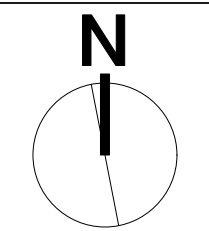
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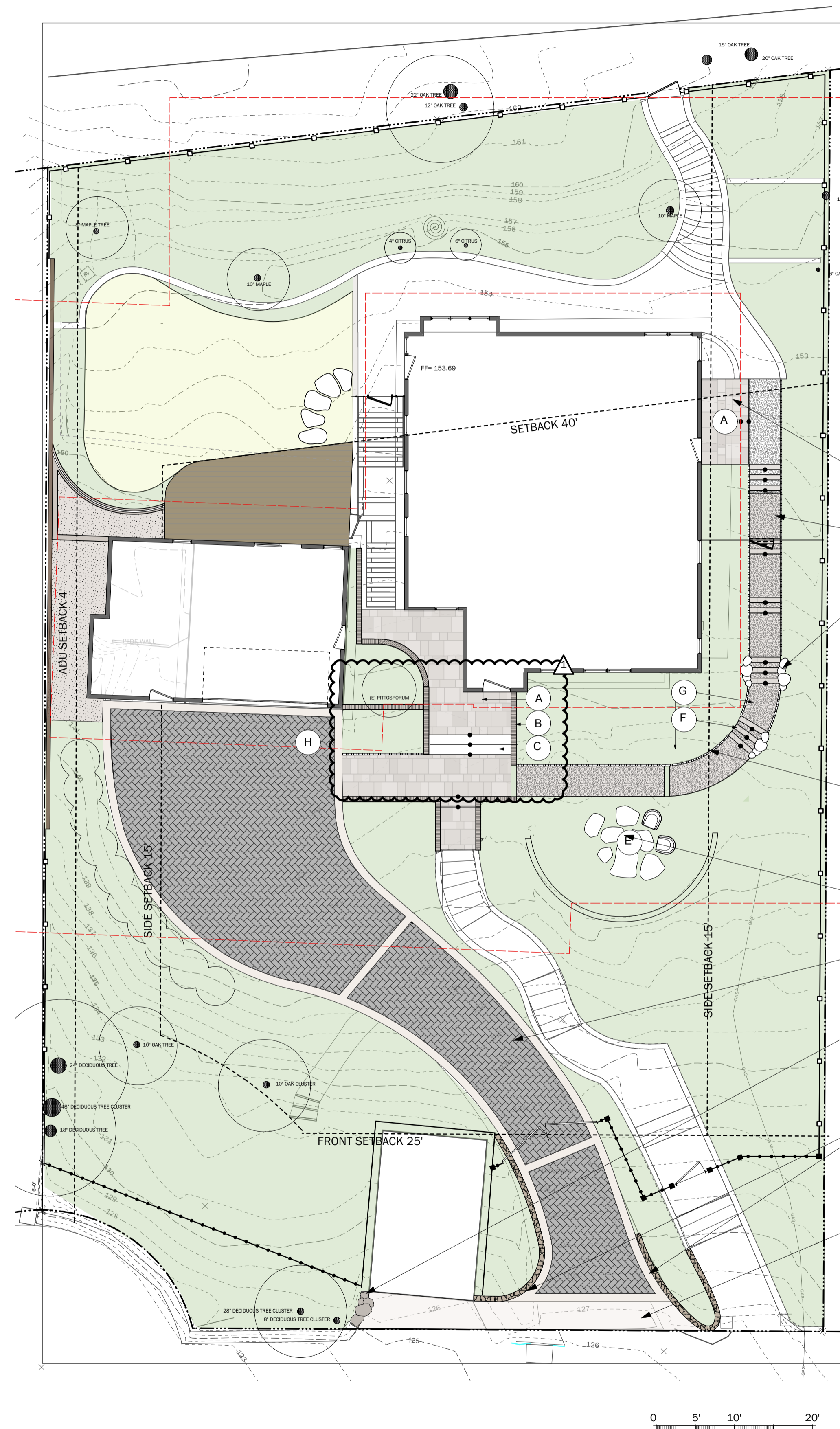


IMPERVIOUS SURFACE PLAN

L6.00

FOGPATCH
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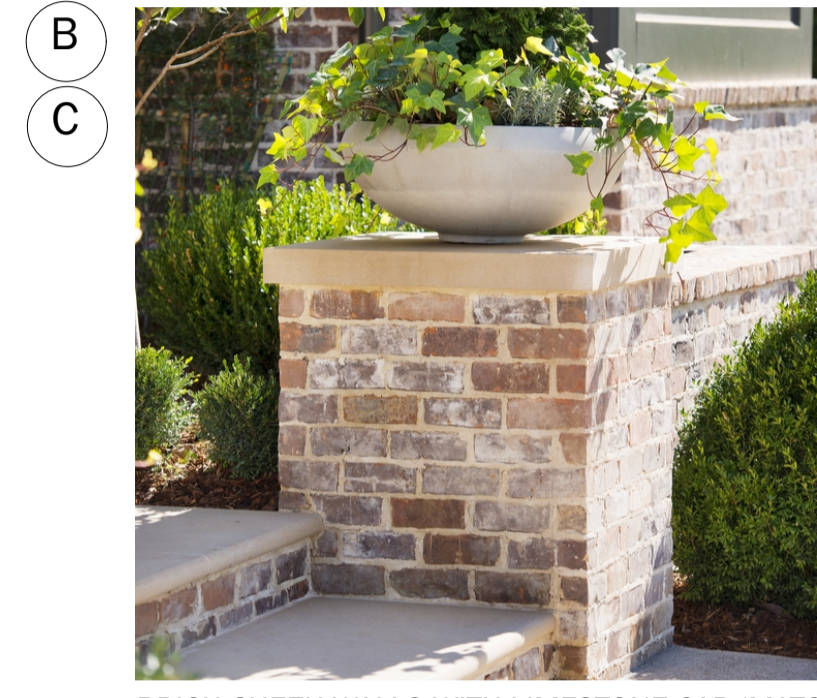


- REPAIR FLAGSTONE
- SEEDED CONCRETE TME
- BOULDERS CHEEK WALLS FOR STEPS AS NECESSARY
- EDGING 6" TALL TO HOLD SLOPE
- LARGE RUSTIC INFORMAL FLAGSTONE PAVING
- PERVIOUS PAVER DRIVEWAY
- REPLACE FAILING LANDSCAPE RETAINING WALL W/ WALL T.M.E. ADJACENT STONE WALL
- NEW DRY-STACKED WALLS AS NECESSARY: MATCH STONE FROM ADJACENT FOOTPATH
- NEW CONCRETE DRIVEWAY APRON

1 HARDSCAPE PLAN
Scale: 1" = 10'-0"



A CUT LIMESTONE BORDEAUX BEIGE OR GRIS, EUROPEAN LINEAR PATIEN



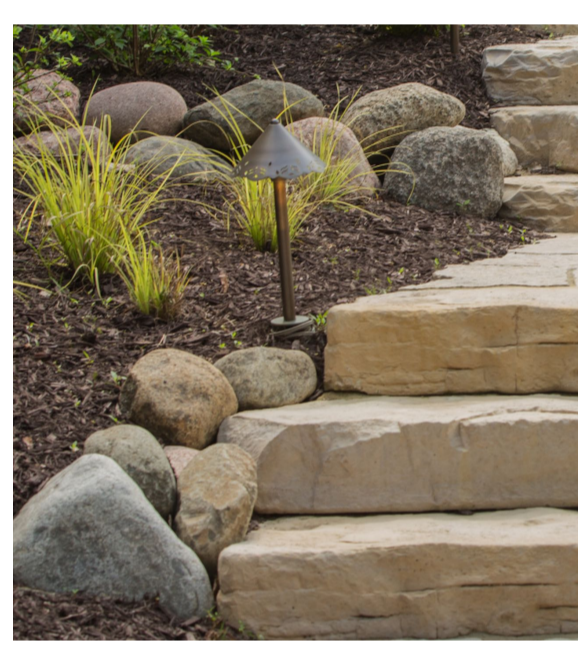
B, C BRICK CHEEK WALLS WITH LIMESTONE CAP (MATCH LIMESTONE PAVING); MONUMENTAL SLAB STEPS, CREAM COLOR



F, G SEEDED CONCRETE TME



LIMESTONE TREADS ON STEPS



BOULDER CHEEK WALLS AS NECESSARY



D, E LARGE RUSTIC FLAGSTONE PAVERS SET IN PLANTING; ARIZONA HONER RUST OR CLASSIC OAK



H BELGARD AQUALINE PERMEABLE PAVERS IN VICTORIAN

2 PROPOSED HARDSCAPE MATERIALS (SEE L7 & L8 FOR OTHER MATERIALS)
Scale: NTS

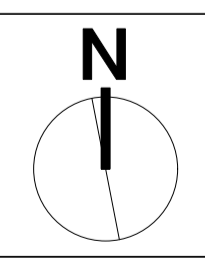
NOT FOR CONSTRUCTION - COORDINATION ONLY- 03.08.2023

WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
ROSS, CALIFORNIA 94957
GABRIELLE BRESSACK GANTUS & JOHN GANTUS

DATE:	ISSUE:
12.22.22	PLANNING SET
01.30.2023	REV. PLANNING SET
03.08.2023	REV. PLANNING SET

SCALE: 1" = 10'-0"

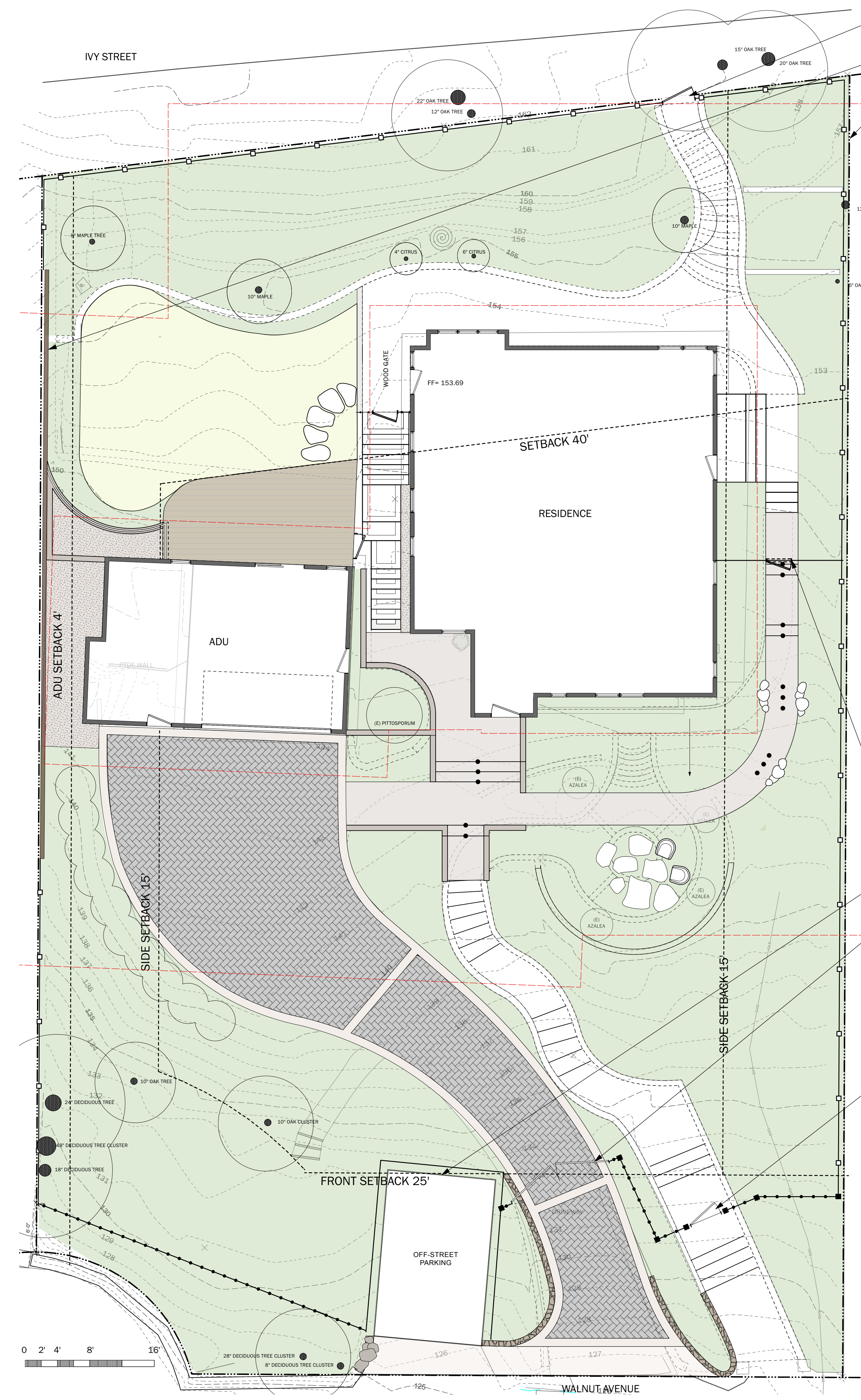


HARDSCAPE MATERIALS PLAN

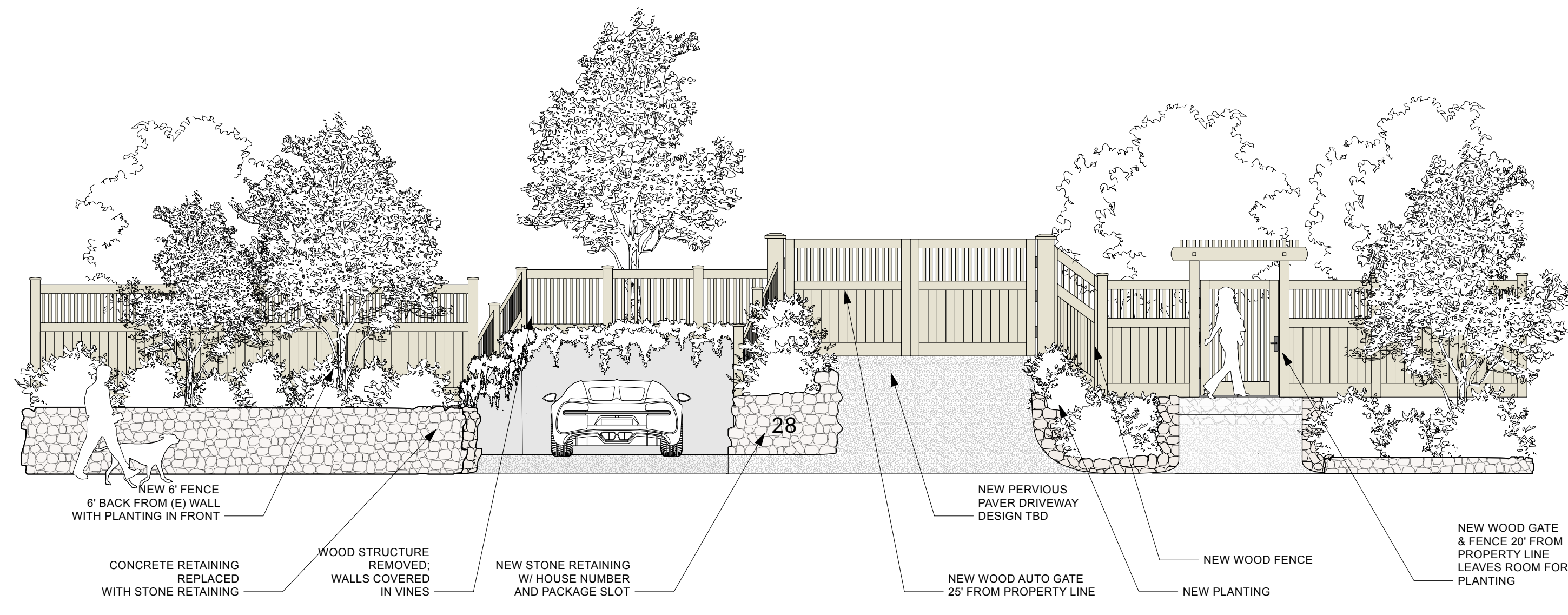
L6.50

FOGPATCH
landscapes

327 STAPLES AVENUE SF, CA 94112 415.518.9482

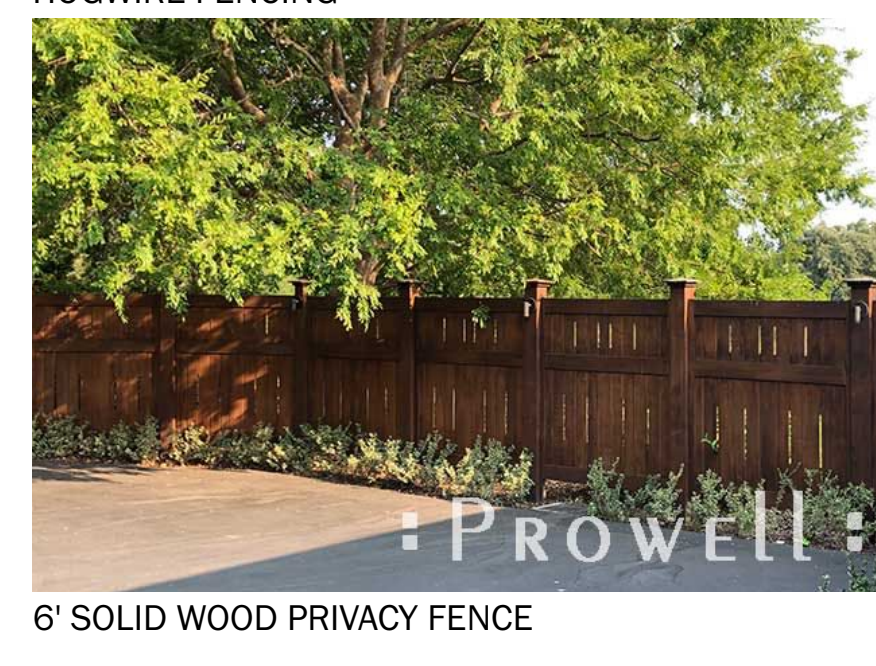
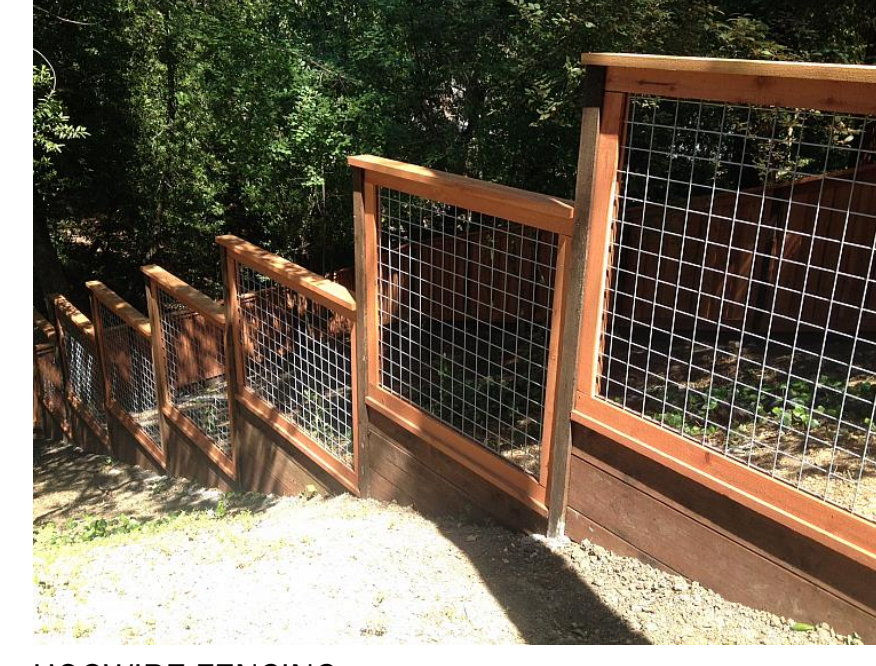
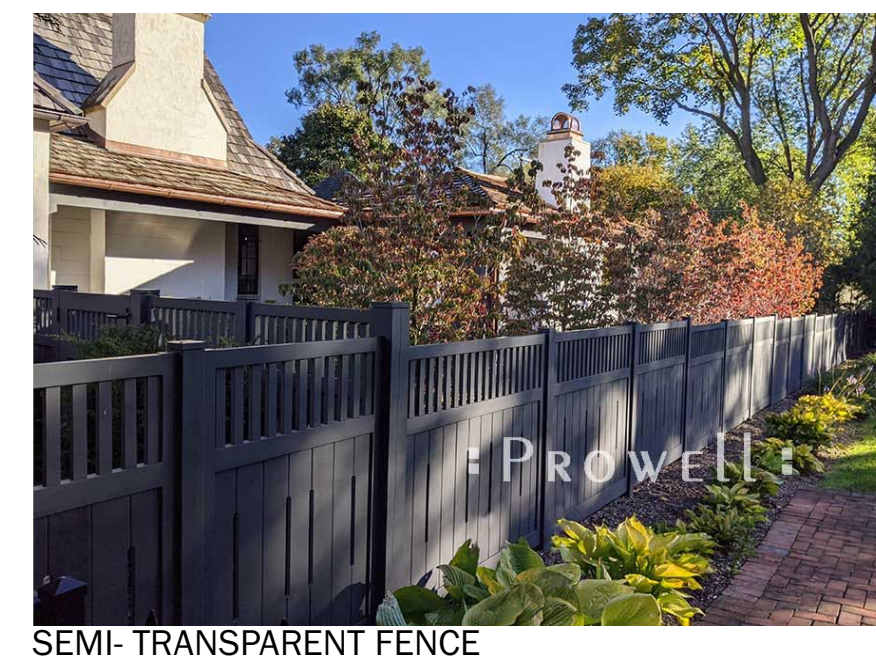
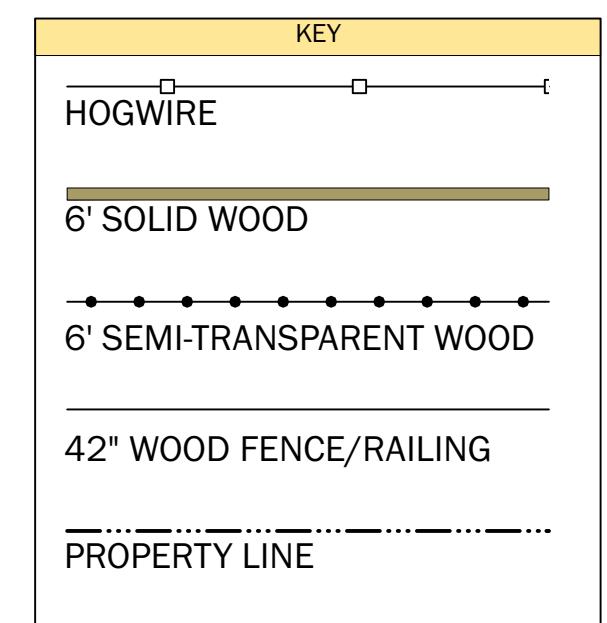


6' WOOD GATE ON HOGWIRE FENCE
 6' SOLID WOOD PRIVACY FENCE
 NEW 6' HOGWIRE FENCE ON PROPERTY LINE (EXCEPT WHERE NOTED)



1 Elevation at Walnut Avenue
 Scale: 3/16" = 1'-0"

6' WOOD GATE ON 6' HOGWIRE FENCE
 NEW 42" SEMI-TRANSPARENT FENCE/RAILING
 NEW AUTOMATIC SWING WOOD AUTO GATE 25' FT. FROM STREET
 NEW 6' SEMI-TRANSPARENT WOOD FENCE, GATE, & ARBOR

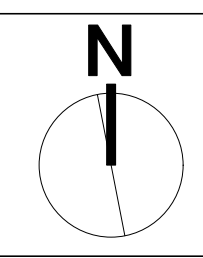


WALNUT AVENUE RESIDENCE

28 WALNUT AVENUE
 ROSS, CALIFORNIA 94957
 GABRIELLE BRESSACK GANTUS & JOHN GANTUS

DATE:	ISSUE:
12.22.22	PLANNING SET
01.30.2023	REV. PLANNING SET

SCALE: MIXED

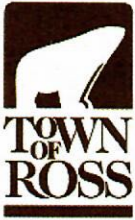


FENCE & GATE PLAN

L7.00

NOT FOR CONSTRUCTION - COORDINATION ONLY- 03.08.2023

ATTACHMENT 3



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

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

www.townofross.org

PLANNING APPLICATION FORM

Type of Application (check all that apply):

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

To Be Completed by Applicant:

Assessor's Parcel No(s): 073-171-03

Project Address: 28 Walnut Ave, Ross CA

Property Owner: John and Gabrielle Bressack Gantus

Owner Mailing Address (PO Box in Ross): 2121 Laguna Street #6

City/State/Zip: San Francisco CA 94115 Owner's Phone: 650 492 0840

Owner's Email: gabrielle.bressack@gmail.com

Applicant: Bressack and Wasserman Architects

Applicant Mailing Address: 21 Osage Ave

City/State/Zip: Los Altos CA 94022 Applicant's Phone: 415 309 9332

Applicant's Email: PHOEBEARCH@GMAIL.COM

Primary point of Contact Email: Owner Buyer Agent Architect

PHOEBEARCH@GMAIL.COM

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: Gabrielle Brenack Date: FEB 1, 2023

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

APPLICANT
Owner's Signature: Paige Goodman Brenack Date: FEB 1, 2023

SIGNATURE:

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

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

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

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

SAN FRANCISCO, California on FEB 1, 2023

Gabrielle Bressack Signature of Property Owner(s) and Applicant(s) Tracie Goodman Bressack 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. *NOT AVAILABLE AT THIS TIME*

Landscape Architect

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

Civil/ Geotechnical Engineer

Firm _____
Project Engineer _____
Mailing Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____
Email _____
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 _____

Demolition permit

This project requires a demolition permit for the alteration of more than twenty-five percent of the residence's exterior wall coverings. The exterior wall finish is being replaced with WUI approved fiber cement components.

Substantial remodel

This project is a "substantial remodel", which will therefore comply with applicable Ross Valley Fire Department requirements for the same.

Design Review

The scope of this project is

- Remodel the existing house
 - a. remove the office and deck now in the side yard setback
 - b. replace the mishmash of different roofs with a coherent, unified roof design
 - c. remodel the primary suite, kitchen, and bathrooms
 - d. upgrade the exterior finishes to WUI fire resistance.
- Rebuild the upper property 2 car garage AND **UNDER SEPARATE PERMIT** to add a new accessory dwelling unit (ADU) above the garage, with the same floor level as the main house.
- Remove the dilapidated wood structure at the lower property single car garage, but leave the off-street parking space's concrete walls to maintain the existing slope retention. This part of Walnut Ave is very narrow, with no on-street parking allowed. Having a place to pull into, off street, without going up the driveway will help during construction as well as for future guests.
- Upgrade the existing landscape:
 - a. create fire vegetation management/defensible space plan around the house (tree removal permit required).
 - b. cull tired, poisonous, or fire prone plants
 - c. upgrade horticulture with attractive landscape that also enhances neighbor privacy
 - d. replace fences
 - e. re-pave the cracked driveway
 - f. add new lower entry paving, modify and upgrade miscellaneous path paving

This project

- removes an existing side setback building and deck encroachment
- undergrounds the electric service
- makes the house more architecturally cohesive by correcting and simplifying multiple roofs

- **UNDER SEPARATE PERMIT** adds a 2 bedroom ADU for RHNA numbers (Regional Housing Needs Allocation),
- upgrades exterior finishes and landscape to WUI and Fire Department requirements for improved neighborhood fire resistance
- adds solar PV panels for utility resilience
- reduces overall impervious paving

The overall style and color palette are in the neighborhood vocabulary: a modernized cottage, with front facing gables, painted shingles (fiber cement for fire resistance), in grey with white trim. The building volume is articulated, with different vertical planes and horizontal floor trim to maintain human scale. All exterior lighting, both on the building and in the landscape is aimed down/Dark Sky.

CHANGES (reflecting comments from previous ADR meeting)

- The concealing gate at the lower parking space is removed, since the neighbor clarified that she did not ask for it. Removing the gate facilitates general usage per ADR comment.
- The abandoned landscape water feature in the north west corner has been removed.
- The original focus on simplified, classic roof forms did not take into account the impact of the "big shoulder" on the west neighbor.

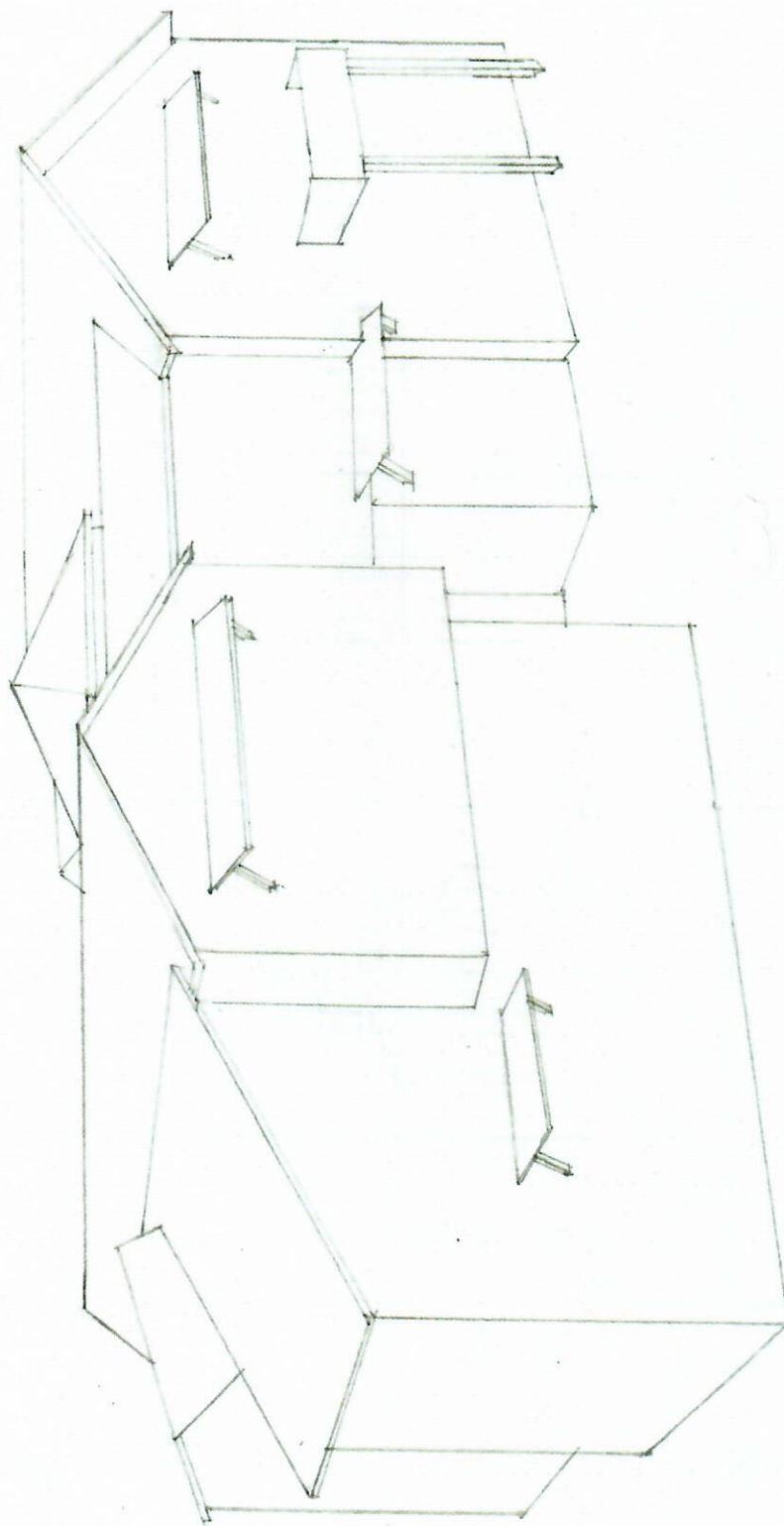
Therefore

- The garage wing development has been divided into 3 volumes.
- The main ridge has been rotated 90°, sloping away from the west neighbor.
- The roof area (not over the garage) has been divided in two pieces:
 1. A cross gable over the wing pulled back just over 2 feet. That wing is now approximately 24ft away from the west neighbor's second floor, where 30ft would be standard side separation.
 2. A single pitch roof over the stair that slopes up relating to the intermediate landing, repeating the shape of the single pitch roof over the upper east side entry.

These changes reduce the mass of the garage structure roof. See attached drawing.

- The only west facing window is at clerestory sill height, in the volume approximately 24ft away from the adjacent building's second floor window.

There have been some minor landscape fencing modifications in addition to the extension of the 6ft solid fence mentioned at the previous ADR meeting. They move the front fence and pedestrian entry gate to provide more landscaping outside the fence on the west side, and a more gracious entry in front of a new entry gate.



REDUCED "SHOULDER"

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.**

28 Walnut Ave ADR application history

1st application January 17, 2023

Demolition permit, substantial remodel, and ADU permit (required for being larger than 800 sf.)

Project scope presented

- Remodel the existing house
 - a. remove the office and deck now in the side yard setback
 - b. replace the mishmash of different roofs with a coherent, unified roof design
 - c. remodel the primary suite, kitchen, and bathrooms
 - d. upgrade the exterior finishes to WUI fire resistance.

- Rebuild the upper property 2 car garage to add a new accessory dwelling unit (ADU) above the garage, with the same floor level as and connected to the main house.

- Remove the dilapidated wood structure at the lower property single car garage, but leave the concrete walls to maintain the existing slope retention and provide a legal off street parking space. This part of Walnut Ave is very narrow, with no on-street parking allowed. Having a place to pull into, off street, without going up the driveway will help during construction as well as for future guests.

- Upgrade the existing landscape:
 - a. create fire vegetation management/defensible space plan around the house (tree removal permit required).
 - b. cull tired, poisonous, or fire prone plants
 - c. upgrade horticulture with attractive landscape that also enhances neighbor privacy
 - d. replace fences
 - e. re-pave the cracked driveway

f. add new lower entry paving, modify and upgrade miscellaneous path paving

- remove an existing side setback building and deck encroachment
- underground the electric service
- make the house more architecturally cohesive by correcting and simplifying multiple roofs

Although the ADU is located conforming to state regulations, ADR members felt its volume was too imposing on the west neighbor, with many windows facing that neighbor. It was noted that the ADU ideally should be subordinate to house. The ADR members also noted that the concealing gate at the lower off-street parking space reduced its functionality.

2nd application February 17, 2023

Demolition permit and substantial remodel Design Review.

The ADU was reduced to <800 sf, < 25ft tall and therefore removed from ADR review. A separate ministerial Planning review of the ADU has been applied for.

In response to ADR comments, the following changes were made

1. Per ADR comment, the concealing gate at the lower parking space was removed, since the neighbor clarified that she did not ask for it.
2. The abandoned landscape water feature in the north west corner was been removed.
3. As the original focus on simplified, classic roof forms did not take into account the impact of the large attic mass on the west neighbor, the following changes were made:
 4. In order to reduce the mass of the west wing/garage structure, the garage wing development has been divided into 3 volumes.
 - The main ridge has been rotated 90°, sloping away from the west neighbor.
 - The roof area (not over the garage) has been divided in two pieces:
 - a. A cross gable over the rear wing pulled back just over 2 feet from the previous proposal.

That wing's wall is now approximately 24ft away from the west neighbor's second floor wall, where 30ft would be standard side separation.

It has only one west facing window at clerestory sill height.

- b. A single pitch roof over the stair, that starting lower, slopes up relating to the intermediate landing, repeating the shape of the single pitch roof over the upper east side entry.

These changes reduced the attic volume by concentrating the highest roof in the center of that wing.

5. There were some minor landscape fencing modifications in addition to the extension of the 6ft solid fence mentioned at the previous ADR meeting. They move the front fence and pedestrian entry gate to provide more landscaping outside the fence on the west side, and a more gracious entry in front of a new entry gate.

With the ADU removed from discussion, the members focused on the east wing of the house. Their comments addressed needing unified window design and style, how the living room deck facing street was a problem, and its form was not architecturally resolved. Some of ADR members felt that the upper floor connecting "bridge" element, where the ADU west wing is attached to the main house east wing, added mass and bulk to the overall design.

3rd application March 21, 2023

In response to ADR comments the following changes were made

1. Removed living room deck and columns

NOTE: (Original house has 145 sf deck facing 2 neighbors, now removed: ZERO deck). Revised living room doors to be grouping design consistent.

2. Modified all glazing for consistent style, with added mullions.

Removed modern elements

Revised for consistent grouping patterns

3. Per ADR member suggestion (in support of the goal to make the lower entry more important) increased width and length of lower entry addition, standing forward of east volume for added “visibility”, with revised landscape paving.
Added 42” wide glass-with-mullions entry door
4. Per ADR member request for more detail about south facing sunshade roofs, is clarified as 4 x 4 brackets with receiving boards. Their Projection is per Fire code and June 21- 75° sun angle.
Per DRG p. 78/5.27: “utilize external shading devices...to manage solar gain”.

Also in response, the applicant presented how Ross Design Review Guidelines applied to this project.

“Design buildings to fit the community” is the essence

A. Neighborhood context DRG P.10 figure 2.1

1. Town of Ross character: Entry element street relationship /significant slope
2. MINOR STREET RELATIONSHIP/MODERATE SLOPE- DRG p9 (The other side of Walnut and descending leg is CONSTRAINED GRID)

The project neighborhood from DRG map is the 4 houses on north side of (upper) Walnut: #30 Solles, #28 Gantus, #26 Thompson, and #24 Livermores.

The houses are mostly not visible from the street.

B. Upper Walnut comparisons

1. FAR facts: Solles#30 = >4000sf, This project #28 =3600sf, Thompson #26 =2400sf, Livermores #24 = >6000sf
2. All 4 houses are shingled, with painted trim, have 2 story garages, (2 attached, 2 detached) step with the site on 2, 3, or 4 levels, 3 out of 4 have front facing gables.
3. Flanking houses have non conforming side setbacks, and house across Walnut (10 Olive) has non conforming rear setback from south side of Walnut Ave.

C. Response relative to “mass and bulk” comments.

1. DRG P.64 says “vary massing, use front wall articulation.”

From the perspective drawing on A1.1 you see the varying vertical planes, with human scale window elements. The vertical planes’ offsets vary from 1ft to 6ft.

2. There are varying roof volumes to break up the roof mass

3. The bridge “connector” is in the center of lot, in the middle of the buildable envelope, where the DRG proposes mass to be, to keep volume at the sides of the building lowered down at the edges near neighbors.

4. Under the “connector” is open, further reducing that mass looking up the hill from the driveway.

D. Contextual design: 28 Walnut proposed is consistent with our neighborhood in style, lot location, color, materials, and scale.

At the March 21, 2023 meeting

1. The 4 ADR members present concurred that the changes to the windows and lower entry, and removal of the front deck were both responsive to previous comments and positive changes.

2. The 4 ADR members present concurred to recommend approval.

2 recommended a condition to remove the connector.

2 did not recommend adding that condition. It was the architect attending, Stephan Sutro, who pointed out that the connector was in the center of the buildable envelope.

We very much want the ADU connected to the rest of the house.

Phoebe Goodman Bressack

Bressack and Wasserman Architects

B R E S S A C K a n d W A S S E R M A N
A R C H I T E C T S

T W E N T Y - O N E O S A G E A V E N U E
L O S A L T O S , C A L I F O R N I A 9 4 0 2 2
4 1 5 3 0 9 9 3 3 2 6 5 0 3 2 1 1 9 8 7

March 7, 2023

Rebecca Markwick
Ross Director of Planning and Building
P.O. Box 320
Ross, CA, 94957-0320
415-453-1453 x121

This letter accompanies our re-submittal for the ADR March 21, 2023 meeting. The application submitted for the February 15, 2023 ADR still applies, with the following additional changes made in response to comments at that meeting:

1. Removed Living Room deck and supporting columns.
NOTE: (Original house has 145 sf deck, facing 2 neighbors, now being removed.)
2. Added Craftsman-style guard rail at Living Room revised glazing.
3. Modified all glazing for consistent style
 - a. Added mullions
 - b. Removed modern elements
 - c. Revised for consistent grouping patterns
4. Increased width and length of Lower Entry addition.
 - a. Standing forward of east volume for added "visibility"
 - b. Slightly revised landscape paving in response.
 - c. Added 42" wide glass-with-mullions Entry door
5. South sunshade roofs defined as 4 x 4 diagonal brackets.
Their Projection is per Fire code and June 21st 75° sun angle

The submittal package consists of this letter, architectural drawings, landscape drawings, and a pdf of context photos to accompany my presentation at the meeting.

Best regards,

Phoebe Goodman Bressack
Bressack and Wasserman Architects
415 309 9332

ATTACHMENT 4

MINUTES

Regular Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, January 17, 2023

Video and audio recording of the meeting is available online at the Town's website at:
townofross.org/meetings.

1. 7:00 p.m. Commencement

ADR Group Chair Kruttschnitt called the meeting to order.
Present: Laura Dewar, Josefa Buckingham, and Mark Fritts.
Director Rebecca Markwick was present representing staff.

2. Approval of Minutes.

The ADR Group minutes were unanimously approved.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

a. Property Address: 28 Walnut Avenue
A.P.N.: 073-171-03
Applicant: Bressack and Wasserman Architects
Property Owner: John and Gabrielle Bressack Gantus
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Demolition, Design Review and Accessory Dwelling Unit (ADU) applications. The project includes remodeling and a renovation of the existing single-family home, removing the office and deck in the side yard setback, replacing the various roof structures with one coherent roof design, and demolition of the carport at Walnut Avenue. The ADU permit is required to exceed the allowable height and size. New landscaping and hardscape is also being proposed throughout the property.

Director Markwick presented the project, as well as the project architect, Phoebe Bressack.

Chris Solle spoke about the project, they are not pleased with height of the structure, and asked for it to be reduced. Asked that landscape be planted to provide screening, and that the ADU windows be clerestory.

A neighbor spoke, correcting the record that she did not ask for the gate in front of the parking space adjacent to the driveway.

Elis Raskin, Hanson Bridgett LLP spoke on behalf of the owners of 15 Walnut and 10 Olive, he mentioned the email that was sent previously. He indicated that the project would impact his clients privacy. He stated that the project does not meet the findings, specifically privacy and compatibility with the neighborhood. He also mentioned that the ADU does not fit into the design review standards.

Mark Fritts

- The ADU has too much mass at the outside of the property.
- Would like to see the ADU in a different location.
- Size of project is fine, should be in the interior space of the lot.
- Is not concerned about the privacy impacts to the homeowners claim about a window that is many lots away.

Joey Buckingham

- Concerned about the front elevation. The ADU as far to the left as possible with a 25 foot mass looks monolithic in scale and almost commercial.
- Is interested in the addition becoming more whimsical and interesting.
- Volumes can be stepped back, and the façade will look less monolithic from the street.
- Development 5 feet from the property line and 25 feet high is really bad for the neighbor to the left.
- Take the volume to the left of the existing garage and push it back into the hillside.
- The bridge connecting the two building exacerbates the mass of the buildings, appears like a hotel.

Mark Kruttschnitt

- Agrees with the others.
- Thinks that the ADU should be diminutive to the house and garage, instead it exasperates the mass. The main home seems secondary to the ADU.
- The mass on top should recess form the neighbor's property.
- Mass should step back with the slope.
- If the storage room is a storage room, remove the windows.
- Minimize the footprint on the second floor.

Laura Dewar

- Agrees with the comments, the massing of the ADU works against the design of the house and the topography of the site
- The elevated walkway at the front adds to the mass as well.
- Work with space behind the garage.
- Need clarification on the parking space.

5. Conceptual ADR

Property Address: 2 Crest Road

A.P.N.: (APN 072-023-27)
Applicant: Imprints Landscape Architecture
Property Owner: Benjamin and Laura Dewar
Zoning: R-1:B5-A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Brad Eigsti, Landscape Architect presented the project, and ADR members asked questions.

Joey Buckingham

- Likes where the pool is, does not impact the neighbors.
- The garage across the street has a high fence and the pool will not impact them.
- If you do have a pool in the location proposed, you might want a taller fence.
- Precedent has been set that a pool can be approved near the road.
- Plant a lot and make a tall hedge.
- Recommends going for the Variance.

Mark Fritts

- Aggress with Joey
- Brad can create a fence that will provide screening.
- Think about the couch on the southern corner, pull that back, and put seating somewhere else.
- Does not matter if the pool is 11 feet versus 15 feet from the property line, there is not much substantive difference.
- Prefers that the applicant apply for the Variance instead of swapping floor area.

Mark Kruttschnitt

- Thinks that the Variance would be palatable given the pool in the setback.
- Does not agree that the neighbors will be impacted by the pool, is concerned that the town will open themselves up to a lawsuit because the neighbors are complaining about their privacy.
- Does not think that the pool in the setback is a problem.
- Deck on the far side needs a fence for privacy.

6. Information and Discussion.

7. New Agenda Items.

8. Adjournment, 8:40 PM.

Next scheduled regular meeting date and time: February 15, 2023, at 7:00 PM.

MINUTES

Special Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, February 15, 2023

Video and audio recording of the meeting is available online at the Town's website at:
townofross.org/meetings.

1. 7:00 p.m. Commencement

ADR Group Chair Kruttschnitt called the meeting to order.

Present: Laura Dewar, Josefa Buckingham, Stephen Sutro and Mark Fritts.

Director Rebecca Markwick and Assistant Planner Alex Lopez-Vega were present representing staff.

2. Approval of Minutes.

The ADR Group minutes were unanimously approved.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

a. Property Address: 28 Walnut Avenue
A.P.N.: 073-171-03
Applicant: Bressack and Wasserman Architects
Property Owner: John and Gabrielle Bressack Gantus
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Demolition and Design Review applications. The project includes remodeling and a renovation of the existing single-family home, removing the office and deck in the side yard setback, replacing the various roof structures with one coherent roof design, and demolition of the carport at Walnut Avenue. New landscaping and hardscape is also being proposed throughout the property

Director Markwick presented the project, as well as the project architect, Phoebe Bressack.

Andrew Bassick, Hanson Bridgett LLP spoke on behalf of the owners of 15 Walnut and 10 Olive, he mentioned the email that was sent previously. He indicated that the project applicant did not change anything to the design, instead changed the permitting strategy. There are still privacy issues for his client into their pool area. would impact his clients

privacy. He suggested continuing the item so that the architect can go back to the drawing board.

Laura Dewar

- Does not feel that the comments were heard that the applicant found a work around instead.
- Bridge increases bulk and mass.

Joey Buckingham

- Removed the ADU and the ADR is not allowed to comment, however the total development has a large feeling/
- Against the bridge, thinks the buildings would be better separated which would provide more breathing room.
- Bridge goes away and the fenestration could be better addressed.
- ADR typically does not allow second story decks, however it is very far away so there would be no privacy issues. The posts of the deck look spindly.
- Disappointed in the size of the ADU.
- Front door can be more celebrated, change the scale of the it to make it a grand front door.

Mark Kruttschnitt

- Mass is still too large.
- Does not like the bridge.
- Second story decks are never favorable, this one is not supported.

Mark Fritts

- Mass of the project is too large.
- If deck remains more detailing is needed and different railing treatment
- Agrees with the comments about the deck by Mark and Joey
- Shed roofs could use more details, including the whole façade.
- Agrees on the bridge, adds to bulk and mass.
- Eliminate the deck, although it is pretty far from the property line, the glazing needs to be worked out.

Stephen Sutro

- Thinks the deck is okay, however needs some more architectural details.
- Bridge is a little large but will defer to the rest of the ADR members.

b. Property Address: 10 Southwood Avenue

A.P.N.: 073-151-23
Applicant: Julie Johnson/ JMJ Studios
Property Owner: Ron Abta
Zoning: R-1:B-20
General Plan: L (Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Variance. The project includes demolishing the existing carport between the main house and the cottage and construction of a new pergola style carport, as well as relocating the driveway, and adding a new dormer. The project also proposes new landscaping and hardscape throughout the property.

Mark Kruttschnitt recused himself because he lives within 500 feet of the property. Assistant Planner Lopez gave the staff report and presentation. Julie Johnson presented the project on behalf of her clients.

The public hearing was opened, and no one wished to speak.

Stephen Sutro

- Project looks great.
- Suggested some design changes for the trellis, mock it up, larger posts.

Laura Dewar

- Supports project, moving the driveway makes sense.
- The Trellis color might make it stick out, love the house color.
- Changes to guest house seem fine.

Joey Buckingham

- Love the green of the house color.
- Trellis color is too bright and having it white will be a maintenance nightmare.
- Suggests painting the parking trellis the same color as the house.
- The guest house should match the main house.

Mark Fritts

- Supports the project as designed.
- Front door trellis can be white.
- Parking trellis should be darker.
- The green is very dark; however it is a personal opinion
- Successful project

c. Property Address: 41 Poplar Avenue
A.P.N.: 073-273-04
Applicant: Eric M. Spletzer
Property Owner: Michael and Mindy Whittington
Zoning: R-1:B7_5
General Plan: ML (Medium Low Density)
Flood Zone: AE (Floodway)

Project Summary: The applicant is requesting approval of Design Review and a Variance. The project includes lifting the existing two-story single-family residence 3’8” so that the home is compliant with FEMA. The project includes expanding the second story deck and removing the

existing stairs. A new first story porch is proposed below the new second story deck which will encroach into the side yard setback.

Assistant Planner Lopez presented the staff report and Eric Spletzer presented on behalf of his clients, the homeowners.

The public hearing was opened, and no one wished to speak.

Steven Sutro

- Supports the project as designed.
- Suggests even adding more height if it helps prevent further flooding.
- Height is fine from an architectural critique standpoint.
- Supports the Variance given the 15-foot setbacks.
- Design of terrace is really cool.
- Upper deck is a little close to the neighbor, suggest a planter at the side for privacy.

Joey Buckingham

- Supports the project as designed.
- Should raise it even more if the fenestration changes to match the scale of the walls. Windows should be taller.
- Normally ADR does not support second story decks, if there was a second means of egress, she could support it.

Mark Fritts

- Height is supportable.
- Agrees with Joey about the windows.
- Look at proportions of garage and windows.
- Can't make a finding for the second story deck especially making it larger.
- Support ground floor deck.

Laura Dewar

- Supports the height increase.
- Supports the second story deck especially because it is already there.

Mark Kruttschnitt

- Supports the height increase.
- Does not support the second story deck.
- Ground floor deck is okay.

d. Property Address: 34 Poplar Avenue
A.P.N.: 073-272-05
Applicant: Tristan Warren Architect
Property Owner: Jeff and Cassie Shouger
Zoning: R-1:B7_5

General Plan: ML (Medium Low Density)
Flood Zone: AE (Floodway)

Project Summary: The applicant is requesting approval of an Accessory Dwelling Unit (ADU) Permit to construct a 710 square foot attached ADU over the existing garage and patio with a new deck. Due to the location of the proposed ADU, the ADU is encroaching into the side yard setback, therefore requiring an ADU Permit.

Assistant Planner Lopez presented the staff report. Tristan Warren introduced the project on behalf of the homeowners. THE ADR members asked the architect questions and he answered them to provide clarification.

The public hearing was opened and Michael Lind supported the project and the location of the ADU above the garage. Jeff Shouger spoke about the project, reduction of the massing and façade from the street. Jeff indicated that he did a lot of public outreach and the neighbors were all supportive.

Mark Kruttschnitt

- Supports the project.
- Likes the ADU over the garage, likes where it is set.
- Does not like the second story deck, thinks it is impactful to the people on the street.
- Lots of glazing on one side of the ADU especially if there is not a deck.
- No reason to shorten the garage, will not make a difference in the actual mass of the structure.
- Supports the project as is with the second story deck removed and the glazing removed.

Steven Sutro

- Generally, supports the project with some modifications.
- Move the garage 2 feet back.
- Move the ADU 2 feet back.
- The third skylight closest to the street should be removed.
- Wishes that the roof shapes were more cohesive, maybe a hip at the front.
- Thinks deck is okay, given the business of the street.
- Is okay with widening the garage.
- The architect asked a question about the hipped roof suggestion.

Joey Buckingham

- Would like to see the ADU pushed back as far as possible.
- Is fine with the 2 feet setback.
- The ADU is well placed.
- The propose ADU is dwarfing the existing house, would like to see the ADU and main house match.
- Is okay with widening the garage.

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- Change the roof to a hip roof.

Mark Fritts

- Likes the location of the ADU.
- Would like to see the ADU pulled back.
- Supports the deck.
- Would like to see the roof change from a gable roof to a hip roof.
- Would like to see the ADU match the existing home.
- Likes the materials of the ADU.

Laura Dewar

- Generally, supports the project.
- Want the ADU pushed back more.
- Supports the deck.

5. Conceptual ADR

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 9:15 PM.

Next scheduled regular meeting date and time: March 21, 2023, at 7:00 PM.

MINUTES
Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, March 21, 2023

Video and audio recording of the meeting is available online at the Town's website at:
townofross.org/meetings.

1. 7:00 p.m. Commencement

ADR Group Chair Kruttschnitt called the meeting to order.

Present: Laura Dewar, Josefa Buckingham, and Stephen Sutro

Director Rebecca Markwick and Assistant Planner Alex Lopez-Vega were present representing staff.

2. Approval of Minutes.

The ADR Group minutes were unanimously approved.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

a. Property Address: 28 Walnut Avenue
A.P.N.: 073-171-03
Applicant: Bressack and Wasserman Architects
Property Owner: John and Gabrielle Bressack Gantus
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Demolition and Design Review applications. The project includes remodeling and a renovation of the existing single-family home, removing the office and deck in the side yard setback, replacing the various roof structures with one coherent roof design, and demolition of the carport at Walnut Avenue. New landscaping and hardscape is also being proposed throughout the property

Director Markwick presented the project, as well as the project architect, Phoebe Bressack.

Chris Solle spoke about the project and he was not supportive. Was concerned about the mass and the bulk of the home. Andrew Baskin, Hanson Bridgett LLP spoke on behalf of the owners of 15 Walnut and 10 Olive, he mentioned the email that was sent previously. He indicated that the project applicant did not change anything to the design, instead

changed the permitting strategy. There are still privacy issues for his client into their pool area. would impact his clients privacy. He suggested continuing the item so that the architect can go back to the drawing board. Mathilda Thompson spoke about the project and was supportive of the design, and supports the project.

Joey Buckingham

- Applauds the changes in the fenestration, elimination of the balcony, celebration of the front door.
- Could not come to an agreement about the bridge, thinks it adds to the mass of the project.
- Style changes are positive.
- Could support the bridge if the ADU was reduced in size and it has some character, for example all glazed.

Laura Dewar

- Changing the windows, removing the balcony and the front door are all positive improvements to the house.
- The storage space should be moved to the rear of the garage and follow the natural topography of the site.
- Can recommend the project

Stephen Sutro

- Primary façade looks good
- Likes the bridge, in the buildable area, it does not create bulk and mass
- Overall the home is well designed in the buildable area and supports the project.

Mark Kruttschnitt

- Agrees with all his colleagues.
- Does not like the bridge
- Storage space should be moved.
- Can support the project without the bridge.

b. Property Address: 205 Lagunitas Avenue

A.P.N.: 073-211-40

Applicant and Owner: Lagunitas Country Club

Zoning: R-1:B-A

General Plan: RC (Limited Specialized Recreational/Cultural)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Design Review to construct a platform tennis court adjacent to the existing court. The proposed design conforms to the American Platform Tennis Association standards and is largely identical to the other courts on site.

Director Markwick presented the project, there were no questions of staff.

Oliver Dibble, representing the Lagunitas Country Club presented the project. The ADR had questions about the material of the rear retaining wall.

Dellie Woodring, a member of the club had a question about the ADA component. Staff indicated that the ADA component would be taken into consideration at the time building permit.

Mark Kruttschnitt

- Looks fine, likes there are no neighbor objections to the lights
- Recommends approval

Stephen Sutro

- Recommends approval with a condition that the retaining walls match the existing or if that is cost prohibitive then plant the walls.

Laura Dewar

- Supports project, agrees with Stephens comments about the retaining walls.

c. Property Address: 101 Upper Road
A.P.N.: 073-022-13
Applicant: EAG Studios
Property Owner: Jessica and Lexi Viripaeff
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, Hillside Lot permit, and a Variance. The project is requesting to construct new landscape structures at the single-family residential property. These structures and features include a new pool/spa, pool equipment, patio, firepit, outdoor kitchen, retaining wall, and an outdoor shower. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Assistant Planner Lopez presented the project. The project architect presented the project over Zoom.

Astrid and Bo Dahlin owners of 11 Upper Road spoke about the project. She owns the shared driveway and is concerned about the mass and bulk of the retaining walls, and the size of the project in relation to the home. She is very concerned about the outdoor shower. She suggested that the pool and decking move closer to the house.

Mark Kruttschnitt

- Project is too separated from the house, too much of the pool and patio are in the setbacks.
- Does not fit into the topography
- Should be within the buildable envelope, project encroaches too much
- Earthtones would be better for the retaining walls.

Steven Sutro

- A pool will fit, and a Variance could work, however there are some recommendations

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- Guardrails on the roof of the ADU creates a nonconformity, they are obtrusive and should be removed
- Walls are too tall on the terrace for the BBQ
- Move outdoor shower
- Remove terrace at the BBQ side
- The fountain wall is too tall, pool equipment should be moved underground
- Material should be more earth toned.

Laura Dewar

- Agree the materials need to be earth toned
- Has questions about the pool, and patio being too far into the setbacks, suggests pulling it in towards the house.
- Likes the green roof however suggests removing the guardrail
- Outdoor shower needs to be moved

Joey Buckingham

- Agrees with her colleagues
- All improvements need to be moved outside of the setbacks
- Can support the pool if it is outside of the setbacks and public space dug into the hill.
- Minimize the portion that is cantilevered over the hill
- Materials should be earth toned.
- Remove the guardrail on the green roof.

d. Property Address: 50 Wellington Avenue
A.P.N.: 072-154-09
Applicant: Imprints Landscape Architecture
Property Owner: Elizabeth and Patrick Quigney
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Variance Permit. The project is requesting to construct new landscape structures at the single-family residential property. These structures and features include a new patio, 4-foot concrete wall, auto gate, fireplace, arbor structure, and an outdoor kitchen. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Assistant Planner Lopez presented the staff report. Brad Eigsti representing the property owners presented. There were no public comments.

Joey Buckingham

- beautiful project, supports as drawn.
- Findings can be made for the Variance, no impact to anyone.

Laura Dewar

- These improvements are buried into the hillside, no visual impact to the neighborhood.

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- Question about the TV
- Supports the project.

Mark Kruttschnitt

- Supports the project.
- Agrees with Laura about the TV
- These improvements are built into the topography
- Can support the project.

Steven Sutro

- Supports the project as submitted
- There are existing improvements in the setbacks and these are replacing them.

e. Property Address: 1 El Camino Bueno

A.P.N.: 072-162-14

Applicant: David Bilsker

Property Owner: David Bilsker

Zoning: R-1:B-A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Variance to allow for the construction of a new 8-foot stamped concrete wall along Sir Francis Drake. The new stamped stone pattern wall will replace the existing wood fence.

Assistant Planner Lopez-Vega presented the project. Property owner Bilsker also presented the project.

Mark Kruttschnitt

- Supports the project and the planting on the wall looks great

Stephen Sutro

- Supports as submitted

Joey Buckingham

- Supports the project

Laura Dewar

- Supports the project

f. Property Address: 74 Baywood Avenue

A.P.N.: 072-131-10

Applicant: Paz Studio

Property Owner: Michael and Renad Cieplinski

Zoning: R-1:B-5A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

The applicant requests approval for Design Review, Hillside Lot Permit, an ADU permit, and a Variance. The project includes a new front yard fence and remodeling and renovating the existing single-family home. The project proposes to construct a 1,000 SF Accessory Dwelling Unit (ADU) which requires an ADU Permit. The Variance is required to exceed the allowable floor area and lot coverage. A Variance is also required to construct of a new pool within the side yard setback. New landscaping and hardscape is also being proposed throughout the property.

Assistant Planner Lopez-Vega presented the project. Architect Colleen Paz presented on behalf of the property owners.

ADR member, Laura Dewar recused.

Mark Kruttschnitt

- Supports the project

Joey Buckingham

- Supports the project, beautifully designed

Stephen Sutro

- Likes the dark color
- Pool is well designed
- Fenestration on ADU are small, could be more compatible with the house
- Great Project

g. Property Address: 2 Pomeroy Road

A.P.N.: 072-023-15

Applicant: Mark Lounsbury

Property Owner: Erica and David Bell

Zoning: R-1:B-5A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Demolition Permit. The project includes replacing old windows for new windows, the project also includes replacing the existing siding from T-11 to western red cedar shingles. A demolition permit is required to alter more than twenty-five percent of exterior wall coverings of a residence.

Project Summary: The applicant requests approval for Design Review, Hillside Lot Permit, an ADU permit, and a Variance. The project includes a new front yard fence and remodeling and renovating the existing single-family home. The project proposes to construct a 1,000 SF Accessory Dwelling Unit (ADU) which requires an ADU Permit. The Variance is required to exceed the allowable floor area and lot coverage. A Variance is also required to construct of a new pool within the side yard setback. New landscaping and hardscape is also being proposed throughout the property.

Assistant Planner Lopez Vega presented the project. Project contractor also presented, representing the property owners.

Mark Kruttschnitt

- Supports the project.

Stephen Sutro

- Looks great, supports the project

Joey Buckingham

- Great, supports the project

5. Conceptual ADR

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 9:00 PM.

Next scheduled regular meeting date and time: April 18, 2023, at 7:00 PM.

DRAFT

ATTACHMENT 5

MATILDA THOMPSON and ROBERT ARCHER
26 Walnut Avenue, PO Box 991
Ross, CA 94957

January 12, 2023

Advisory Design Review Group
Town of Ross
Ross, CA 94957

Re: 28 Walnut Avenue Demolition, Design Review and ADU Applications

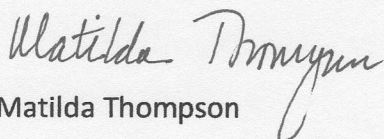
Dear ADR members,

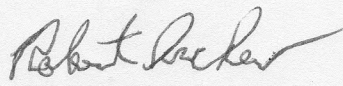
We are writing to comment on the proposed plans for the project at 28 Walnut Avenue which is located adjacent to our property at 26 Walnut Avenue. We are generally supportive of the proposed plans which appear to be reasonable modifications to the existing house as they affect our residence.

The proposed plans call for changing the roof line of the house on the east side adjoining our property. Our houses sit very close to their respective property lines and we currently look at a gable end of the roof. The proposed plans show removing the chimney – which is a positive move – and changing the roof line which will result in a view from our yard of approximately 40 plus feet of sloped roof, essentially the length of the house. The plans show installation of solar panels on a significant portion of the roof facing us. We have some concerns about the look of the roof and solar panels and have expressed those concerns to both the architect and new owners. We are expecting that some mutually agreed upon landscaping solutions can be worked out to hide a significant portion of the roof without affecting the usefulness of the solar panels. Our neighborhood consists of parcels on the smaller size with many houses located in close proximity to neighboring houses. For the most part, neighbors have maintained landscaping that offers privacy to the extent possible without impinging on the view corridor of the ridgeline and valley views. We hope and expect that will continue to be the case going forward.

Thank you for your consideration.

Sincerely,


Matilda Thompson


Robert Archer

MATILDA THOMPSON and ROBERT ARCHER
26 Walnut Avenue, PO Box 991
Ross, CA 94957

March 18, 2023

Advisory Design Review Group
Town of Ross
Ross, CA 94957

Re: 28 Walnut Avenue Demolition, Design Review and ADU Applications

Dear ADR members,

We are writing to comment on the revised proposed plans for the project at 28 Walnut Avenue which is located adjacent to our property at 26 Walnut Avenue. We are very supportive of the revisions the architect has made to the proposed plans which appear to address the concerns voiced by the members of the design review board.


We sent an earlier letter on January 12 addressing the modifications that affect our property most directly. That letter stated that we are supportive of those changes to the roof line orientation along our shared property line. Since then we have participated by zoom in the hearings on January 17 and February 15, making note of the comments by the architects and neighbors.

We have reviewed the submittals for the March 21 hearing and see that the front entry has been reworked, the glazing style is consistent throughout and the front deck has been removed, all items noted by the architects. We have trouble understanding the comments regarding the house being "massive" in design and feel it is in scale with several other houses on the street, namely 30 Walnut, 24 Walnut and 15 Olive. The issue of privacy that has been raised by two neighbors will certainly be addressed by the extensive landscape plan included with the application. The landscaping for the property has had minimal care during its years as a rental. It will be an improvement to have the dead, dying and hazardous materials replaced with attractive and fire-safe plant materials.

We are encouraging the design review board to approve the revised plans as submitted. We feel the architect has made a best effort to incorporate the comments of the review board while maintaining the look and design elements created by the architect and preferred by the owners. We urge you to let them get on with their project.

Sincerely,


Matilda Thompson


Robert Archer

ELLIS F. RASKIN
SENIOR COUNSEL
DIRECT DIAL (415) 995-5835
DIRECT FAX (415) 995-3456
E-MAIL eraskin@hansonbridgett.com



February 15, 2023

VIA E-MAIL designreview@townofross.org

Advisory Design Review Group
Town of Ross
Town Hall
31 Sir Francis Drake Boulevard
Ross, CA 94957

Re: 28 Walnut Avenue (APN: 073-171-03; Applicant: Bressack and Wasserman Architects)

Dear Chair Kruttschnitt and Members of the Advisory Design Review Group:

My law firm and I represent Kate Lord, the owner of 15 Walnut Ave. and 10 Olive Ave. My client's properties are located immediately across the street and downhill from the project at 28 Walnut Avenue (APN: 073-171-03; hereafter "Project") to be considered at tonight's Advisory Design Group meeting. We submitted a letter to you on January 17, 2023, which identified several aspects of the Project that do not comply with applicable development standards. (See Ross Town Code, Title 18.) That letter is attached here as **Exhibit A**.

At this Group's January 17 meeting, all four members present agreed that that the Project was monumental, excessively large, and out of character with its setting and with other dwellings in the neighborhood. (See Town Code, § 18.41.100, subd. (c)(1).) Despite these findings, the Project's applicants have returned with a **substantially identical design** that is not responsive to the Group's guidance. To make matters worse, by submitting the ADU under a separate permit, the Project now introduces new violations of the Town Code. These issues are discussed in further detail below.

1. At the January 17 Meeting, This Group Advised the Project Applicants to Reduce the Mass of the ADU and Modify Its Location:

The draft minutes of the January 17, 2023 meeting, which are included in the agenda packet for tonight's meeting, show that this Group recommended significant changes to the Project:

- **Chair Kruttschnitt:**¹ Found that "the ADU should be diminutive to the house and garage, instead it exasperates the mass;" that the " main home seems secondary to the ADU;" and that the "[m]ass should step back with the slope."

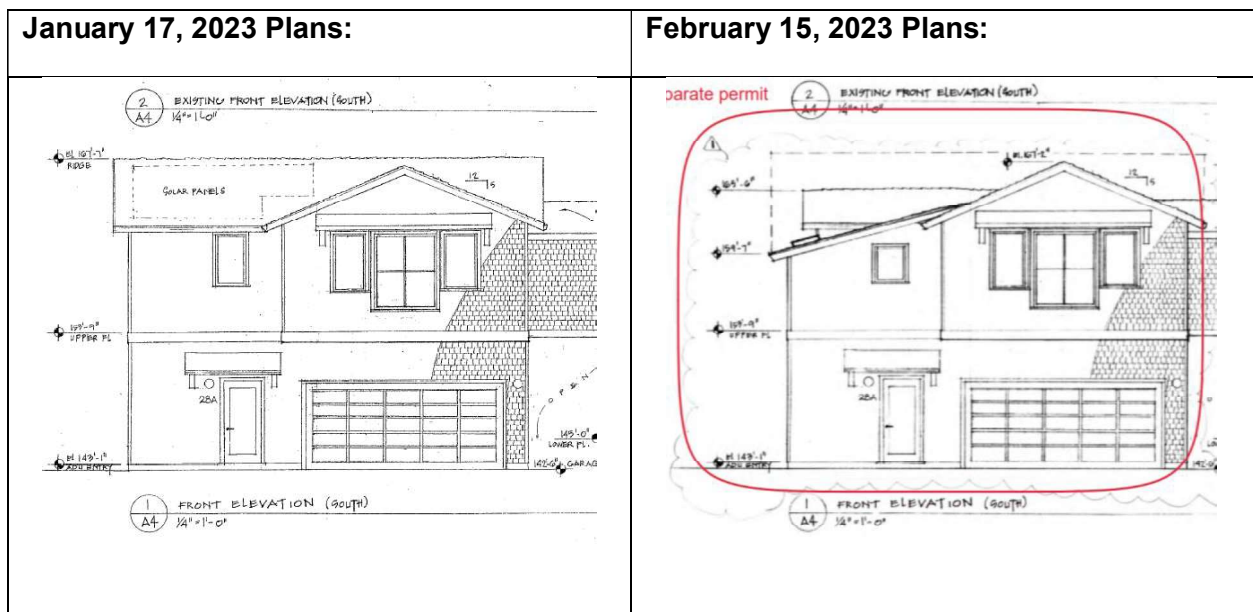
¹ It appears that some comments attributed to Chair Kruttschnitt may have been made by Advisory Design Review group Member Fritz, and some of the comments attributed to Member Fritz may have been made by Chair Kruttschnitt. In any event, it appears that Chair Kruttschnitt and Member Fritz generally shared the same opinions with respect to the Project.

- **Member Buckingham:** Noted that the ADU “looks monolithic in scale and almost commercial,” and recommended that the ADU be “stepped back” with a new design that will “push it back into the hillside.”
- **Member Dewar:** Agreed that “the massing of the ADU works against the design of the house and the topography of the site” and that development should be re-focused to the “space behind the garage.”
- **Member Fritz:** Observed that the “ADU has too much mass at the outside of the property” and “[w]ould like to see the ADU in a different location.”

All of these findings support the conclusion that the Project does not comply with applicable development standards. (See Ross Town Code, Title 18.)

2. The “Revised” Project Plans Are Not Responsive to This Group’s Guidance:

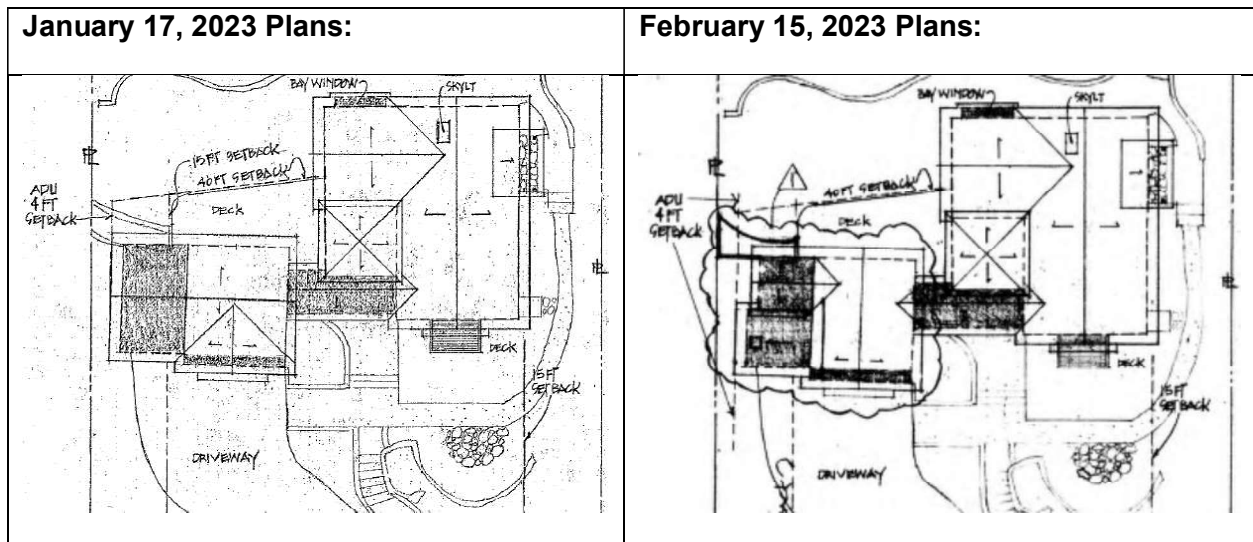
This Group gave clear guidance to the Project applicant that the Project’s ADU should be reduced in size, stepped back and integrated into the sloping hillside to the north of its current location, and integrated into the design of other development at the site by keeping the ADU proportionally smaller than the main house. The “revised” Project plans under consideration tonight merely pay lip service to this advice, and a side-by-side comparison of the plans show that the massing and scale of the ADU is substantially identical to the proposal that was considered on January 17:



The “revised” plans indicate that the south-facing elevation of the ADU is still the exact same height. When viewed from the public right of way and other surrounding properties, the “revised” design will look identical, with the same bulk and massing. Furthermore, there have been no changes to the placement of the south-facing windows, which still violate design review requirements that forbid locating or designing new structures in a manner that intrudes upon the

privacy of neighbors. (Town Code, § 18.41.100, subd. (m).) As noted in our January 17 letter, these windows peer directly into private areas of adjoining properties.

The “revised” design also completely ignore this Group’s finding that the location of the ADU should be changed so that it is set back into the hillside to the north:



The “revised” plans show that the ADU is in the **exact** same location, with only minor, inconsequential articulation added on the west-facing elevation. There are no changes that address this Group’s findings regarding the massing, scale, and location of the ADU.

In summary, the “revised” design still violates the Town’s development standards. Project will create a significant adverse impact on adjacent properties and the surrounding neighborhood, and it will adversely affect privacy at adjacent properties (Town Code, § 18.42.065.) The Project fails to abide by the requirement that “[n]ew structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood.” (Town Code, § 18.41.100, subd. (c)(1).) “Buildings should be compatible with others in the neighborhood and not attract attention to themselves.” (*Ibid.*)

3. The Submittal of the ADU Under a Separate Permit Introduces New Legal Violations:

The Town’s design review procedures forbid project applicants from segmenting separate aspects or portions of a project under separate permits when the **entire** project is subject to this Group’s review and consideration. Specifically, the Town Code requires all project components to be considered together.

In the section of the design review requirements titled “Relationship of Project to Entire Site,” the code specifies: “Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review.” (Town Code, § 18.41.100, subd. (o)(1).)

The decision to submit the ADU under a separate permit suggests that the Project applicant is attempting to avoid scrutiny. The Town Code does not permit this tactic, and we hope that this Group will summarily reject the applicant's attempts to avoid design review.

4. Conclusion:

We have identified additional inconsistencies between the Project plans and applicable development standards.² However, in light of the significant issues identified in this letter, we hope that you will take the opportunity to recommend that the Project be revised to address these important development standards. We also hope that you will take this opportunity to encourage the Project applicants to explore design alternatives (e.g., setting the project further back, reducing its height, and placing windows so that they face away from Walnut Ave.), which will address the privacy concerns outlined in this letter.

Please do not hesitate to reach out to us if you have questions.

Very truly yours,



Ellis F. Raskin
Senior Counsel

EFR

cc: Andrew A. Bassak, Esq.
Kate Lord
Katherine Bossart

Attachment

² Among other issues, we would like to point out that the "carriage house" at the Project site has not been used for vehicle parking for over 50 years. The previous property owners used it as a metal shop. Repurposing that portion of the property for parking is a new use, and it appears that the proposed design conflicts with mandatory Code requirements for parking and driveway design. (See Town Code, §§ 18.40.095 & 18.40.120.)

EXHIBIT A:

January 17, 2023 Letter to ADR Group

ELLIS F. RASKIN
SENIOR COUNSEL
DIRECT DIAL (415) 995-5835
DIRECT FAX (415) 995-3456
E-MAIL eraskin@hansonbridgett.com



January 17, 2023

VIA E-MAIL designreview@townofross.org

Advisory Design Review Group
Town of Ross
Town Hall
31 Sir Francis Drake Boulevard
Ross, CA 94957

Re: 28 Walnut Avenue (APN: 073-171-03; Applicant: Bressack and Wasserman Architects)

Dear Chair Kruttschnitt and Members of the Advisory Design Review Group:

My law firm and I represent Kate Lord, the owner of 15 Walnut Ave. and 10 Olive Ave. My client's properties are located immediately across the street and downhill from the project at 28 Walnut Avenue (APN: 073-171-03; hereafter "Project") to be considered at tonight's Advisory Design Group meeting. We have carefully reviewed the Project plans, and we have identified several aspects of the Project that do not comply with applicable development standards. (See Ross Town Code, Title 18.) Respectfully, the Project should not be recommended for approval without modification to address the concerns specified in this letter.

The Project will create adverse impacts on nearby properties, and the Project is incompatible with the existing neighborhood character. The proposed ADU exceeds the 16-foot height limit, and it is not eligible for an exemption from the height limit. The proposed exemption will create a significant adverse impact on adjacent properties and the surrounding neighborhood, and it will adversely affect privacy at adjacent properties (Town Code, § 18.42.065.) Furthermore, the proposed Project is out of character with its setting and with other dwellings in the surrounding neighborhood. (Town Code, § 18.41.100.) We urge you to take this opportunity to recommend that the Project be revised to address these (and other) mandatory code requirements.

1. Project Background:

Preliminarily, it bears emphasis that our client does not oppose the addition of an ADU at the subject property at 28 Walnut Ave. Our client understands and agrees with the proposed Draft Housing Element for the Town of Ross that aims to meet required state mandates to develop increased housing in Ross in part by developing ADUs. In addition, our client does not have a problem with the intended use of the ADU as informed by the property owners, who do not intend to rent the ADU, but instead plan to use the ADU for live in help such as a nanny.

As proposed, however, the Project is much more extensive than simply adding an ADU to the property, and many aspects of the proposed construction conflict with the criteria and standards outlined in the Ross General Plan and Chapters 18.41 and 18.42 of the Town Code. To summarize, two new 2-story structures are proposed (one of which will house the ADU), and

significant changes are proposed to be made to the existing primary residence at the top of the property and the garage at the bottom of the property, along with potentially impactful changes to the driveway and stormwater runoff system. In addition, multiple large trees will be removed, a new water pond feature is proposed and landscaping throughout the property will be overhauled. As proposed, the project is more in line with a complete site overhaul than simply adding an ADU.

The photo included immediately below demonstrates the current view of 28 Walnut Ave from one of the bedrooms of 15 Walnut Ave. Currently, the primary residence is visible as is the lower garage and the driveway. Of note, the vast majority of the view is dominated by greenery, not structures. The Project at 28 Walnut Ave. proposes removing the large tree in the center of the view as well as the acacia tree on the left side of the photo. The story poles for the Project at 28 Walnut Ave. are also visible and represent the lines and heights of the proposed structures, demonstrating how significantly the view will change. In summary, what was once predominately a view of greenery will become a view of massive buildings out of character with the neighborhood, with no large trees to soften the view.



On the following page is a photograph that is zoomed in on 28 Walnut Ave. and the story pole flags. This photograph shows the extent and massive scope of the proposed Project. As a reminder, removal of the large trees in the center and left of the photo is proposed as part of the

Project. Note that the roof line of the main residence is being increased as indicated by the story poles. The other two new proposed structures both will be two stories tall (and as tall as the raised primary residence). The combined structure will stretch nearly the entire width of the property. The proposed Project will adversely affect my client's privacy in most areas of the backyard of 15 Walnut Ave., as well as the kitchen, the dining room, and two of three bedrooms.



2. Inconsistencies with Applicable Development Standards:

ADUs cannot exceed 16 feet in height unless an exemption is granted. The Project proposes to develop an ADU that exceeds 16 feet in height, so an exception is required. To be eligible for an exemption, the Town must make certain findings. (Town Code, § 18.42.065.) At least two of those findings are relevant here:

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

The Project does not satisfy either of these criteria. As shown above, the Project will will create a significant adverse impact on adjacent properties and the surrounding neighborhood, and it will adversely affect privacy at adjacent properties (Town Code, § 18.42.065.)

Furthermore, the Project must comply with applicable Design Review standards. Those standards state, in relevant part:

“New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves.”

(Town Code, § 18.41.100, subd. (c)(1).) Again, for the reasons discussed above, the Project is out of character with the setting and demonstrably not compatible with other dwellings in the neighborhood.

3. Stormwater Runoff

As both 15 Walnut Ave. and 10 Olive Ave. are directly downhill from the Project, my client has significant concerns about the proposed changes to the driveway, and how stormwater will be handled. The existing structures have reliably directed stormwater runoff into the storm drain system for decades, including during the recent heavy storms. The Project proposes changes to the existing system that must be verified by an appropriate engineers, including stormwater and soils engineers. As residents of Ross are well aware, the local clayey soils are not particularly water permeable, and the proposed Project’s changes to the existing system and its reliance on permeable surfaces to address stormwater runoff create a significant potential risk of water and mudslide damage to properties downhill from the Project.

4. Conclusion:

We have identified additional inconsistencies between the Project plans and applicable development standards. However, in light of the significant issues identified in this letter, we hope that you will take the opportunity to recommend that the Project be revised to address these important development standards. We also hope that you will take this opportunity to encourage the Project applicants to explore design alternatives (e.g., setting the project further back, reducing its height, and placing windows so that they face away from Walnut Ave.) which will address the privacy concerns outlined in this letter.

Please do not hesitate to reach out to us if you have questions.

Very truly yours,



Ellis F. Raskin
Senior Counsel

EFR

cc: Andrew A. Bassak, Esq.
Kate Lord
Katherine Bossart

Hi Rebecca.

My name is Chris Solle. Our home is located at 30 Walnut Avenue. We are the contiguous neighbors of the 28 Walnut project.

I apologize for this late message to you and the ADR Group. It wasn't until the story poles were erected and storm clouds abated, that we became aware of the sheer size and scope of the proposed ADU at 28 Walnut.

We met with the architect Ms. Bressack over the weekend and clarified the actual placement of the ADU (story poles were knocked down by a falling tree and still are not entirely clear).

In Ms. Bressack's defense she did inform us that our family home will suffer the greatest adverse impact from the planned ADU at 28 Walnut. She also told us that unfortunately because of the state ADU zoning laws, there was really nothing we could do about it. This may indeed be true but we hope the ADR Group will consider issues we have with the project such as the overwhelming size and placement of the structure with hopes to mitigate its impact on our home.

As proposed, the ADU at 28 Walnut will stand 12.5 feet away from our home and 5.5 feet away from the property line.

The two-story monolithic wall of ADU will reach 25 feet high and extend at least 10-15 feet over the roofline of our home and eliminate any morning sun from our son's bedroom -- A room which only receives morning sun.

A prerequisite of the project at 28 Walnut is the removal of all mature vegetation. Our side of the fence is concrete which cannot grow vegetation. And with the ADU positioned only 5.5 feet from the fence (which is also the property line), the placement of the ADU structure will create an astonishingly deep canyon between the two homes, no longer shielded or softened by mature vegetation and we will stare at a huge, imposing wall.

We are not pleased with the massive size of the structure and its positioning. And if we could, we would veto the placement. However, we understand that because of the state ADU rules, our hands are tied, and we have little, if any, say in the matter. It is because of this that we request the following concessions at the very least.

No Windows located on the side of ADU that faces our home at 30 Walnut.

We rescind our earlier approval (given when we believed the structure would be much farther away from our home), and request the elimination of any windows located on the side of the ADU which faces our home, except for the clerestory windows located at the top of the ADU, and about which we understand we have no say.

Again, we realize our hands are tied when it comes to ADUs but we hope that the ADR group will take a moment to consider the immense size and placement of the ADU and consider whether there could be better positioning of the structure that could at the very least, reduce some of the negative impact upon our family home, while still allowing the Bressacks to enjoy the new property they recently purchased.

Finally, I have included a couple pictures of what the 28 Walnut Avenue project looks like from our side of the fence.

Regards,

Chris Solle

Homeowner: 30 Walnut Avenue, Ross, CA 94957

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Christopher N. Solle
Solle Wines, Inc.
1177 Magnolia Avenue
Larkspur, CA 94939
(415) 464-1370
www.SolleWines.com





From: Tilda THOMPSON <wthomp139@aol.com>
Subject: 28 Walnut Avenue
Date: April 6, 2023 at 9:47:29 AM PDT
To: marwick@townofross.org
Cc: wthomp139@aol.com, "Bob (Robert) Archer" <raa10s@hotmail.com>

Dear Rebecca,

We are writing in support of the permit approval request for 28 Walnut Ave. We are neighbors at 26 Walnut. We have participated in the design review meetings and have written two previous letters. We do not feel that the project is "massive" as has been mentioned. We feel it is an appropriate design, not overly extreme, and takes into consideration neighbors on all sides. In our opinion, the bridge that connects the house to the ADU does not add significantly to the project and is actually a clever idea and adds interest.

I know that the architect and the owners have taken into consideration concerns from the neighbors and have made significant changes to accommodate them. I urge you to approve this project so we can welcome them to our neighborhood.

Sincerely,

Matilda Thompson and Robert Archer
26 Walnut Avenue

Hi Rebecca.

Pursuant to a request from John & Gabbie Bressack Gantus (28 Walnut), I am sending you a note about their application with the town.

John & Gabbie met with us last Sunday (4/2) to put forward a change to the positioning of the proposed ADU at 28 Walnut.

They propose their new ADU, that was to stand 5 feet from their property line, will now stand at least 7 feet back from their property line (on their side of the fence). The net result being the structure will stand 2 feet farther away from our home which will also allow for additional planting to shield their home from our, on their side of the fence (note: At this time, I have yet to review the final revised plans, nor have I witnessed the physical movement of any story poles on the property).

While 2 feet may seem small potatoes in the grand scheme of things. It represents recognition of the impact John & Gabbie's project will have on our home and the first compromise they have offered since the introduction of their project, and for that we are extremely thankful!

Please feel free to reach out to me with any questions please let me know if my interpretation is different from the revised plans they present. 😊

Sincerely,
-Chris

.....

Christopher N. Solle
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