



Staff Report

Date: May 6, 2024
To: Mayor Kircher and Councilmembers
From: Alex Lopez-Vega, Assistant Planner
Subject: Stiritz Residence, 51 Shady Lane (DRP23-0027)

Recommendation

Town Council consideration for Design Review, Nonconformity Permit, and a Variance for the project described below located at 51 Shady Lane. The Town Council may adopt Resolution No. 2415 (Attachment 1) approving the project, subject to conditions.

Property Address: 51 Shady Lane
A.P.N.: 073-151-18
Applicant: Barbara Chambers
Property Owner: Gita and Nick Stiritz
Zoning: R-1:B-20
General Plan: L (Low Density)
Flood Zone: X (Minimal Risk)

Project Data

	Code Standard	Existing	Proposed
Lot Area	20,000 SF	18,985 SF	No change
Floor Area (FAR)	15%	5,945 SF (31%)	No Change
Building Coverage	15%	3,197 (16.8%)	2,855 SF (15%)
Front Setback	25'	37'-8"	No Change
South Side Setback	20'	24'8"	No Change
North Side Setback	20'	36' 11"	No Change

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

Project Description:

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

A Nonconformity Permit is required to exchange the pool house floor area towards the main house, so as not to increase the total floor area. A Variance is required to construct a new patio, trellis, and outdoor fireplace within the side yard setback and to relocate the existing pool within the rear yard setback.

Impervious Surfaces:

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

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

The proposed project is subject to the following approvals:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow the construction of all new buildings and for all exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding two hundred square feet of new floor area, including enclosing existing open areas.
- **Nonconformity Permit is required pursuant to RMC 18.52.040** to allow for alterations to an existing nonconforming residence that do not result in an increase to nonconforming floor area.

- **Variance is required pursuant to RMC Chapter 18.48** to allow for the construction of a new patio, trellis, and outdoor fireplace within the side yard setback and to relocate the pool within the rear yard setback.

Background

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

Advisory Design Review

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 April 16, 2024, the proposed project was reviewed by the Advisory Design Review (ADR) group. The ADR members supported the project overall including the placement of the pool and transferring the floor area from the pool house to the main house. However, some of the ADR members had concerns about the trellis location. One of the ADR members highlighted that the trellis would be blocked by the proposed ADU and therefore could support the location of the trellis. The 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. The minutes from the ADR meeting are included as **Attachment 4**.

Discussion

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 shall be shielded and directed downward to avoid creating glare 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.

The proposed project is subject to the following 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 Approval. 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))

Town Council may consider the Design Review for this application as summarized below and supported by the findings in the attached Resolution (Exhibit "A").

The proposed project design is consistent with the scale and quality of existing development; preserves and enhances the historical "small town," provides low-density character and identity that is unique to the Town of Ross; preserves 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 project is not monumental or excessively large in size and is compatible with other development in the neighborhood.

Nonconformity Permit

Many residential structures in the town do not conform to the requirements of this Zoning Code because they were established before the adoption of zoning or before residential floor area limits were established in 1967. The purpose of this section is to allow for the continued existence, reconstruction and modification of nonconforming residential structures, subject to limitations set forth in this section. The intent of these regulations is to protect historic buildings and those that contribute to the Town's small-town character; to permit floor area nonconformities to be retained on site redevelopment where the design is appropriate; and to allow other nonconformities to be maintained when reasonable and where they create the same or fewer impacts than strict conformance with town regulations.

Pursuant to Sections 18.32.050 and 18.32.060, which establish development standards in the R-1:B-10 district, the minimum side setback is 25 feet, rear side setback is 40 feet, and front setback is 25 feet. The existing nonconforming structure does not meet the current code for front, rear and side yard setbacks. Pursuant to Section 18.52.030, the project requires a Nonconformity Permit to enlarge, extend, reconstruct, and/or structurally alter the existing residential structures which are nonconforming with respect to the setbacks.

Town Council may consider a Nonconformity Permit, as summarized and supported by the findings in Exhibit "A".

According to county records, the structure was constructed in the early 1900's. The nonconforming structure was in existence prior to adoption of the Zoning Ordinance that now only allows a 15% floor area in this zoning district. The proposal transfers floor area from the pool house to the house and does not expand or exacerbate the existing nonconforming floor area. The project conforms to the design review standards, and the proposed single-family home does not expand the nonconformity. The project will comply with all Flood regulations.

Variance

Pursuant to RMC Section 18.48.010, where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of the zoning ordinance may result from the strict application of certain provisions thereof, variances, exceptions and adjustments may be granted, by the Town Council in appropriate cases, after public notice and hearing as provided in the zoning ordinance. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

In accordance with RMC Section 18.48.010, a Variance is required to construct a pool within the rear yard setback, and an outdoor fireplace, patio, and trellis within the side yard setback based on the following mandatory findings as summarized and supported by the findings in Exhibit "A".

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 impact on the Town associated with the project.

Alternative actions

1. Continue the item to gather further information, conduct further analysis, or revise the project;
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 15301 (Existing Facilities), because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date. At the time of writing this report, one public comment was received by staff prior to the Design Review Hearing regarding the outdoor fireplace and is included as Attachment 5. To clarify, the nonconforming pool was permitted in 2011 and the proposed fireplace will utilize gas.

Attachments

1. Resolution No. 2415
2. Project Plans
3. Project Application and Materials
4. Minutes from the April 16, 2024, ADR Meeting
5. Public Comment

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2415

RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, NONCONFORMITY PERMIT, AND VARIANCE TO DEMOLISH THE EXISTING POOL HOUSE AND TRANSFER THE FLOOR AREA TO THE MAIN HOUSE AND CONSTRUCT LANDSCAPE STRUCTURES INCLUDING A POOL, PATIO, TRELIS AND FIREPLACE WITHIN THE REAR AND SIDE YARD SETBACKS AT 51 SHADY LANE A.P.N. 073-151-18

WHEREAS, the applicant, Barbara Chambers, on behalf of property owners, Gita and Nick Stiritz, submitted an application requesting approval of Design Review, Nonconformity Permit, and Variance. The project proposes to demolish the existing pool house on the property totaling 345 square-feet and transfer the floor area to expand the rear side of the main house to add an office to the primary bedroom in the upper level, expand the kitchen and family room on the main floor, and reconfigure the bathroom and laundry room on the ground floor. Additionally, the project includes relocating the nonconforming pool to a new location. The new pool will measure 16' x 43'. Other landscape improvements include a bluestone patio, trellis, outdoor gas fireplace on the southwest part of the lot, outdoor lighting, and a pervious driveway to access the existing covered parking at 51 Shady Lane APN 073-151-18 (herein referred to as "the Project").

WHEREAS, the Project is determined to be exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), because it consists of the demolition and reconstruction of a single-family residence, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and

WHEREAS, on May 6, 2024, 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, Nonconformity Permit, and a hillside Lot Permit to approve the Project, 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 6th day of May 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cyndie Martel, Town Clerk

C. William Kircher, Mayor

**EXHIBIT A
FINDINGS
51 Shady Lane
A.P.N. 073-151-18**

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,” provides very 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. Buildings use materials and colors that minimize visual impacts and blend with the existing landforms and vegetative cover, including wood and stone. Good access, circulation and off-street parking 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 removing existing impervious surfaces to more than 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 Medium 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 Ross Municipal Code (RMC) Section 18.52.030 (c), Nonconformity Permit is approved based on the following mandatory findings:

- (a) The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed. The property owner has the burden to prove by substantial evidence the nonconforming and legal status of the structure.**

The existing nonconforming single-family home was originally constructed in the early 1900's per the records from the County Assessor.

- (b) The Town Council can make the findings required to approve any required demolition permit for the structure: 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.**

A demolition permit is not required for accessory structures not used for dwelling purposes pursuant to per RMC Chapter 18.50.020.

- (c) The project substantially conforms to relevant design review criteria and standards in Section 18.41.100, even if design review is not required.**

As described in the Design Review findings in Section I above, the project is consistent with the Design Review criteria and standards per RMC Section 18.41.100.

- (d) Total floor area does not exceed the greater of: a) the total floor area of the existing conforming and or legal nonconforming structure(s); or b) the maximum floor area permitted for the lot under current zoning regulations. The town shall apply the definition of floor area in effect at the time of the application for a nonconformity permit.**

The proposed project will not result in any increase to the existing nonconforming floor area.

- (e) Granting the permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

The project will promote public health, safety and welfare, and avoid material injury to properties and improvements in the vicinity. The subject project will be constructed in compliance with all building and fire codes.

- (f) The project will comply with the Flood Damage Prevention regulations in Chapter 15.36.**

The project is not in the flood plain.

- (g) The Fire Chief has confirmed that the site has adequate access and water supply for firefighting purposes, or that the project includes alternate measures approved by the Fire Chief.**

Adequate access and water supply exist for firefighting purposes.

- (h) The applicant has agreed in writing to the indemnification provision in Section 18.40.180.**

Condition of Approval No. 9 requires indemnification pursuant to RMC Section 18.40.180.

- (i) The site has adequate parking. For purposes of this section, adequate parking shall mean that the site complies with at least the minimum number of parking spaces required for the zoning district (covered or not covered). If the site does not comply with the covered parking requirement, the Town Council may require covered parking to be provided.**

The project maintains the existing two covered parking spaces available on site in the garage.

III. In accordance with Ross Municipal Code (RMC) Section 18.48.010(c), a Variance is approved based on the following mandatory findings:

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

The special circumstances and conditions applicable to the land include the location shape of the subject lot. This corner lot property faces three roadways along Shady Lane, and Norwood and Southwood Avenues. The existing residence occupies the majority of the buildable area of the lot. Consequently, the strict application of the required side and rear yard setbacks would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications, such as the ability to construct new landscape structures.

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

Landscape structures are commonly enjoyed by owners of residential properties in the immediate vicinity. Granting of the variance request in a neighborhood where existing nonconforming setbacks are not uncommon, may be deemed necessary for the preservation and enjoyment of the owner's substantial property rights. Granting of the variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- c) That the granting of the application will not materially affect adversely the health or**

safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The proposed new landscape structures will not adversely affect the health or safety of the persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood as the existing mature landscaping and shrubs will provide visual screening from adjacent properties. No members of the general public including owners of adjacent properties have expressed concerns or issues with respect to the project

EXHIBIT B
CONDITIONS OF APPROVAL
51 Shady Lane
A.P.N. 073-151-18

1. The building permit shall substantially conform to the plans entitled, “Stiritz Residence” dated April 16, 2024, and reviewed and approved by the Town Council on May 6, 2024.
2. 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.
3. 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.

Standard Conditions of Approval

4. This approval shall expire without notice two years after the approval date unless construction or other authorized action has commenced. Once a building permit has been issued for the approved project, the approval shall remain valid as long as the building permit remains in effect.
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. The plans submitted for a building permit shall include a detailed Construction and Traffic Management Plan for review and approval by town staff. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, and traffic control. Pursuant to Ross Municipal Code (RMC) Section 9.20.060, it is unlawful for any person or construction company within the town limits to perform any construction operation before 8 a.m. or after 5 p.m., Monday through Friday of each week and not at any time on Saturday, Sunday, or the other

holidays listed in RMC Section 9.20.060. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited outside of the working hours noted in RMC Section 9.20.060, and that all project deliveries shall occur during the allowable working hours identified above. The Traffic Management Plan shall include flaggers for drop-off and deliveries and how the permittee will ensure 12-foot drive aisles for emergency vehicle access at all times.

- h. The applicant shall submit a schedule that outlines the scheduling of the site development to town staff. The schedule must 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).
- i. 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.
- j. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- k. The Building Inspector 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.
- l. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- m. 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 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).
- n. 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.

- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- 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 project shall comply with all requirements, standards, and policies of the Ross Municipal Code, General Plan, County of Marin, State, and Federal laws.
11. 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.

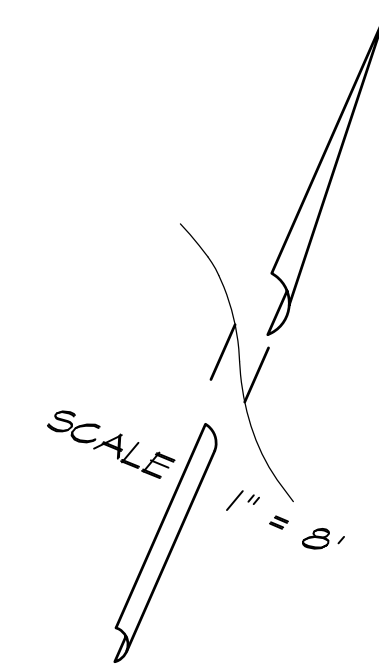
ATTACHMENT 2

STIRITZ RESIDENCE

ROSS, CALIFORNIA

STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

VICINITY MAP	PROJECT INFORMATION	PROJECT DESCRIPTION	CONTACT INFORMATION	SHEET INDEX	AP # 073-151-18																																																																																																								
	<p>GENERAL INFORMATION:</p> <p>ZONING: R-LB-20 APN: 073-151-18 LOT AREA: 18,485 S.F. OCCUPANCY TYPE: R-3 CONSTRUCTION TYPE: V-B</p> <p>PROJECT-RELATED PROPERTY INFORMATION:</p> <table border="1"> <thead> <tr> <th></th> <th>ALLOWED</th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>LOT COVERAGE (%)</td> <td>2,847.75 S.F. (15%)</td> <td>3,141 S.F. (16.8%)</td> <td>2,855 S.F. (15%)</td> </tr> </tbody> </table> <p>FLOOR AREA:</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>GROUND LEVEL OF HOUSE AND GARAGE</td> <td>2,031 S.F.</td> <td>2,108 S.F.</td> </tr> <tr> <td>MAIN LEVEL OF HOUSE</td> <td>2,125 S.F.</td> <td>2,316 S.F.</td> </tr> <tr> <td>UPPER LEVEL OF HOUSE</td> <td>1,444 S.F.</td> <td>1,521 S.F.</td> </tr> <tr> <td>GUEST HOUSE</td> <td>345 S.F.</td> <td>-</td> </tr> <tr> <td>TOTAL</td> <td>5,945 S.F.</td> <td>5,945 S.F.</td> </tr> <tr> <td>TOTAL COUNTED IN FAR (SQ)</td> <td>2,847.75 S.F. 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(INCLUDES ADU)	PARKING	1 COVERED	2	HUI (HIGHLAND URBAN INTERFACE) ZONE?	YES		FLOOD ZONE:	X	2	<p>MAIN HOUSE - REMODEL AND ADDITION OF 345 S.F. AT (E) MAIN HOUSE. EXISTING 345 S.F. GUEST HOUSE TO BE DEMOLISHED (WE ARE USING THIS SQ.FT. TO THE MAIN HOUSE ADDITION).</p> <p>PROPOSED SITE IMPROVEMENT ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN. ALL PROPOSED REVISIONS TO THE SITE WORK OCCUR IN THE REAR OF THE PROPERTY IN AREAS OF EXISTING IMPROVEMENTS. THIS IS AN UNUSUAL SITE IN THAT IT IS SURROUNDED BY STREET FRONTAGE ON 3 SIDES (NORWOOD AVE, SHADY LANE, & SOUTHWOOD AVE.) THE PROPERTY HAS NON CONFORMING STRUCTURES OF A (345 SF) GUEST HOUSE AND A (160 SF) POOL THAT ENCRGOACH INTO THE REAR YARD (11FT . AND 15FT RESPECTIVELY WITH VARIANCES PREVIOUSLY GRANTED) ALL BUFFERS AND TREES ARE TO REMAIN , AND PROVIDE COMPLETE PRIVACY.</p> <p>REMOVALS: REMOVE THE NON CONFORMING SWIMMING POOL THAT ENCRGOACHES 15FT INTO THE REAR YARD. REMOVE THE 345SF GUEST HOUSE , THAT ENCRGOACHES 11FT INTO THE 40FT REAR YARD SETBACK. REMOVE MOST OF THE BLUESTONE PAVING IN BACK, RESULTING IN A REDUCTION IN IMPERVIOUS SURFACES (-114 SF REDUCTION)</p> <p>PROPOSED IMPROVEMENTS A NEW 8'x8' SF (16'x45FT) SWIMMING POOL AND SPA IN A NEW LOCATION PERPENDICULAR TO THE HOUSE. A SMALL PATIO AREA IS PROPOSED AT THE END OF THE POOL. ALL EXISTING PLANTINGS WILL REMAIN WITH ADDITIONAL BUFFER PLANTS PROPOSED AS NECESSARY. ADDITIONAL LOW VOLTAGE LED LIGHTING (DOWN LIGHT ONLY) ARE PROPOSED TO ADD TO THE EXISTING LIGHTING. A CHANGE TO THE EXISTING PAINTED WOOD STAIR CASE IN THE BACK OF THE HOUSE TO REORIENT THE STAIRCASE TO ADDRESS THE CENTER OF THE YARD. THERE ARE NO IMPACTS TO ANY NEIGHBORS. THE CLOSEST STRUCTURE TO THE PROPOSED POOL IS THE ADJACENT NEIGHBORS GARAGE. DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS. MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED.</p>	<p>OWNER GITA AND NICK STIRITZ P.O. BOX 1425 ROSS, CA 94957 (206) 388-4105 G5TIRITZ@GMAIL.COM</p> <p>ARCHITECT BARBARA CHAMBERS CHAMBERS + CHAMBERS ARCHITECTS 420 MILLER AVENUE HILL VALLEY, CA 94441 (415) 381-8326 BARBARA@CHAMBERSANDCHAMBERS.COM</p> <p>SURVEYOR WILLIAM SCHRÖEDER & ASSOCIATES P.O. BOX 6801 SAN RAFAEL, CA (415)412-4751</p> <p>LANDSCAPE ARCHITECT MICHAEL YANDLE MICHAEL B. YANDLE LANDSCAPE ARCHITECTURE 15 ROSS COMMON ROSS, CA 94957 (415) 464-0763 MICHAEL@MBYANDLE.COM</p>	<p>ARCHITECTURAL</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A0.0</td> <td>COVER SHEET</td> </tr> <tr> <td>C-1</td> <td>SURVEY</td> </tr> <tr> <td>A1.1</td> <td>MATERIALS BOARD</td> </tr> <tr> <td>A1.2</td> <td>SITE PHOTOS</td> </tr> <tr> <td>EG2.0</td> <td>EXISTING/ DEMOLITION GROUND FLOOR PLAN</td> </tr> <tr> <td>EG2.1</td> <td>EXISTING/ DEMOLITION MAIN FLOOR PLAN</td> </tr> <tr> <td>EG2.2</td> <td>EXISTING/ DEMOLITION UPPER FLOOR PLAN</td> </tr> <tr> <td>A2.0</td> <td>PROPOSED GROUND FLOOR PLAN</td> </tr> <tr> <td>A2.1</td> <td>PROPOSED MAIN FLOOR PLAN</td> </tr> <tr> <td>A2.2</td> <td>PROPOSED UPPER FLOOR PLAN</td> </tr> <tr> <td>A3.0</td> <td>EXISTING & PROPOSED EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.1</td> <td>EXISTING & PROPOSED EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.2</td> <td>EXISTING & PROPOSED EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.3</td> <td>EXISTING & PROPOSED EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A4.0</td> <td>SECTIONS</td> </tr> <tr> <td>IL</td> <td>ILLUSTRATIVE LANDSCAPE PLAN</td> </tr> <tr> <td>L-1</td> <td>SITE PLAN & LIGHTING PLAN</td> </tr> <tr> <td>L-2</td> <td>PLANTING PLAN</td> </tr> </tbody> </table>	NO.	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TOPOGRAPHIC MAP
 LANDS OF STIRITZ
 DOCUMENT No. 2014-19916
 MARIN COUNTY RECORDS
 ROSS MARIN COUNTY CALIFORNIA
 JANUARY 2015 SURVEY No. S-1718
 PREPARED BY
 WILLIAM SCHROEDER & ASSOCIATES
 P.O. BOX 6801
 SAN RAFAEL, CA
 (415) 472-4759

Elevations shown are NAVD 88 Datum



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51 SHADY LANE
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AP # 073-151-18

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

MATERIALS BOARD



PAINTED WOOD WINDOWS AND DOORS
WHITE



ROOF
COMPOSITION SHINGLES COLOR TO MATCH EXISTING



EXTERIOR SIDING
CEDAR SHINGLES PAINTED LIGHT GRAY TO MATCH EXISTING

A1.1



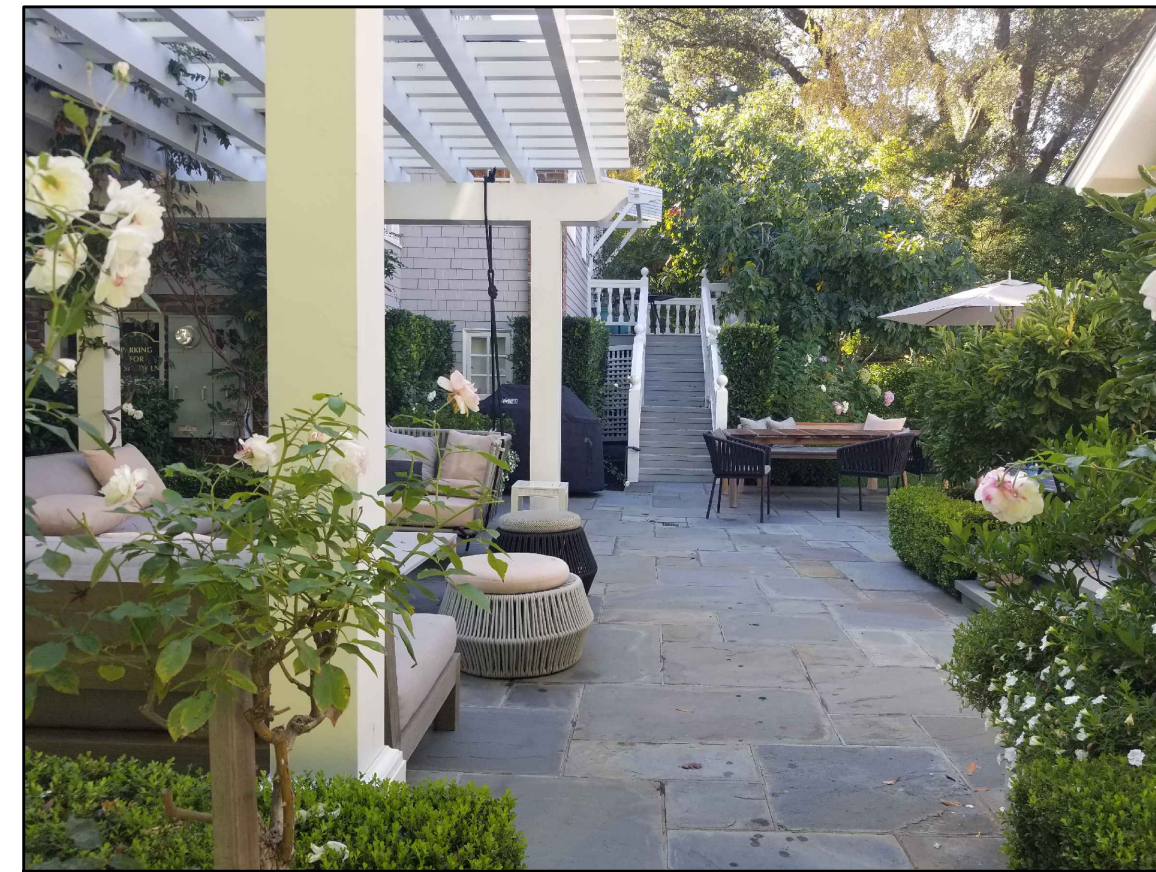
10. SIDE



11. POOL HOUSE



12. PLAY STRUCTURE



7. REAR



8. REAR



9. SIDE



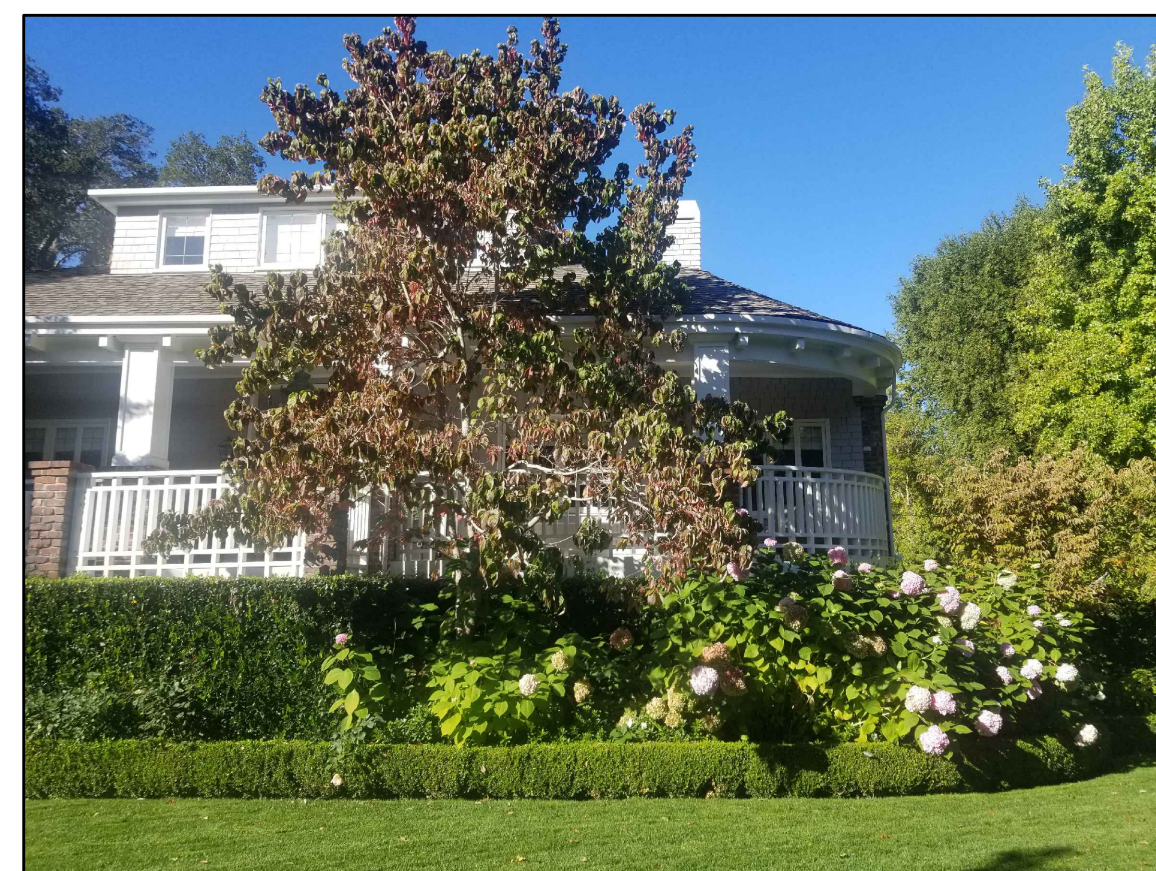
4. SIDE



5. REAR



6. REAR



1.FRONT



2. FRONT



3. SIDE

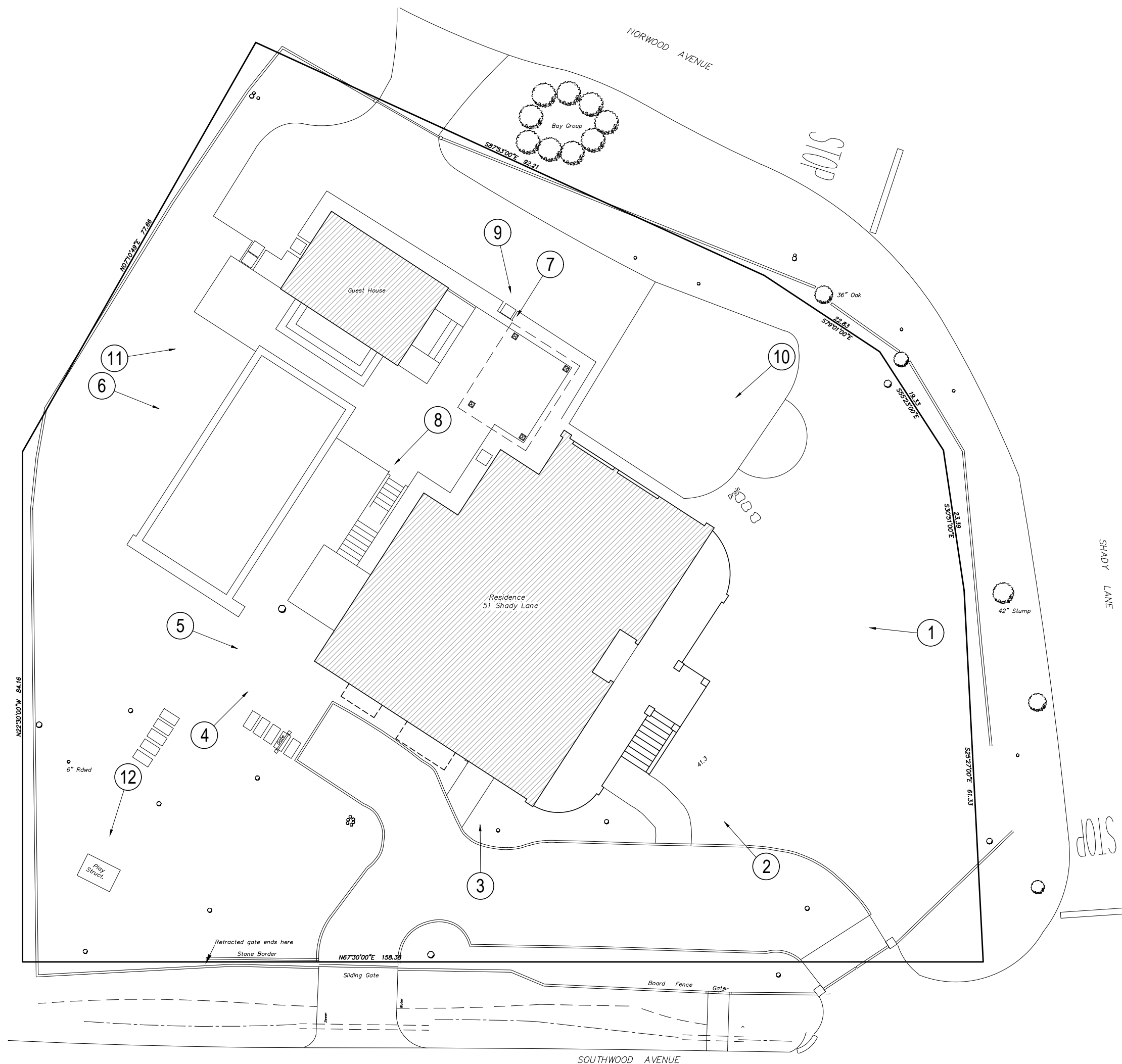
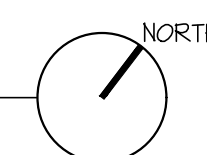


PHOTO LOCATION DIAGRAM
SCALE: 1/16" = 1'-0"



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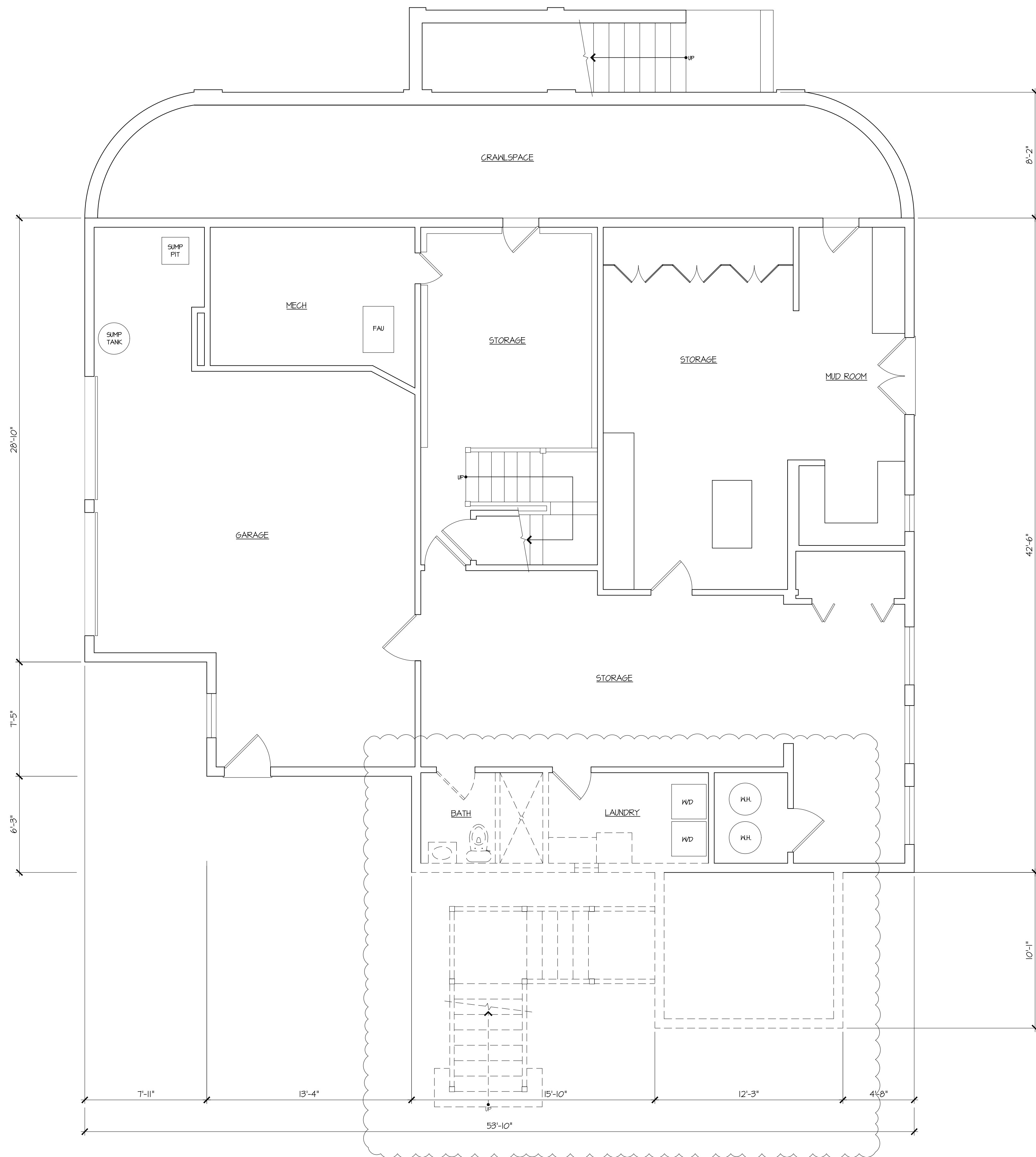
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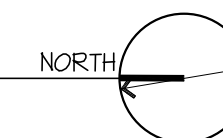
DATE:	ISSUE:
12-14-23	DR
03-15-24	RESUBMITTAL

SITE PHOTOS

A1.2



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



DRAWING KEY

- EXISTING WALLS
- DEMO



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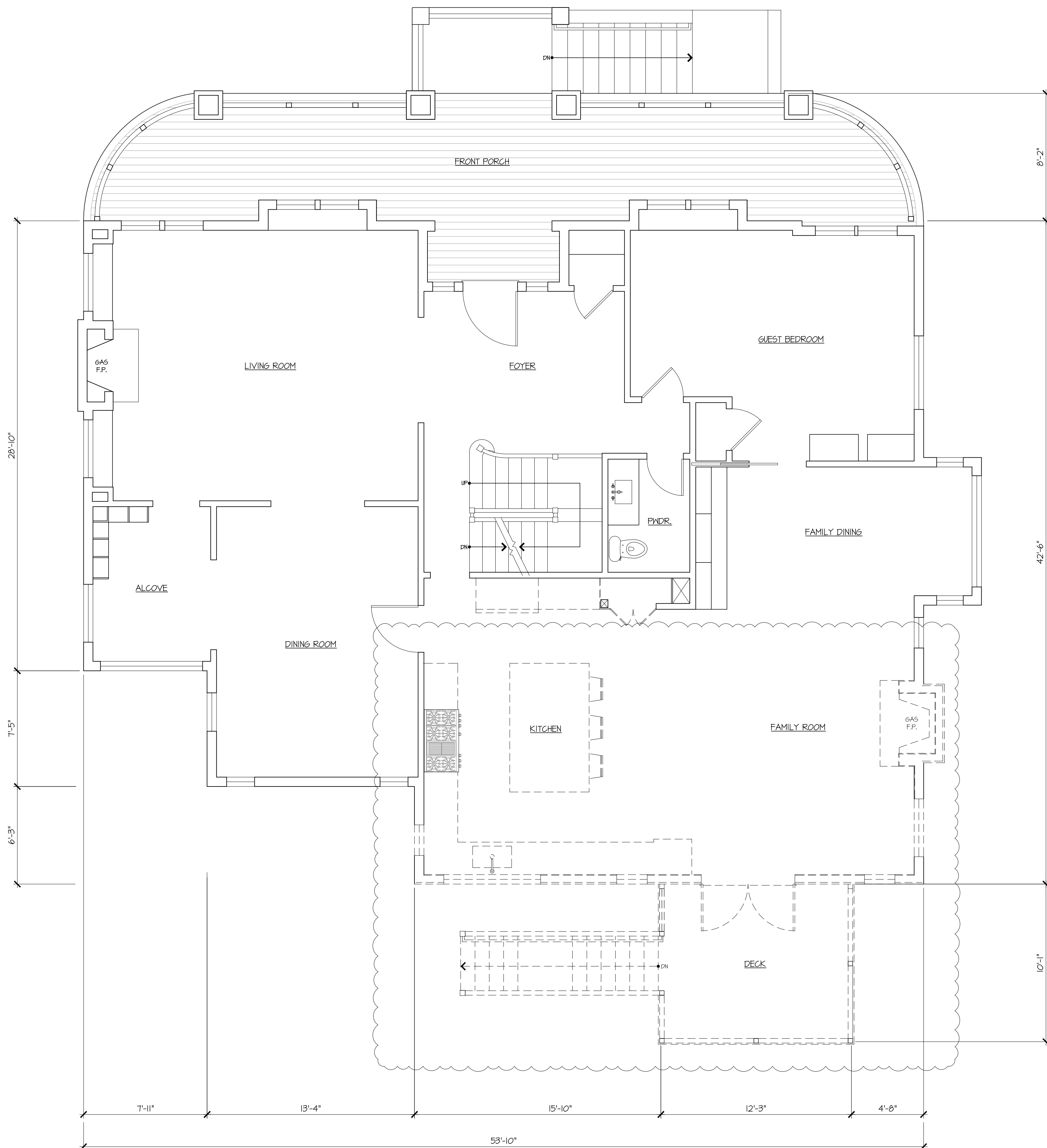
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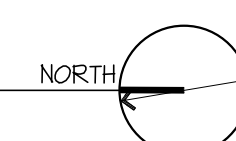
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EXISTING GROUND FLOOR PLAN

EC2.0



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



DRAWING KEY

- EXISTING WALLS
- DEMO



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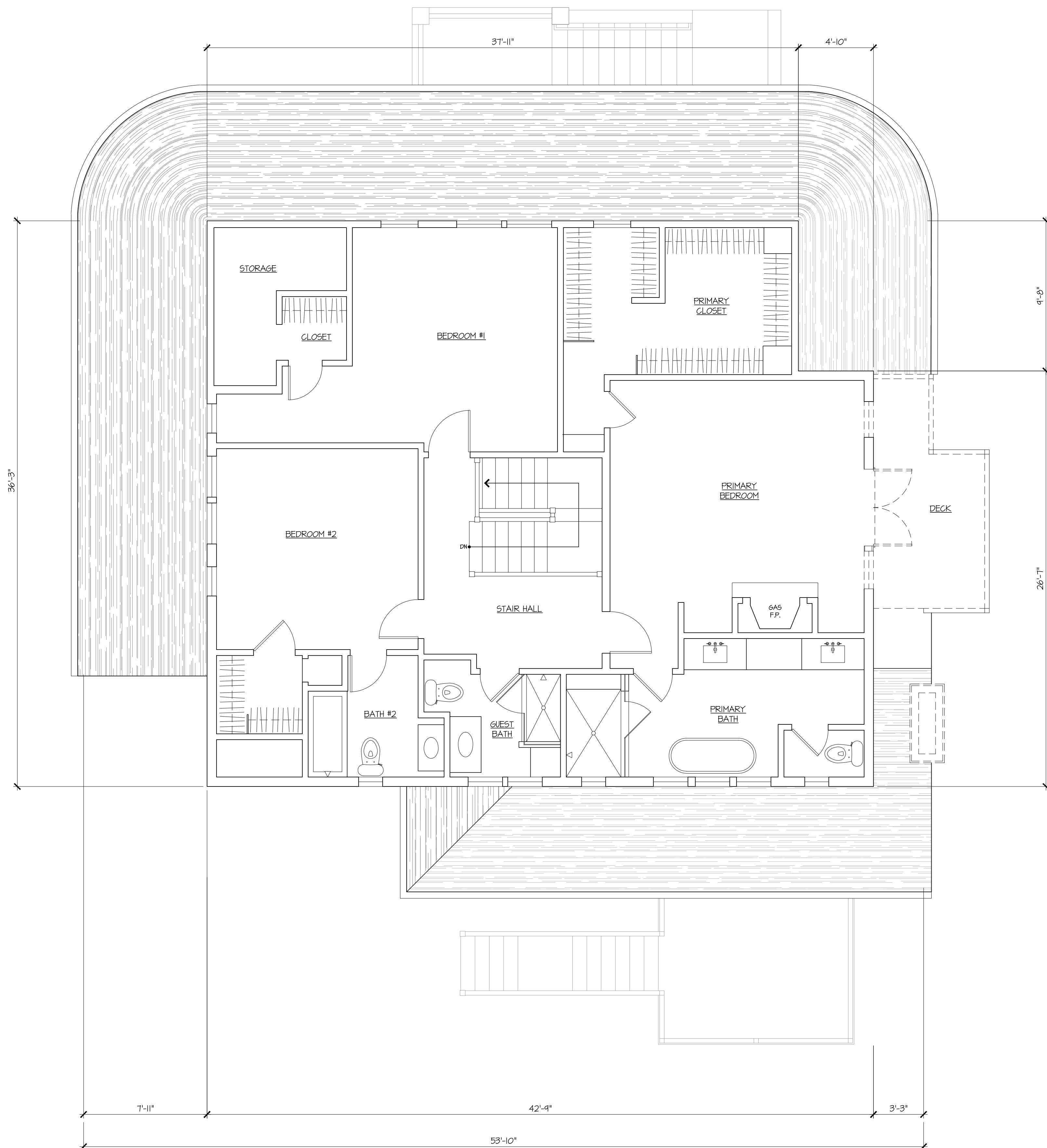
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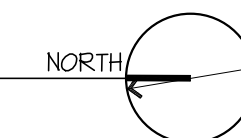
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EXISTING
 MAIN FLOOR PLAN

EC2.1



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



DRAWING KEY

- EXISTING WALLS
- DEMO



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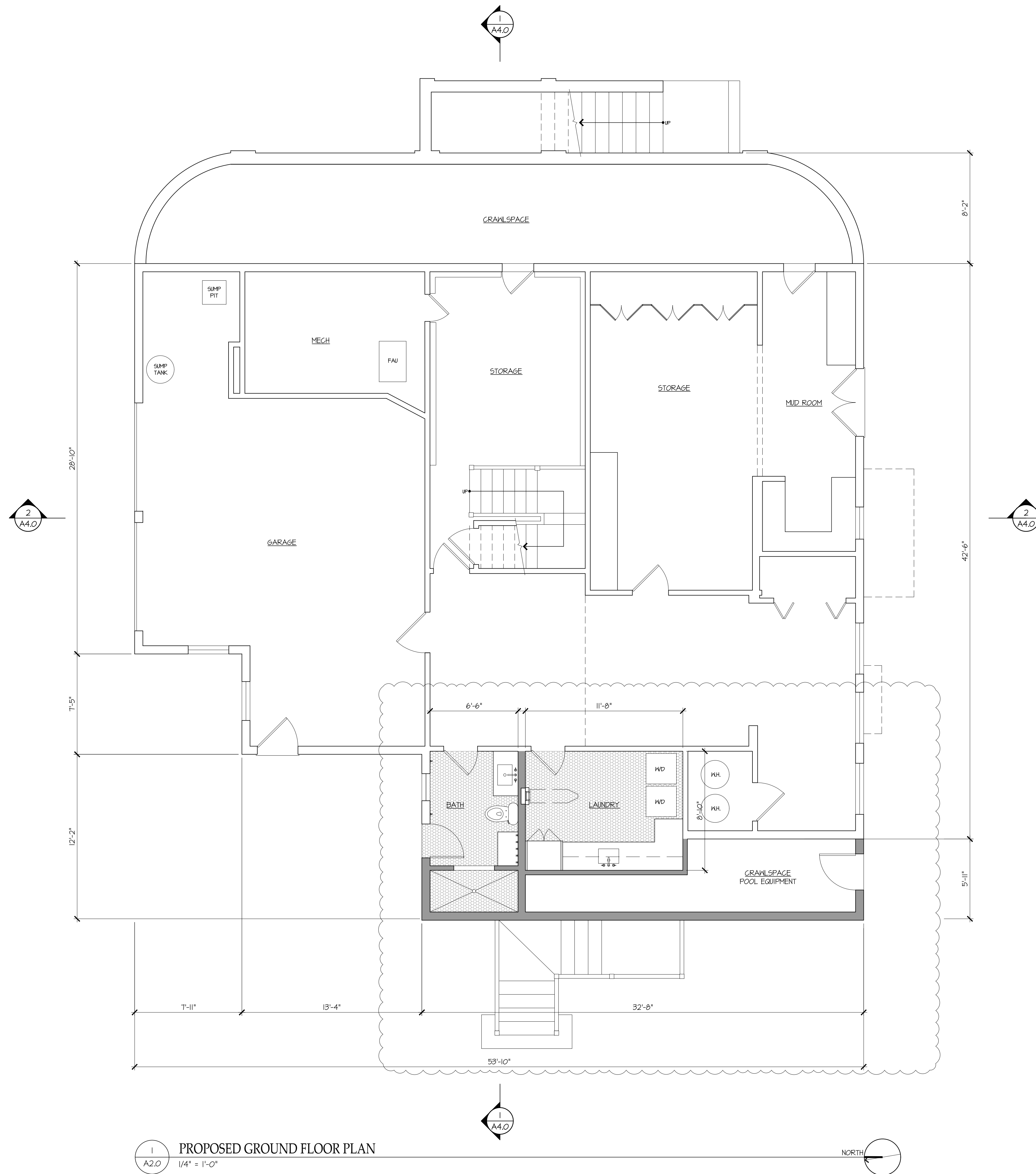
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EXISTING UPPER FLOOR PLAN

EC2.2



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

DRAWING KEY

	EXISTING WALLS
	NEW WALLS

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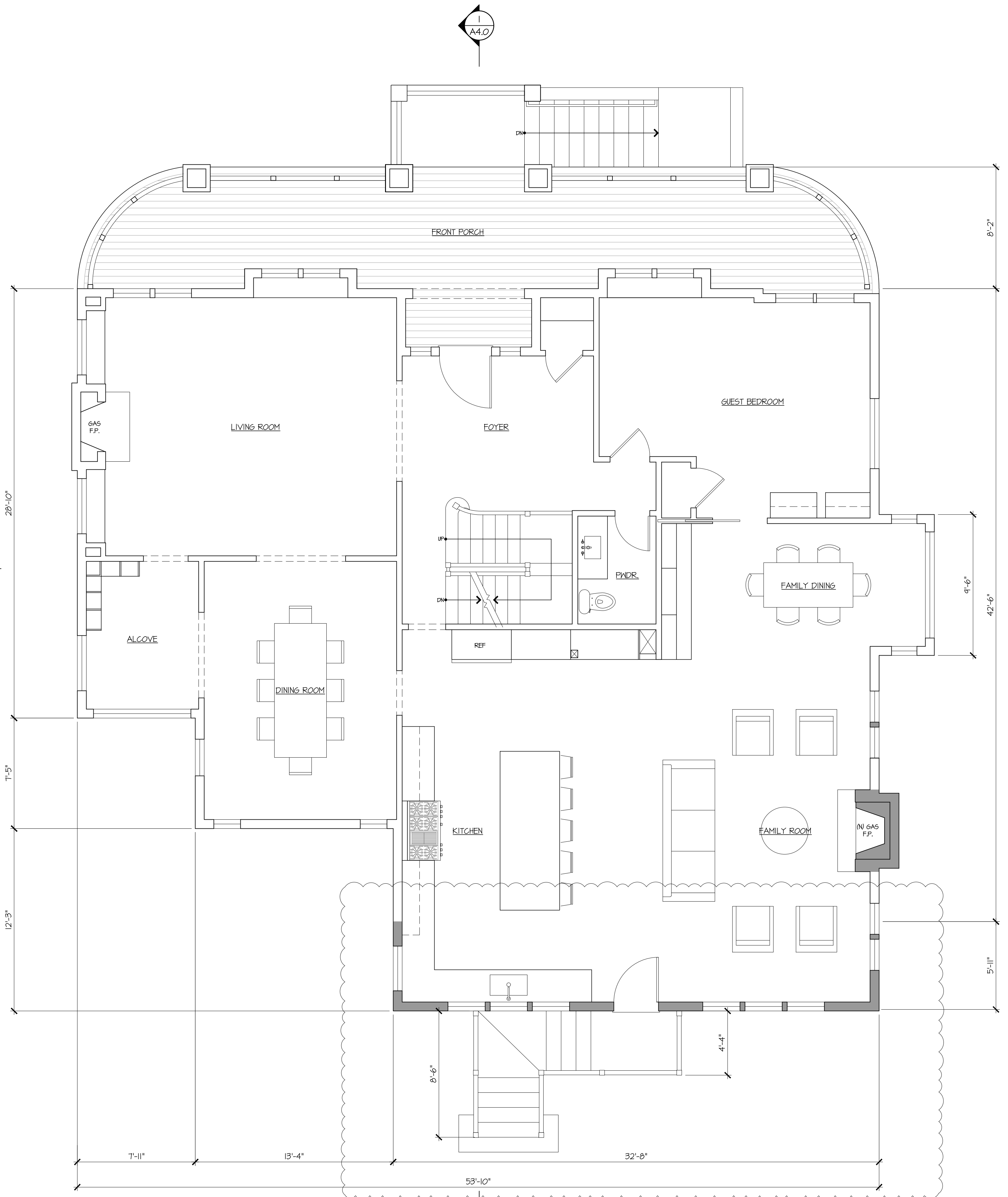
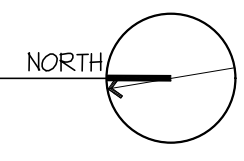
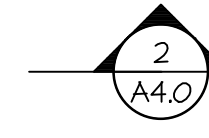
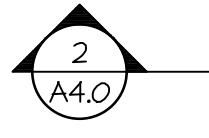
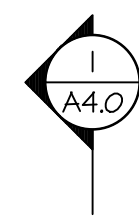
STIRTZ RESIDENCE
 51 SHADY LANE
 ROSS, CA 94957

AP # 073-151-18

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

PROPOSED
 GROUND FLOOR
 PLAN

A2.0



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

DRAWING KEY

- EXISTING WALLS
- NEW WALLS

CHAMBERS + CHAMBERS
ARCHITECTS

400 HILLER AVENUE, HILL VALLEY, CA 94541
 DIRECT: 415-351-8329 FAX: 415-351-8330
 BARBARA@CHAMBERSANDCHAMBERS.COM
 WWW.CHAMBERSANDCHAMBERS.COM

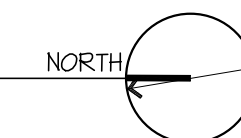
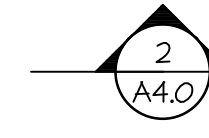
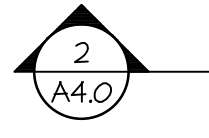
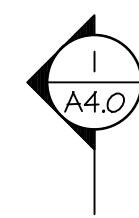
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 ROSS, CA 94957

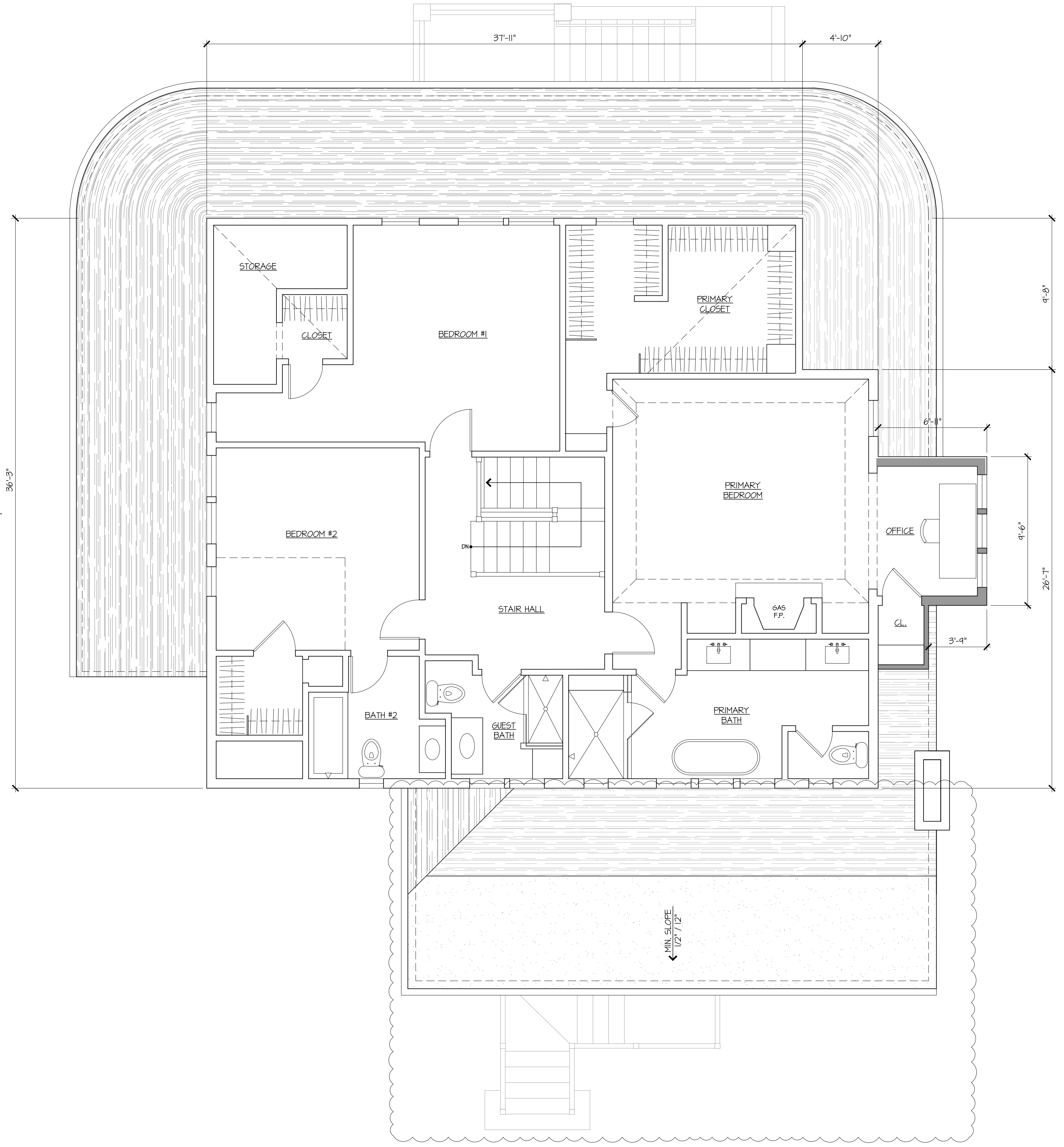
AP # 073-151-18	
DATE: 12-14-23	ISSUE: DR
03-15-24	RESUBMITTAL

PROPOSED
 MAIN FLOOR PLAN

A2.1



1
A2.2
PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"



DRAWING KEY

- EXISTING WALLS
- NEW WALLS

CHAMBERS + CHAMBERS
ARCHITECTS

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STIRITZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

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

PROPOSED UPPER FLOOR PLAN

A2.2

RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 11'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 11'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

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STIRTZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

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

EXISTING & PROPOSED ELEVATIONS

A3.0

RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

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51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

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

EXISTING &
PROPOSED
ELEVATIONS

A3.1

RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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



CHAMBERS + CHAMBERS
ARCHITECTS

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BARBARA@CHAMBERSANDCHAMBERS.COM
WWW.CHAMBERSANDCHAMBERS.COM

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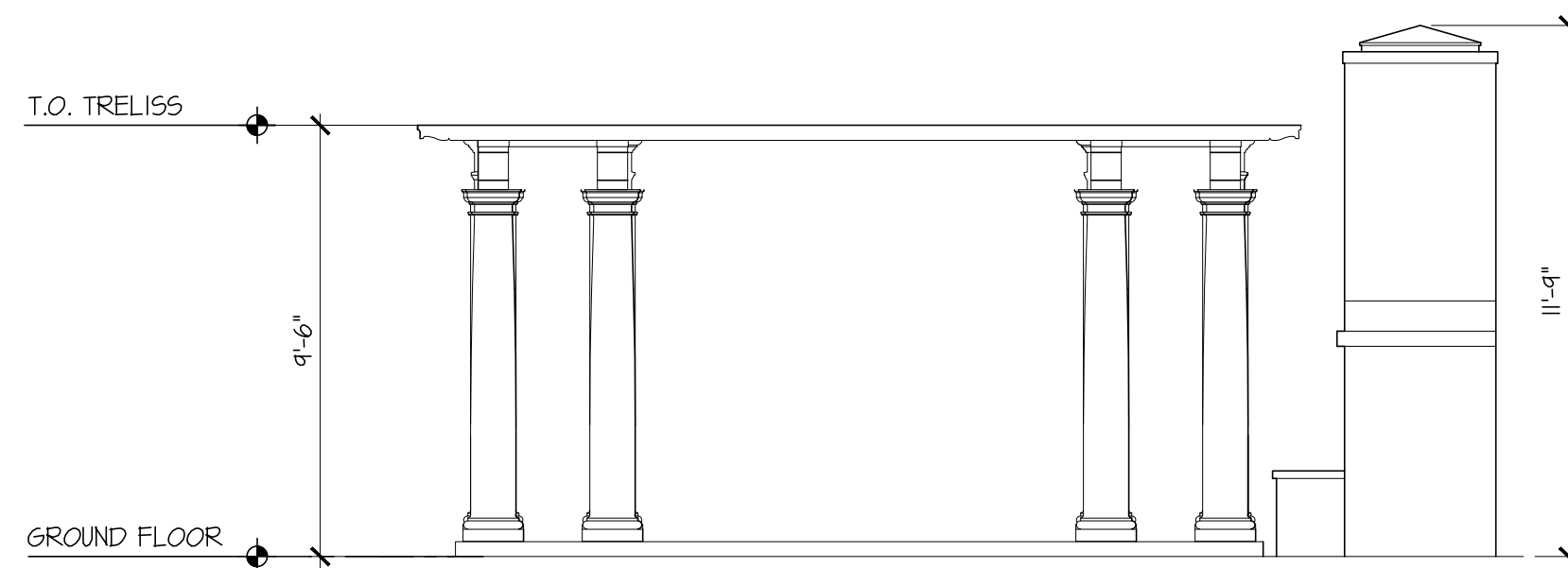
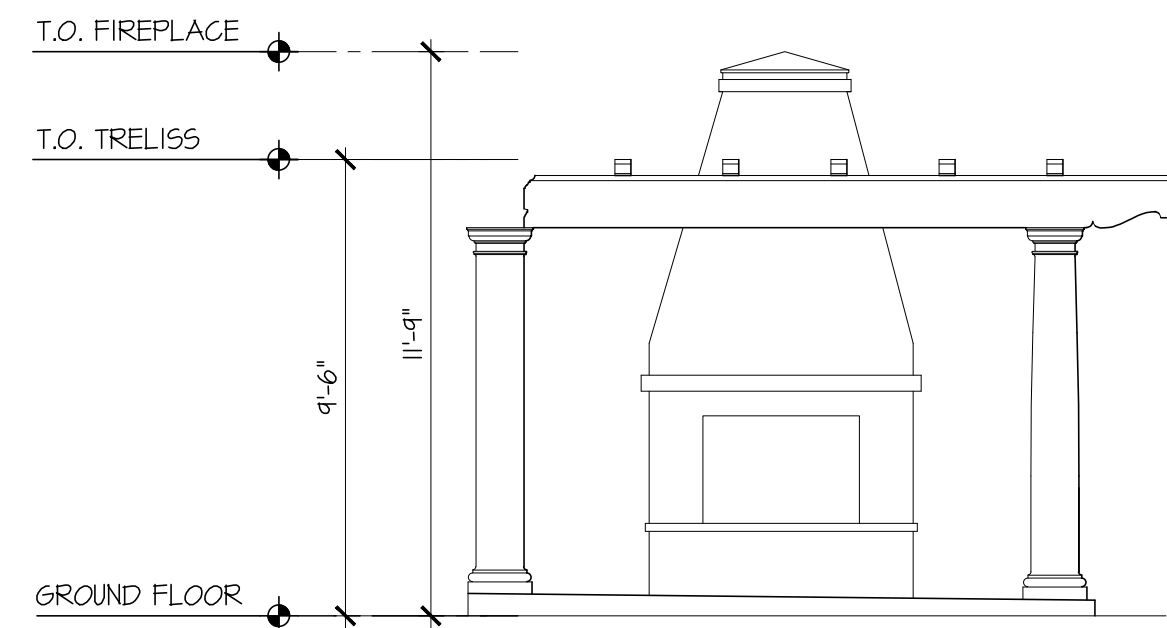
STIRTZ RESIDENCE
51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

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

EXISTING &
PROPOSED
ELEVATIONS

A3.2



3 PERGOLA AND OUTDOOR FIREPLACE ELEVATIONS
A3.3 1/4" = 1'-0"

RIDGE
ELEV. 31'-1"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



2 EXISTING SOUTH ELEVATION
A3.3 1/4" = 1'-0"

RIDGE
ELEV. 31'-1"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



1 PROPOSED SOUTH ELEVATION
A3.3 1/4" = 1'-0"

AP # 073-151-18

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

EXISTING & PROPOSED ELEVATIONS

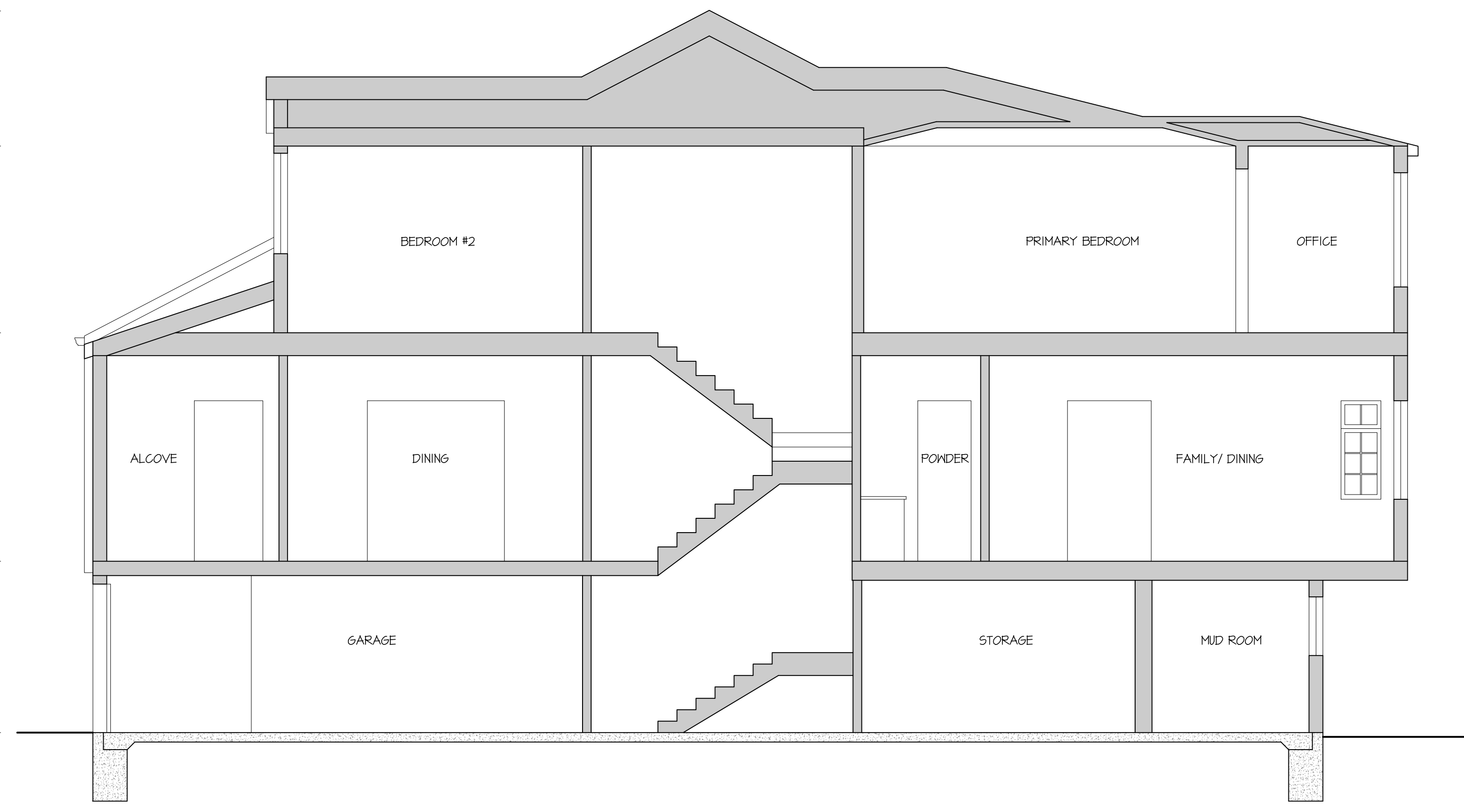
RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

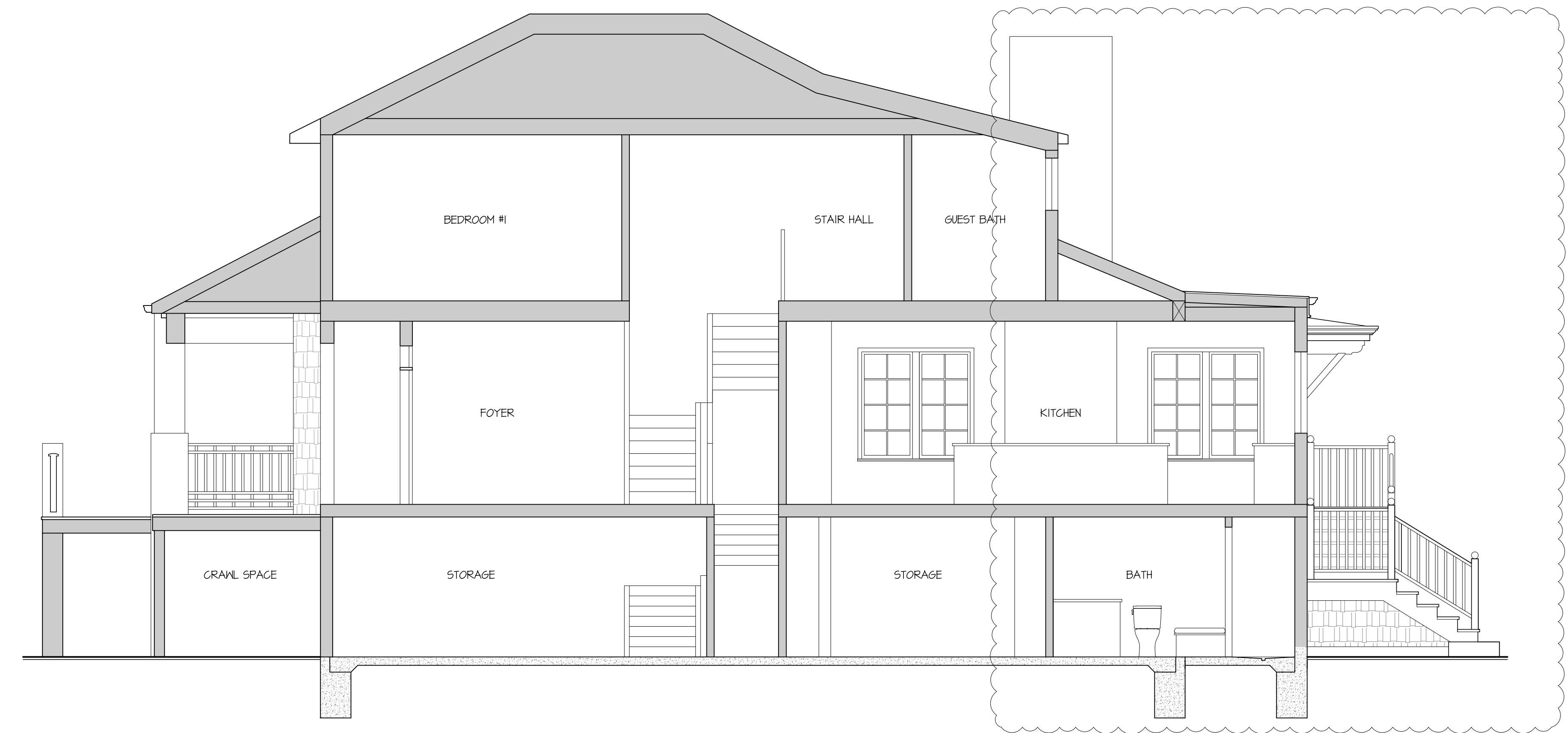
RIDGE
ELEV. 31'-7"

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

UPPER FLOOR
ELEV. 17'-6"

MAIN FLOOR
ELEV. 7'-6"

GROUND FLOOR
ELEV. 0'-0"



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

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51 SHADY LANE
ROSS, CA 94957

AP # 073-151-18

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

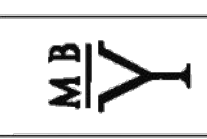
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A4.0

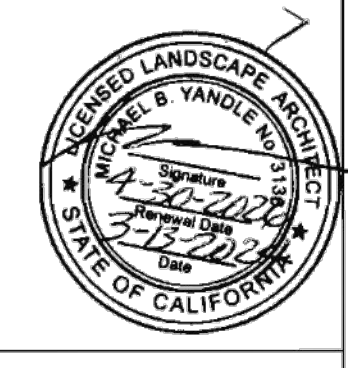
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OWNER INFO:
 MR. & MRS. N. STIRITZ
 51 SHADY LANE ROSS, CA. 94957
 EMAIL: cs@stiritz.com
 415-226-389-9105

MICHAEL B. YANDLE
 LANDSCAPE ARCHITECTURE
 13 Bona Camino PO Box 1095 Ross, CA 94957-1095
 TEL: 415-444-0793 LIC#9228 1314 mb@yandle.com



ILLUSTRATIVE PLAN
 STIRITZ RESIDENCE
 51 SHADY LANE, ROSS, CALIFORNIA 94957
 APN# 073-151-18



DATE: 3-14-2024

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

PROJECT: STIRITZ - 23

PHASE - ADR

REVISIONS:

1 - 10' PRIVET

1 - 6" TOPPED REDWOOD @ADU

ADR SUBMITTAL

IL



- SITE REVISIONS:**
- REMOVE EXISTING SWIMMING POOL
 - REMOVE EXISTING GUEST HOUSE
 - NEW POOL 16'x43'

SITE IMPROVEMENTS PROJECT DESCRIPTION:

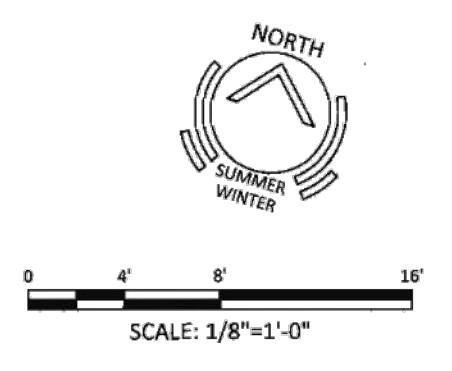
PROPOSED SITE IMPROVEMENT
 ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN. ALL PROPOSED REVISIONS TO THE SITE WORK OCCUR IN THE REAR OF THE PROPERTY IN AREAS OF EXISTING IMPROVEMENTS.
 THIS IS AN UNUSUAL SITE IN THAT IT IS SURROUNDED BY STREET FRONT AGES ON 3 SIDES (NORWOOD AVE, SHADY LANE, & SOUTHWOOD AVE.)
 THE PROPERTY HAS NON CONFORMING STRUCTURES OF A (345sf) GUEST HOUSE AND A (760sf) POOL THAT ENCRACH INTO THE REAR YARD (17FT, AND 15FT RESPECTIVELY WITH VARIANCES PREVIOUSLY GRANTED)
 ALL BUFFERS AND TREES ARE TO REMAIN, AND PROVIDE COMPLETE PRIVACY.

REMOVALS:
 REMOVE THE NONCONFORMING SWIMMING POOL THAT ENCRACHES 15FT INTO THE REAR YARD REMOVE THE 345SF GUEST HOUSE, THAT ENCRACHES 17FT INTO THE 40FT REAR YARD SETBACK
 REMOVE MOST OF THE BLUESTONE PAVING IN BACK, RESULTING IN A REDUCTION IN IMPERVIOUS SURFACES

PROPOSED IMPROVEMENTS
 A NEW 893 SF (16'x43') SWIMMING POOL AND SPA IN A NEW LOCATION PERPENDICULAR TO THE HOUSE
 SMALL USE AREAS FOR LOUNGE CHAIRS AND A GATHERING TERRACE ARE PROPOSED.
 ALL EXISTING PLANTINGS WILL REMAIN WITH ADDITIONAL BUFFER PLANTS PROPOSED AS NECESSARY.
 ADDITIONAL LOW VOLTAGE LED LIGHTING (DOWNLIGHT ONLY) ARE PROPOSED TO ADD TO THE EXISTING LIGHTING
 A MINOR CHANGE TO THE EXISTING PAINTED WOOD STAIR CASE IN THE BACK OF THE HOUSE TO REORIENT THE BOTTOM OF THE STAIRCASE TO ADDRESS THE CENTER OF THE YARD.
 THERE ARE NO IMPACT TO ANY NEIGHBORS. THE CLOSEST STRUCTURE TO THE PROPOSED POOL IS THE ADJACENT NEIGHBORS GARAGE
 DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS
 MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED
 MINOR REVISIONS TO THE EXISTING RESIDENCE ARE PROPOSED - REFER TO ARCHITECTURAL PLANS
 IMPERVIOUS SURFACES ARE REDUCED.

IMPERVIOUS SURFACE CALCS.

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



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

SOUTHWOOD AVENUE

ADR SUBMITTAL

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OWNER INFO:
MR & MRS N. STIRTZ
51 SHADY LANE ROSS, CA. 94957
EMAIL: stirtz@stirtz.com
415-206-344-9105

MICHAEL B. VANDIE
LANDSCAPE ARCHITECTURE
13 East Commerce PO Box 1095 Ross, CA 94957 (925)
TEL: 415-264-9105 LICENSE 31311-01-0001



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

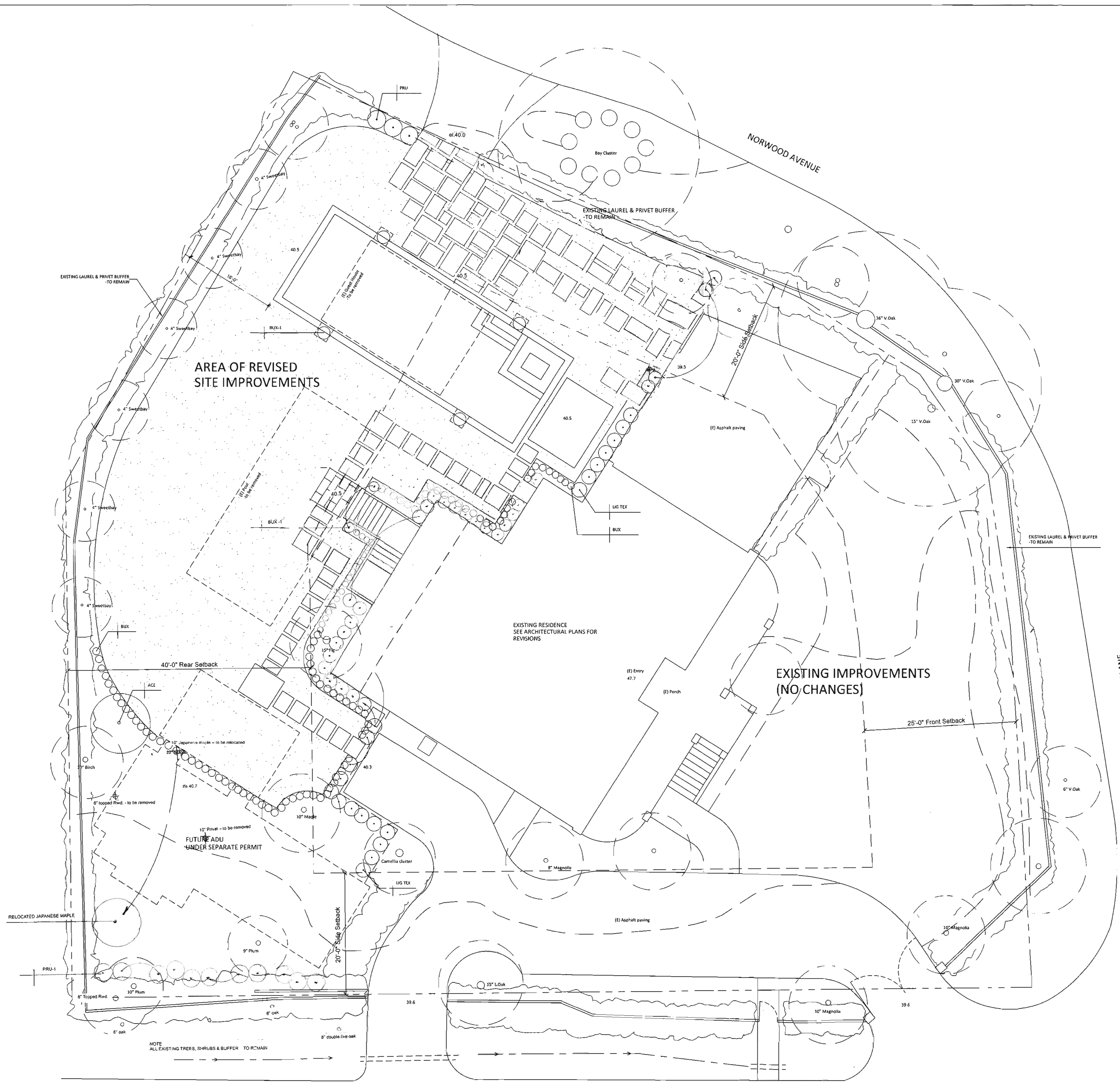


DATE: 3-14-2024
SCALE: 1/8"=1'-0"

PROJECT: STIRTZ - 23

PHASE - ADR

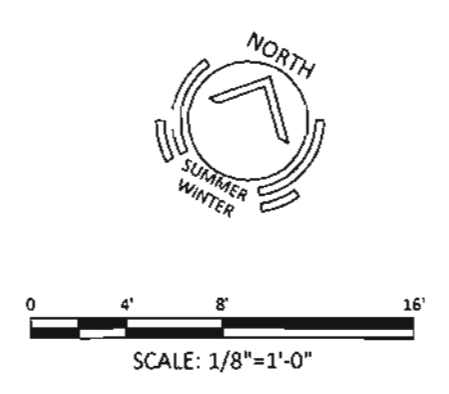
REVISIONS:



PLANT LIST

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

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



NOTE: ALL EXISTING TREES, SHRUBS & BUFFER TO REMAIN

SOUTHWOOD AVENUE

ADR SUBMITTAL

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 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): 073-151-18

Project Address: 51 Shady Lane

Property Owner: Gita and Nick Stiritz

Owner Mailing Address (PO Box in Ross): 1425

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

Owner's Email: gstiritz@gmail.com

Applicant: Barbara Chambers

Applicant Mailing Address: 420 Miller Ave

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

Applicant's Email: BARBARA@CHAMBERSANDCHAMBERS.COM

Primary point of Contact Email: Owner Buyer Agent Architect

To Be Completed by Town Staff:

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

Date paid: _____

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

SUBDIVISION INFORMATION ONLY

Number of Lots: _____

LOT LINE ADJUSTMENT ONLY

Describe the Proposed Lot Line Adjustment: _____

Existing Parcel Size(s)

Parcel 1:

Parcel 2:

Adjusted Parcel Size(s)

Parcel 1:

Parcel 2:

PARCEL ONE

PARCEL 2

Owners Signature: _____

Owner's Signature: _____

Date: _____

Date: _____

Owner's Name (Please Print): _____

Owner's Name (Please Print): _____

Assessor's Parcel Number: _____

Assessor's Parcel Number: _____

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

REZONING OR TEXT AMENDMENT ONLY

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

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

GENERAL OR SPECIFIC PLAN AMENDMENT ONLY

Please describe the proposed amendment: _____

CERTIFICATION AND SIGNATURES

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

Owner's Signature: _____

Date: _____

12/14/23

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

Owner's Signature: _____

Date: _____

12/14/23



SIGNATURE:

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

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

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

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

_____ ROSS _____, California on 12/14/23



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

Notice of Ordinance/Plan Modifications

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

Alternate Format Information

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

Consultant Information

The following information is required for all project consultants.

Landscape Architect

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

Civil/ Geotechnical Engineer

Firm William Schroeder & Associates
Project Engineer William Schroeder
Mailing Address PO Box 6801
City San Rafael *State* Ca *ZIP* 94903
Phone 415-472-4759 *Fax* _____
Email schroed@sbcglobal.net
Town of Ross Business License No. _____ *Expiration Date* _____

Arborist

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

Other

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

Other

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

Public Welfare

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



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

SITE IMPROVEMENTS :

Summary of changes since last preliminary ADR:

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

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

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

SITE REVISIONS:

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

SITE IMPROVEMENTS

PROJECT DESCRIPTION :

PROPOSED SITE IMPROVEMENT

ALL EXISTING IMPROVEMENTS IN THE FRONT INCLUDING THE ENTRY GATES ARE TO REMAIN
ALL PROPOSED REVISIONS TO THE SISE WORK KOCCUR IN THE REAR OF THE PRORTERY
IN AREAS OF EXISTING IMPROVEMENTS

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

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

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

REMOVALS:

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

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

PROPOSED IOMPROVEMENTS

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

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

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

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

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

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

DRAINAGE FOLLOWS HISTORIC DRAINAGE PATTERNS

MINOR ADDITIONS TO BUFFER PLANTING TO BOLSTER PRIVACY ARE PROPOSED

MINOR REVISIONS TO THE EXISTING RESIDENCE AREPROPOSED – REFER TO ARCHITECTURAL PLANS

IMPERVIOUS SURFACES ARE REDUCED.

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

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

13 Ross Common PO Box 1695 Ross, CA 94957-1695
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CHAMBERS + CHAMBERS
ARCHITECTS

Re: 51 Shady Lane

Neighborhood Outreach

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

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

NEIGHBOR NAME	ADDRESS	DATE CONTACTED	CONCERNS
Terry Picket	61 Norwood	April 4	They are supportive of the project.
Jeff & Leslie Bergholt	1 Southwood	April 4 Met 4/16	They are supportive of the project.
Wagner	2 Southwood	April 4 Met 4/15	They are supportive of the project.

ATTACHMENT 4

MINUTES

Meeting of the Ross
Advisory Design Review Group
April 16, 2024, 6:00pm

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

1. 6:00 p.m. Commencement

Chair Kruttschnitt called the meeting to order.

Present: Mark Kruttschnitt, Joey Buckingham, Laura Dewar and Stephen Sutro; Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)

Absent: Mark Fritts

2. Approval of Minutes.

The ADR Group approved the minutes from the March 19, 2024, meeting.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

- a. **Property Address:** 124 Winding Way
 Property Owner: Karen Polite
 Applicant: Ordway Construction
 Parcel Number: 072-091-17
 Zoning: R-1: B-5A
 General Plan: VL (Very Low Density)
 Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review, and a Demolition Permit. The project includes removing the existing T-11 wood siding and replacing it with stucco. A demolition permit is required to alter more than twenty-five percent of the exterior wall coverings of a residence.

Stephen Sutro

- Agrees with ADR members darker stucco color

Joey Buckingham

- Encourages the applicant to go with a darker color and smoother finish

Mark Kruttschnitt

- Second Joey recommendation to for a darker stucco color

- Not as concerned about the texture but go with a darker more earthtone tone stucco color.

Laura Dewar

- Agrees with the recommendations by Joey

b.

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

Project Summary: The applicant requests a recommendation to the Town Council for Design Review, a Nonconformity Permit, and a Variance. The project includes demolishing the existing pool house in the rear yard totaling 345 square feet (SF) and proposes to transfer the floor area to the main house. The project includes relocating the existing nonconforming pool to a new location, perpendicular to the residence. A variance is required to construct the relocated pool, patio, trellis, and an outdoor fireplace within the rear yard setback.

Stephen Sutro

- Overall the project is well designed
- Supports the changes to the structure and transferring the square footage nicely design
- Supports the pool placement and size change
- Okay with the trellis and patio

Laura Dewar

- Supports the project
- Supports the pool placement since it is closer to the neighbor's garage
- Additions to the house look good
- The trellis does not have a big impact since it will be tucked in from the street

Joey Buckingham

- The project is great
- Huge improvement
- Trellis wont be seen from the street since ADU will be blocking it

5. Conceptual Advisory Design Review

No items

6. Information and Discussion.

- a. Design Review for exterior wall coverings
 - The ADR group provided staff with proposed amendments to the design review and demolition sections of the Zoning code regarding exterior wall coverings.

7. New Agenda Items.

Adjournment, 6:48 PM.

Next scheduled regular meeting date and time: May 21, 2024, at 6:00 PM.

DRAFT

ATTACHMENT 5

From: Kathleen Hartzell <khartzell@sbcglobal.net>

Sent: Tuesday, April 16, 2024 7:17 AM

To: Roberta Feliciano <rfeliciano@townofross.org>

Subject: Permit hearing today on 51 Shady Lane

The small article in the IJ says that a non conforming pool will be relocated (my first thought: how in the world did any pool contractor put in a pool without a permit which would, of course, suggest it would be conforming to code!) but the thing that really distressed me is the fact that it lists an OUTDOOR FIREPLACE to be constructed.

Given the rules and regulations pertaining to the very problematic burning of fossil fuels or wood, why would anyone be allowed to put in such a fireplace?

The quick search i did reveals a quote about renovations, but certainly if a reno has limits on wood burning fireplaces, then a NEW construction would not be able to conceivably construct on, not even in Ross, right?

Here's the Air District quote:

Bay Area residents who begin a chimney or fireplace remodeling project that costs over \$15,000 and requires a building permit will only be allowed to install a gas-fueled, electric or EPA-certified device. No wood-burning devices of any kind may be installed in new homes or buildings being constructed in the Bay Area

Kathy Hartzell

Former mayor and planning commissioner, Larkspur

Now, Inverness dweller

(An asthma sufferer who has to remain inside the house when the neighbors are all using their fireplaces)