



Staff Report

Date: May 12, 2016
To: Mayor Kathleen Hoertkorn and Council Members
From: Heidi Scoble, Planning Manager
Subject: Dumolien-Brown Time Extension
4 Allen Avenue, File No. 2016-0016

Recommendation

Town Council approval of Resolution 1947 conditionally approving a one-year time extension of a Demolition permit, Design Review, and Variance that was approved by the Town Council on March 13, 2014 and ratification of the requisite findings in support of the original project.

Project Information

Owner/Applicant:	Mark Dumolien and Carolyn Brown
Design Professional:	Wendy Posard & Associates
Location:	4 Allen Avenue
A.P. Number:	073-241-09
Zoning:	R-1:B-7.5 (Single Family Residence, 7,500 sq. ft. min lot size)
General Plan:	Medium Low Density (3-6 units per acre)
Flood Zone:	Zone A (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage)

Project Description

The applicant requests a one-year time extension to allow for the construction of a Demolition Permit, Design Review, and Variance that was approved previously by the Town Council. On March 13, 2014, the Town Council approved a Demolition Permit, Design Review, and a Variance to allow for the substantial demolition, remodel, and a 562 square foot addition to an existing single family residence. The scope of the project included the removal of the existing roof, the demolition of most building walls, modifications to windows and doors on each building elevation. The Town Council also approved a Variance from having to provide one enclosed on-site parking space as required by the zoning regulations. A Variance was also

permitted to allow additional floor area beyond the permitted 20% floor area ratio regulation for the R1-B-7.5 zoning district.

The time extension would allow the applicant to secure a building permit and for construction to begin no later than March 13, 2017 in order to vest the aforementioned approvals.

Project Summary:

Lot Area	17,568 square feet	
Existing Floor Area Ratio	3,422 sq. ft.	19.5%
Proposed Floor Area Ratio	3,984 sq. ft.	22.7% (20% permitted)
Existing Lot Coverage	2,632 sq. ft.	15.0%
Proposed Lot Coverage	2,910 sq. ft.	16.6% (20% permitted)
Existing Impervious Areas	6,970 sq. ft.	39.7%
Proposed Impervious Areas	5,735 sq. ft.	32.6%

Existing site is nonconforming in covered parking (1 covered space required).

Discussion

Pursuant to Section 18.60.060, approvals, such as a Demolition Permit, Design Review, and Variances, expire without notice two years after the effective date unless construction or other authorized action has commenced. The zoning regulations also provides relief from the time limitations by allowing a process whereby the Council may grant a one-year extension of the approval if they determine that the findings made in the original approval remain valid. As required by the zoning ordinance, the applicants have requested the extension prior to the expiration of the original approval.

In order to grant a one-year extension, the Council shall determine that the findings associated with the original approval remain valid. Devoid of any findings referenced in the Staff Report or the Council's March 13, 2014 minutes, the minutes do demonstrate an action to approve the project subject to conditions of approval. Although no project findings appear to have been written, although referenced in the staff report, for the original approval, staff is not aware of any circumstances that would invalidate any requisite findings that would be necessary to approve the project. Accordingly, staff has prepared findings that have been included in the attached draft resolution in support of the project and the one-year extension.

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 in part on the valuation of the work proposed. 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. The Town currently serves the site and there would be no operating or funding impacts associated with the project.

Alternative actions

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

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Sections 15301, Class 1 (Existing Facilities) as the project consists of interior and exterior alterations to an existing single family residence. No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Draft Resolution 1947
2. Town Council Minutes dated March 13, 2014
3. Town Council Staff Report dated March 7, 2014 and previous project history
4. Approved Project Plans

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 1947

A RESOLUTION OF THE TOWN OF ROSS APPROVING A ONE YEAR TIME EXTENSION FOR A DEMOLITION PERMIT, DESIGN REVIEW, AND VARIANCE TO ALLOW THE REMODEL AND 562 SQUARE FOOT ADDITION AT 4 ALLEN AVENUE, APN 073-241-09

WHEREAS, Wendy Posard & Associates, on behalf of property owners Mark Dumolien and Carolyn Brown, has submitted an application for a one year time extension for a Demolition Permit, Design Review, and Variance to allow the remodel and 562 square foot addition at 4 Allen Avenue, Assessor's Parcel Number 073-241-09 (the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15301 – *additions to existing structures*, because it involves an addition to an existing single family residence no potential for impacts as proposed. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources; and

WHEREAS, on May 12, 2016, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, on March 13, 2014, the Town Council conditionally approved a Demolition Permit, Design Review, and Variance to allow for the remodel and 562 Square Foot addition to the existing single family residence; 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; ratifies the findings set forth in Exhibit "A", and approves the one year time extension located at 4 Allen Avenue, 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 12th day of May 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen Hoertkorn, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS
4 ALLEN AVENUE
APN 073-241-09

A. Findings

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

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

The 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.

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.

The project would protect the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

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

With the exception of the legal nonconforming floor area ratio, lot coverage, and providing one on-site covered parking space, the project is consistent with the Ross general plan's residential land use designation and the R-1:B-7.5 zoning district general development standards.

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 would be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

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

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

The project would meet the purpose of the Design Review chapter through its high quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. The project would not impact the “small town” character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing residence and garage. The project would also minimize visibility from public vantages through its design, materials, and project siting, and would be consistent with the development patterns within the neighborhood to relative to the neighborhood. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater prior to issuance of any building permit to allow for the construction of the project.

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

As summarized in the March 13, 2014 Staff Report, the project would be consistent with the design review criteria and standards relative to having a nominal impact on the existing site conditions by providing an architectural design that is compatible with the architecture, materials, and colors of the existing residence. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

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

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Medium Density land use designation of the General Plan and the zoning regulations.

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

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

Pursuant to Section 18.48.010(1), Variances shall only be granted because of a special circumstance to the property, such as size, shape, topography, location or surroundings. The existing residence was originally constructed without a garage and/or covered parking. The Town Council finds that due to the applicable existing development and conditions of the land, the subject finding can be achieved.

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

The granting of the Variance would be consistent with other Variances that have been granted for similar projects in similar zoning districts within the Town. The project would also allow the property owner to preserve the existing development right to allow the remodel of the existing residence while working within the Town Council approved building footprint.

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

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

EXHIBIT "B"
CONDITIONS OF APPROVAL
4 ALLEN AVENUE
APN 073-241-09

The following conditions of approval are hereby approved by the Town Council:

1. This approval authorizes a one year time extension for a Demolition Permit, Design Review, and Variance to allow the remodel and 562 square foot addition at 4 Allen Avenue, Assessor's Parcel Number 073-241-09. The project approvals shall expire if construction of the project has not commenced by March 13, 2017.
2. Except as otherwise provided in these conditions, the project shall substantially comply with the plans approved by the Town Council on March 13, 2014. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
3. Town staff may approve greater demolition than what is shown on the plans if found to be warranted during construction.
4. Impervious surfaces shall be limited as proposed. Pervious surfaces shall not be converted to impervious surfaces, even after project final, without prior Town Council approval.
5. The development shall retain existing site contours and shall not be graded or filled in a manner to modify existing site runoff.
6. A detailed landscape plan shall be submitted for review and approval of the Town planning department. The plan must be approved by the Marin Municipal Water District, if not exempt from their requirements. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.
7. 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.
8. A condition of water service by Marin Municipal Water District (MMWD) requires the applicants to comply with all indoor and outdoor requirements of the District Code Title 13 – Water Conservation for water service prior to project final. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading

plan. Any questions regarding District Code Title 13 - Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559. Questions regarding this condition of approval should be directed towards Joseph Eischens, Engineering Technician, at (415) 945-1531. A letter or email from MMWD confirming compliance shall be submitted to the building department prior to project final.

9. Applicants shall comply with the requirements of the Ross Valley Sanitary District No. 1 (RVSD) prior to project final. It is the applicants' responsibility to obtain any required permits from Ross Valley Sanitary District and meet all District requirements prior to project final. A letter or email confirming compliance with RVSD shall be submitted to the building department prior to project final.
10. The project shall comply with the Fire Code and comments of the Ross Valley Fire Department (RVFD) during their project review.
11. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any roof projections that are not identified on the plans submitted for Town Council review. Where a roof area is visible from off site, roof projections shall be located to minimize their appearance. Exposed galvanized material is discouraged. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces. If possible, vents may be concealed from view in forms compatible with the structure. Vents for cooking appliances should be located or directed to avoid noise and odor impacts to adjacent sites and shall be located out of required setback areas.
 - b. The plans submitted for the building permit shall detail the gutter and downspout design and location for review and approval by the Town. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any gutters or downspouts that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided and the proposed color and finish material shall be specified. Downspouts should be located to minimize their appearance from off-site locations. Gutters and downspouts should have a finish to blend into adjacent surfaces or underlying trim. Exposed galvanized material is not permitted.
 - c. 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.

- d. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- e. Plans submitted for a building permit shall detail the required openings in the foundation walls to allow for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. (See FEMA Technical Bulletin 1-93 <http://www.fema.gov/pdf/fima/job2.pdf> for more information)
- f. Flood resistant materials shall be used below the finished floor. All structural and non-structural building materials at or below the base flood elevation must be flood resistant. A flood-resistant material is defined as any building material capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Flood-resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. Any building utility systems within the crawlspace must be elevated above the base flood elevation or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the base flood elevation or sealed from floodwaters. (See FEMA Technical Bulletins 2-93 and 11-01 at <http://www.fema.gov/> for more information)
- g. A FEMA elevation certificate shall be submitted to the Town with the building permit plans and prior to project final.
- h. 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.
- i. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard).
- j. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- k. 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.
- l. 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).

- m. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
 - n. 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.
 - o. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
 - p. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).
 - q. 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.
12. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways 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

ATTACHMENT 2

17. 4 Allen Avenue, Variance, Design Review and Demolition Permit No. 1934

Mark Dumolien and Carol Brown, 4 Allen Avenue, A.P. No. 73-241-09, R-1:B-7.5 (Single Family Residence, 7,500 sq. ft. min lot size), Medium Low Density (3-6 units per acre), Zone A (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage). Application for design review, demolition permit, and variances for the following: 1.) significant demolition of existing residence including removal of roof, demolition of most walls, and modifications to windows and doors on each elevation; 2.) remodel and 562 square foot addition to residence; and 3.) landscape improvements including a new driveway gate and fencing. No covered parking is proposed.

Lot Area	17,568 square feet
Existing Floor Area Ratio	3,422 sq. ft. 19.5%
Proposed Floor Area Ratio	3,984 sq. ft. 22.7% (20% permitted)
Existing Lot Coverage	2,632 sq. ft. 15.0%
Proposed Lot Coverage	2,910 sq. ft. 16.6% (20% permitted)
Existing Impervious Areas	6,970 sq. ft. 39.7%
Proposed Impervious Areas	5,735 sq. ft. 32.6%

Existing site is nonconforming in covered parking (1 covered space required).

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the project subject to the findings and conditions outlined in the staff report.

Council Member Russell noted that what is proposed is exactly the same, except without the garage. Senior Planner Semonian responded in the affirmative.

Mayor Kuhl opened the public hearing on this item.

John Severinghaus, Allen Ave resident, noted his support.

Mayor Pro Tempore Brekhus expressed concern for not having a garage. Council Member Small believed this would not be a negative impact on the neighbor without a garage since the site is across the street from the school and the previous owner had a large family and no garage.

There being no further public testimony on this item, the Mayor closed the public portion and brought the matter back to the Council for action.

Mayor Kuhl asked for a motion.

Council Member Small moved and Council Member Hoertkorn seconded, to approve 4 Allen Avenue, Variance, Design Review and Demolition Permit No. 1934 subject to the findings and conditions outlined in the staff report. Motion carried unanimously.

4 Allen Avenue Conditions:

The following conditions of approval shall be reproduced on the cover sheet of the plans

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submitted for a building permit:

1. Except as otherwise provided in these conditions, the project shall substantially comply with the plans approved by the Town Council on March 13, 2014. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.

2. Town staff may approve greater demolition than what is shown on the plans if found to be warranted during construction.

3. Impervious surfaces shall be limited as proposed. Pervious surfaces shall not be converted to impervious surfaces, even after project final, without prior Town Council approval.

4. The development shall retain existing site contours and shall not be graded or filled in a manner to modify existing site runoff.

5. A detailed landscape plan shall be submitted for review and approval of the Town planning department. The plan must be approved by the Marin Municipal Water District, if not exempt from their requirements. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.

6. 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.

7. A condition of water service by Marin Municipal Water District (MMWD) requires the applicants to comply with all indoor and outdoor requirements of the District Code Title 13 – Water Conservation for water service prior to project final. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 - Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559. Questions regarding this condition of approval should be directed towards Joseph Eischens, Engineering Technician, at (415) 945-1531. A letter or email from MMWD confirming compliance shall be submitted to the building department prior to project final.

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9. The project shall comply with the Fire Code and comments of the Ross Valley Fire Department (RVFD) during their project review.

10. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:

a. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any roof projections that are not identified on the plans submitted for Town Council review. Where a roof area is visible from off site, roof projections shall be located to minimize their appearance. Exposed galvanized material is

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discouraged. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces. If possible, vents may be concealed from view in forms compatible with the structure. Vents for cooking appliances should be located or directed to avoid noise and odor impacts to adjacent sites and shall be located out of required setback areas.

b. The plans submitted for the building permit shall detail the gutter and downspout design and location for review and approval by the Town. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any gutters or downspouts that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided and the proposed color and finish material shall be specified. Downspouts should be located to minimize their appearance from off site locations. Gutters and downspouts should have a finish to blend into adjacent surfaces or underlying trim. Exposed galvanized material is not permitted.

c. 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.

d. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.

e. Plans submitted for a building permit shall detail the required openings in the foundation walls to allow for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. (See FEMA Technical Bulletin 1-93 <http://www.fema.gov/pdf/fima/job2.pdf> for more information)

f. Flood resistant materials shall be used below the finished floor. All structural and non-structural building materials at or below the base flood elevation must be flood resistant. A flood-resistant material is defined as any building material capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Flood-resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. Any building utility systems within the crawlspace must be elevated above the base flood elevation or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the base flood elevation or sealed from floodwaters. (See FEMA Technical Bulletins 2-93 and 11-01 at <http://www.fema.gov/> for more information)

g. A FEMA elevation certificate shall be submitted to the Town with the building permit plans and prior to project final.

h. 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.

i. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). The plan shall be designed, at a minimum, to produce no net

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increase in peak runoff from the site compared to pre-project conditions (no net increase standard).

j. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.

k. 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.

l. 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).

m. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.

n. 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.

o. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

p. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

q. 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.

r. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways 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.

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s. 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.

t. Smoke detectors provided with AC power and interconnected for simultaneous alarm are required.

u. Carbon monoxide alarms shall be provided outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit.

v. Address numbers at least 4" tall shall be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. The address numbers shall be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched only by a breaker so the numbers will remain illuminated all night.

w. The applicant shall work with the Public Works Department to repair any road damage caused by the construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment will be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.

x. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance (copies available at www.townofross.org). If construction is not completed by the construction completion date provided for in that ordinance, the owner will be subject to automatic penalties with no further notice. As provided in the Town of Ross Municipal Code Section 15.50.040, construction shall be complete upon the final performance of all construction work, including: exterior repairs and remodeling; total compliance with all conditions of application approval, including required landscaping; and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.

y. 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 (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a "back-up" system. (Temporary seeding and mulching or straw matting are effective controls.)

z. The construction management plan shall be submitted in time to be incorporated into the job set of plans. The construction management plan shall become a binding document, and failure to adhere to the plan may result in stoppage of the project.

aa. 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.

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,

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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 attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Town Attorney Greg Stephanicich left the Town Council meeting at 8:52 p.m.

18. 54 Wellington Ave, Variance and Design Review No. 1946

Michael and Justyna Lloyd, 54 Wellington Avenue, A.P. No. 72-121-28, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre). Review of plans that would require Town Council approval of design review, demolition permit and variances. The project includes: 1.) remodel of the residence; 2.) removal of deck from the east side of the residence and construction of a two story 252 square foot addition partially within the front yard setback (25 feet required, 22 feet proposed); 3.) 630 square foot deck on the south (rear) side of the residence, approximately 4 feet above grade; 4.) 108 square foot master bedroom addition in the area of a roof deck, partially within the west side yard setback (15 feet required, 14.5 feet proposed); 5.) raising the residence approximately 16" to level the house and add a 4" concrete slab; 6.) replacing the exterior siding with new cedar shingles; and 7.) replacing windows with clad, wood frame windows. The residence is nonconforming in number of stories and setbacks. A variance is required to structurally alter a nonconforming residence without bringing it into conformance with all zoning regulations.

Lot Area	19,516 square feet
Existing Floor Area Ratio	3,516 sq. ft. 18.7%
Proposed Floor Area Ratio	3,846 sq. ft. 19.7% (20% permitted)
Existing Lot Coverage	1,841 sq. ft. 9.4%
Proposed Lot Coverage	2,379 sq. ft. 12.2% (20% permitted)
Existing Impervious Surfaces	1,841 sq. ft. 9.4%
Proposed Impervious Surfaces	1,810 sq. ft. 9.3%

Senior Planner Elise Semonian summarized the staff report and recommended that the Council approve the project subject to the findings and conditions outlined in the staff report.

Michael Lloyd, applicant, discussed the laurels and the Lloyd's are happy to add laurels or whatever the neighbors desired. Privacy is a two-way street. In regard to the deck in back, they decided to lower the deck after the Advisory Design Review (ADR) meeting, but instead of 3 ft. they desired 4 ft. He provided several drawings showing the revised deck for the Council's consideration.

Mayor Kuhl opened the public hearing on this item.

58 Wellington neighbor appreciated a cooperative venture. She asked for information on the square-footage of the deck. Senior Planner Semonian responded that the deck is 31.5 x 13.5, so around 450 sq. ft. Staff's recommendation is to approve the proposed deck, but permit staff to approve the alternative design presented if they are required to cut it back from the creek.

There being no further public testimony on this item, the Mayor closed the public portion and

ATTACHMENT 3



Staff Report

Date: March 7, 2014
To: Mayor P. Beach Kuhl and Council Members
From: Elise Semonian, Senior Planner
Subject: Dumolien/Brown, 4 Allen Avenue, Variance, Design Review, Demolition, File 1934

Recommendation

That the Town Council approve the application based on the staff report and conditions attached.

Project Summary

Owner: Mark Dumolien and Carolyn Brown
Design Professional: Wendy Posard & Associates
Location: 4 Allen Avenue
A.P. Number: 73-241-09
Zoning: R-1:B-7.5 (Single Family Residence, 7,500 sq. ft. min lot size)
General Plan: Medium Low Density (3-6 units per acre)
Flood Zone: Zone A (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage)
Draft FIRM Flood Zone: Zone AE (same as above), not in Floodway

Application for design review, demolition permit, and variances for the following: 1.) significant demolition of existing residence including removal of roof, demolition of most walls, and modifications to windows and doors on each elevation; 2.) remodel and 562 square foot addition to residence; and 3.) landscape improvements including a new driveway gate and fencing. No covered parking is proposed.

Lot Area	17,568 square feet
Existing Floor Area Ratio	3,422 sq. ft. 19.5%
Proposed Floor Area Ratio	3,984 sq. ft. 22.7% (20% permitted)
Existing Lot Coverage	2,632 sq. ft. 15.0%
Proposed Lot Coverage	2,910 sq. ft. 16.6% (20% permitted)

Existing Impervious Areas	6,970 sq. ft.	39.7%
Proposed Impervious Areas	5,735 sq. ft.	32.6%

Existing site is nonconforming in covered parking (1 covered space required).

Background, project description and discussion

See attached November staff report.

The Town Council considered this application in November 2013 and continued the application to permit the applicant to either 1.) reduce the floor area of the project; or 2.) wait for the outcome of the Town Council review of FAR issues. Based on the mass of the existing residence, staff supported reducing the size of the residence and adding covered parking, or maintaining the size of the residence and with no covered parking. However, staff believed that variance findings could not be made for maintaining the mass of the residence and also addition of floor area for covered parking. The applicants have reduced the floor area requested in November by eliminating the proposed 2-car garage.

The existing site is nonconforming in covered parking (1 covered space required) and the proposed residence would maintain this nonconformity. Staff has no objection to the covered parking variance requested since the site currently has no covered parking, has more than adequate uncovered parking, and landscaping buffers the views of vehicles.

The existing residence has upper level balconies that are not included in floor area but are roofed, enclosed with a solid railing, and add to the visual mass of the existing structure equal to floor area. Essentially, the existing residence has the mass of the proposed floor area. The roofed balconies not only cut light and views from the upper levels, but also pose a safety concern for the applicants' children. Enclosure of the balconies resolves a safety issue for the residents and also will significantly improve the appearance of the residence.

The project requires Town Council approval of a demolition permit, design review, and a floor area ratio variance. The project includes a significant demolition of the existing residence including demolition of many walls on the lower level, demolition of most of the second floor, replacement of all exterior materials, modification of all windows and doors, and a new roof structure with a slight increase in the maximum roof ridge. Based on the minute history for the site, which includes nuisance abatement actions, staff is concerned that the applicants may find shoddy work as they get in to the demolition of the residence. Staff recommends a condition of project approval that allows staff to approve demolition in excess of what is proposed if it is found to be warranted.

Staff supports the design of the project, which will result in a major improvement to the appearance of the residence. Staff believes that the Town Council can find the project in substantial compliance with the Town design review criteria and make findings to approve the reduced floor area ratio variance requested as detailed in the findings attached.

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 in part on the valuation of the work proposed. 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. The Town currently serves the site and there would be no operating or funding impacts associated with the project.

Alternative actions

Require modifications to the project.

Deny the application.

Conditions of Approval, 4 Allen Avenue

The following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit:

1. Except as otherwise provided in these conditions, the project shall substantially comply with the plans approved by the Town Council on March 13, 2014. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.

2. Town staff may approve greater demolition than what is shown on the plans if found to be warranted during construction.

3. Impervious surfaces shall be limited as proposed. Pervious surfaces shall not be converted to impervious surfaces, even after project final, without prior Town Council approval.

4. The development shall retain existing site contours and shall not be graded or filled in a manner to modify existing site runoff.

5. A detailed landscape plan shall be submitted for review and approval of the Town planning department. The plan must be approved by the Marin Municipal Water District, if not exempt from their requirements. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.

6. 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.

7. A condition of water service by Marin Municipal Water District (MMWD) requires the applicants to comply with all indoor and outdoor requirements of the District Code Title 13 – Water Conservation for water service prior to project final. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 - Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559. Questions regarding this condition of approval should be directed towards Joseph Eischens, Engineering Technician, at (415) 945-1531. A letter or email from MMWD confirming compliance shall be submitted to the building department prior to project final.

8. Applicants shall comply with the requirements of the Ross Valley Sanitary District No. 1 (RVSD) prior to project final. It is the applicants' responsibility to obtain any required permits from Ross Valley Sanitary District and meet all District requirements prior to project final. A letter or email confirming compliance with RVSD shall be submitted to the building department prior to project final.

9. The project shall comply with the Fire Code and comments of the Ross Valley Fire Department (RVFD) during their project review.

10. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:

a. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any roof projections that are not identified on the plans submitted for Town Council review. Where a roof area is visible from off site, roof projections shall be located to minimize their appearance. Exposed galvanized material is discouraged. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces. If possible, vents may be concealed from view in forms compatible with the structure. Vents for cooking appliances should be located or directed to avoid noise and odor impacts to adjacent sites and shall be located out of required setback areas.

b. The plans submitted for the building permit shall detail the gutter and downspout design and location for review and approval by the Town. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any gutters or downspouts that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided and the proposed color and finish material shall be specified. Downspouts should be located to minimize their appearance from off site locations. Gutters and downspouts should have a finish to blend into adjacent surfaces or underlying trim. Exposed galvanized material is not permitted.

c. 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.

d. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.

e. Plans submitted for a building permit shall detail the required openings in the foundation walls to allow for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. (See FEMA Technical Bulletin 1-93 <http://www.fema.gov/pdf/fima/job2.pdf> for more information)

f. Flood resistant materials shall be used below the finished floor. All structural and non-structural building materials at or below the base flood elevation must be flood resistant. A flood-resistant material is defined as any building material capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Flood-resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. Any building utility systems within the crawlspace must be elevated above the base flood elevation or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the base flood elevation or sealed from floodwaters. (See FEMA Technical Bulletins 2-93 and 11-01 at <http://www.fema.gov/> for more information)

g. A FEMA elevation certificate shall be submitted to the Town with the building permit plans and prior to project final.

h. 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.

i. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard).

j. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.

k. 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.

l. 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).

m. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.

n. 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.

o. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

p. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

q. 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.

r. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways 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.

s. 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.

t. Smoke detectors provided with AC power and interconnected for simultaneous alarm are required.

u. Carbon monoxide alarms shall be provided outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit.

v. Address numbers at least 4" tall shall be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. The address numbers shall be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched only by a breaker so the numbers will remain illuminated all night.

w. The applicant shall work with the Public Works Department to repair any road damage caused by the construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment will be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.

x. This project is subject to the conditions of the Town of Ross Construction Completion Ordinance (copies available at www.townofross.org). If construction is not completed by the construction completion date provided for in that ordinance, the owner will be subject to automatic penalties with no further notice. As provided in the Town of Ross Municipal Code Section 15.50.040, construction shall be complete upon the final performance of all construction work, including: exterior repairs and remodeling; total compliance with all conditions of application approval, including required landscaping; and the clearing and cleaning of all construction-related materials and debris from the site. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.

y. 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 (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a "back-up" system. (Temporary seeding and mulching or straw matting are effective controls.)

z. The construction management plan shall be submitted in time to be incorporated into the job set of plans. The construction management plan shall become a binding document, and failure to adhere to the plan may result in stoppage of the project.

aa. 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.

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 attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.



Staff Report

Date: November 6, 2013
To: Mayor Beach Kuhl and Council Members
From: Elise Semonian, Senior Planner
Subject: Dumolien/Brown, 4 Allen Avenue, Variance, Design Review, Demolition, File 1934

Recommendation

That the Town Council continue the application and permit the applicant to either 1.) reduce the floor area of the project; or 2.) wait for the outcome of the Town Council review of FAR issues.

Project Summary

Owner: Mark Dumolien and Carolyn Brown
Design Professional: Wendy Posard & Associates
Location: 4 Allen Avenue
A.P. Number: 73-241-09
Zoning: R-1:B-7.5 (Single Family Residence, 7,500 sq. ft. min lot size)
General Plan: Medium Low Density (3-6 units per acre)
Flood Zone: Zone A (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage)
Draft FIRM Flood Zone: Zone AE (same as above)

Application for design review, demolition permit, and variances for the following: 1.) significant demolition of existing residence including removal of roof, demolition of most walls, and modifications to windows and doors on each elevation; 2.) remodel and 562 square foot addition to residence; 3.) new, detached, 361 sq. ft. 2-car garage; and 4.) landscape improvements including a new driveway gate and fencing.

Lot Area	17,269 square feet
Existing Floor Area Ratio	3,422 sq. ft. 19.8%
Proposed Floor Area Ratio	4,345 sq. ft. 25.2% (20% permitted)
Existing Lot Coverage	2,632 sq. ft. 15.2%

Proposed Lot Coverage	3,271 sq. ft.	18.9% (20% permitted)
Existing Impervious Areas	6,970 sq. ft.	40.4%
Proposed Impervious Areas	5,127 sq. ft.	29.7%

Existing site is nonconforming in covered parking (1 covered space required).

Background, project description and discussion

The site is a flat lot that is oversized for the zoning district and is developed with a residence that complies with the maximum permitted floor area. The site is in a flood zone and drainage swales follow the north and south property lines. There are two significant trees at the site, but they are located within setbacks and outside of the building envelope. The site has no covered parking where one covered parking space is required. A large area of the site is paved with asphalt and available for off street parking for many vehicles. As in many areas of Ross, many parcels in this R-1:B-7.5 zoning district, which were built prior to the current floor area ratio (FAR) regulations, exceed the 20% floor area limit. However, according to the County Assessor records, this is one of the largest residences in the zoning district.

The existing residence has upper level balconies that are not included in floor area but are covered, enclosed with a solid railing, and add to the visual mass of the existing structure. The roofed balconies not only cut light and views from the upper levels, but also pose a safety concern for the applicants’ children.

The project requires Town Council approval of a demolition permit, design review, and a floor area ratio variance. The project includes a significant demolition of the existing residence including demolition of many walls on the lower level, demolition of most of the second floor, replacement of all exterior materials, modification of all windows and doors, and a new roof structure with a slight increase in the maximum roof ridge. The residence complies with the setback regulations and lot coverage and height limits. The project incorporates the covered balconies into the living space, which increases the floor area of the residence by 562 square feet, but does not significantly change its visible mass.

The project also includes construction of a new, detached, 361 square foot garage. The garage design is compatible with the proposed design of the residence. The garage is a minimal width and depth for two vehicles. The proposed garage complies with setback regulations and brings the site into conformance with the covered parking requirement (1 covered space required), but brings the site further over the floor area limit.

The Advisory Design Review Group (ADR) considered plans for this site at the August and September ADR meetings. Minutes of the meetings are attached. The ADR Group supported the improvements to the design of the residence and recommended minimizing the FAR variance as much as possible. The ADR Group considered two designs for covered parking at the site, but did not consider the current garage design. The ADR Group made design suggestions that have been incorporated into the plans provided to Council.

Staff supports the design of the project, which will result in a major improvement to the appearance of the residence. The Town Council must find the project “in substantial compliance” with the Town design review criteria. The project includes a new garage in the front yard area. “Front yard” is defined as the area extending across the full width of the lot measured between the street line and the nearest point of the main building or porch (R.M.C. §18.12.410). The Town Council should consider the Town design review guidelines for “Visual Focus,” which provide:

Where visibility exists from roadways and public vantage points, the primary residence should be the most prominent structure on a site. Accessory structures, including but not limited to garages, pool cabanas, accessory dwellings, parking pads, pools and tennis courts, should be sited to minimize their observed presence on the site, taking into consideration runoff impacts from driveways and impervious surfaces. Front yards and street side yards on corner lots should remain free of structures unless they can be sited where they will not visually detract from the public view of the residence. (Ross Municipal Code Section 18.41.100(l)(a))

Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure. Accessory structures should generally be small in floor area. The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria. (R.M.C. §18.41.100(l)(b))

The ADR Group was specifically asked to consider this design review criteria and noted no concerns with the proposed garage location. The proposed garage will be visible from the street but is set off to the side of the site. The garage is adjacent to the driveway and parking area for a site that fronts on Lagunitas Avenue and is well screened by existing vegetation between the two sites. The residence will remain the primary visual focus of the site. The garage could be located behind the residence out of public view, where a garage was located in the past.

Staff is concerned that the Town Council cannot make findings to approve the floor area ratio variance requested. The Town Council may only grant variances, exceptions and adjustments to the provisions of the zoning code where practical difficulties, unnecessary hardships and results inconsistent with the general purposes of the zoning code may result from the strict application of the provisions. (RMC §18.48.010) To approve a variance the Town Council must find:

1. That there are special circumstances or conditions applicable to the land, building or use referred to in the application.
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.

3. That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. (RMC §18.48.030)

There are no unusual site circumstances. The site is oversized for the zoning district and, therefore, is entitled by right to more floor area than others in the zoning district. The lot is flat and development area is not limited by unusual site features. The existing residence is 3,422 square feet in floor area, which is adequate for a single family residence and even a single family residence and one car garage.

As noted above, the existing residence has patio areas that are enclosed with solid railings and roofed. Therefore, these areas add to the apparent visual mass and converting the spaces to fully enclosed space will not be a significant increase in mass. On the other hand, the proposed design not only includes these patio areas as floor area but also adds an equal amount of new covered patio area, which does add to the mass of the structure. Given the extent of the demolition, which will essentially result in a new residence, the applicants could reconfigure the existing floor area for their needs without increasing the size of the residence.

In recent years the Town Council has permitted floor area ratio variances to allow up to one additional covered parking space. Staff cannot recall the Town Council approving any FAR variances for two covered parking spaces, particularly where there is adequate on-site parking. At the October 22, 2013 Town Council workshop, the Town Council directed the General Government Committee to begin discussing potential modifications to the Town zoning regulations including increasing the FAR, making the FAR a guideline, and considering an exception to FAR for covered parking. This application could fall under any new regulations considered by the Town Council. Staff suggests that the Town Council continue to apply the current regulations, only granting FAR variances where variance findings can be made, until the FAR issue is settled by the Council.

Recommendation

Staff recommends that the Town Council continue the application and permit the applicant to either 1.) reduce the floor area of the project; or 2.) wait for the outcome of the Town Council review of the FAR issues. If Council believes that findings can be made for the FAR variance requested, staff recommends continuing the application to December for preparation of findings and conditions of approval for the project.

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 in part on the valuation of the work proposed. 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. The Town currently serves the site and there would be no operating or funding impacts associated with the project.

Alternative actions
Deny the application.

RECEIVED
Planning Department

OCT 21 2013

Town of Ross

Staff Use Only
Received By: _____
Date: _____
Fees Paid: _____
Date: _____



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

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

Web www.townofross.org

Email esemonian@townofross.org

VARIANCE/DESIGN REVIEW/DEMOLITION APPLICATION

Parcel Address and Assessor's Parcel No. 4 Allen Avenue, APN 073-241-09

Owner(s) of Parcel Mark Dumolien & Carolyn Brown

Mailing Address (PO Box in Ross) PO Box 594

City Ross State CA ZIP 94957

Day Phone 812-7447

Evening Phone _____

Email dumolien@mac.com

Architect (Or applicant if not owner) Wendy Posard & Associates

Mailing Address 112 Pine Street

City San Anselmo State CA ZIP 94960

Phone 456-2020

Email wpa@wendyposard.com

Existing and Proposed Conditions (For definitions please refer to attached fact sheet.)

17,209

Gross Lot Size 17,616 sq. ft. Lot Area 17,616 sq. ft.

Existing Lot Coverage 2,632 sq. ft. Existing Floor Area 3,422 sq. ft.

Existing Lot Coverage 14.94 % Existing Floor Area Ratio 19.43 %

Coverage Removed _____ sq. ft. Floor Area Removed _____ sq. ft.

Coverage Added 639 sq. ft. Floor Area Added 923 sq. ft.

Net Change- Coverage +639 sq. ft. Net Change- Floor Area +923 sq. ft.

Proposed Lot Coverage 3,271 sq. ft. Proposed Floor Area 4,345 sq. ft.

Proposed Lot Coverage 18.57 % Proposed Floor Area Ratio 24.67 %

Existing Impervious Areas 6,970 sq. ft. Proposed Impervious Areas 5,127 sq. ft.

Existing Impervious Areas 39.6 % Proposed Impervious Areas 29.1 %

Proposed New Retaining Wall Construction -- ft. (length) -- ft. (max height)

Proposed Cut -- cubic yards Proposed Fill -- cubic yards

Written Project Description – *may be attached.*

A complete description of the proposed project, including all requested variances, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, be thorough in the description. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

The project proposes to organize and clarify an existing structure, bringing clarity of style and order to the massing as well as the architectural elements in such a way as to contribute to and preserve the town's "old-town" character. It proposes a substantial remodel of existing residence including the following changes and additions:

- * All new wood windows and doors,
- * A new roof with a higher ridgeline to the maximum allowable height,
- * All new exterior siding and decorative trim,
- * The addition of a front portico, a side entrance with portico and a back porch,
- * The addition of existing outdoor areas that are held within the existing dripline of the building as new interior living areas,
- * A new detached two-car garage,
- * The removal of large portions of an existing asphalt driveway, reducing the overall quantity of impervious surface of the lot
- * Two new driveway gates with piers at locations to match existing entryways,
- * A new 4' fence between the driveway gates with a new pedestrian gate with arbor on axis with the house entrance.
- * A new sand-set stone floor patio in back yard, including exterior barbecue
- * A new fence connecting detached garage and house to separate front and back yards

The total addition of 923 squared feet brings the FAR to 24.67%, requiring a variance. 361 of the additional squared footage are intended to provide covered parking for two vehicles, where currently there is no covered parking as required by the code. The remaining 562sf of additional area occur within the general footprint of the existing structure, such that the massing of the original building is not being substantially changed.

Mandatory Findings for Variance Applications

In order for a variance to be granted, the following mandatory findings must be made:

Special Circumstances

That because of special circumstances applicable to the property, including size, shape, topography, location, and surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. **Describe the special circumstances that prevent conformance to pertinent zoning regulations.**

The existing house does not have a garage, attached or otherwise. Covered parking as required by town ordinance is lacking. The project proposes a new detached garage of 361sf area. Furthermore, the proposed addition to the residence in excess of the allowed FAR does not require any substantial addition of massing to the existing building, but rather a more efficient use of the areas that are already encompassed by the general building footprint.

A brief survey of nearby properties reveals that out of 20 properties, 16 are already exceeding the FAR, and the average FAR for the neighborhood is 22%. This project proposes to bring the FAR to 24.7% where the 361sf garage represents 2.05%. The FAR for the residence is increased to 22.6% from the current 19.43% without any significant additional massing to the existing building.

Substantial Property Rights

That the variance is necessary for the preservation and enjoyment of substantial property rights. **Describe why the project is needed to enjoy substantial property rights.**

The covered parking space would allow the property owners to have a comfortable loading/ unloading area for young children and their related gear.

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.**

The proposed garage is modest in size and attempt to bring the property to comply with the code requirement for covered parking. It is sited beyond the required front and side yard setbacks, and it is styled in congruence with the proposed remodeled house.

The project, in our opinion, will provide a more coherent and organized façade to the residence, thus contributing to the small-town feel of the neighborhood.

Special Privilege

That the granting of this variance shall not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Describe why the variance would not be a grant of special privilege.

As described above, out of 20 residences in the neighborhood, 16 already have FAR in excess of the allowed maximum 20%.

This project does not require significant additions to the massing of the existing residence that would make it appear large for its lot. The proposed additions to the residence are simply taking advantage of areas in the existing building that are left as exterior, but are already part of the general massing. And the proposed layout of the residence makes for more organized and better utilized squared footage, generally speaking. It will generate a comfortable five-bedroom, four and half bathroom home that is typical of the neighborhood.

The only additional massing that is proposed on the lot is a modestly sized detached garage. We do not consider this garage to be a special privilege for this property, and it will bring the property to comply with the municipal code.

Consultant Information

The following information is required for all project consultants.

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 ILS Associates, Inc. _____
 Project Engineer Steven Schmidt _____
 Mailing Address 79 Galli Drive, Suite A _____
 City Novato _____ State CA _____ ZIP 94949 _____
 Phone 883-9200 _____ Fax 883-2763 _____
 Email sschmidt@ilscels.com _____
 Town of Ross Business License No. CA 60111 _____ 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 _____

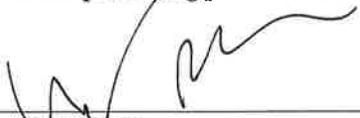
Other

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

Project Architect's Signature

I HEREBY CERTIFY under penalty of perjury that I have made every reasonable effort to ascertain the accuracy of the data contained in the statements, maps, drawings, plans, and specifications submitted with this application and that said information is true and correct to the best of my knowledge and belief. I understand that any permit issued in reliance thereon may be declared by the Town Council to be null and void in the event that anything contained therein is found to be erroneous because of an intentional or negligent misstatement of fact.

I further certify that I have read the attached Variance/ Design Review/ Demolition Fact Sheet and understand the processing procedures, fees, and application submittal requirements.



Signature of Architect

Date 10/15/2013

Owner's Signature

I HEREBY CERTIFY under penalty of perjury that I have made every reasonable effort to ascertain the accuracy of the data contained in the statements, maps, drawings, plans, and specifications submitted with this application and that said information is true and correct to the best of my knowledge and belief. I further consent to any permit issued in reliance thereon being declared by the Town Council to be null and void in the event that anything contained therein is found to be erroneous because of an intentional or negligent misstatement of fact.

I further certify that I have read the attached Variance/ Design Review/ Demolition Fact Sheet and understand the processing procedures, fees, and application submittal requirements.



Signature of Owner

Date 10/15/13

Signature of Co-Owner (if applicable)

Date

Notice of Ordinance/Plan Modifications

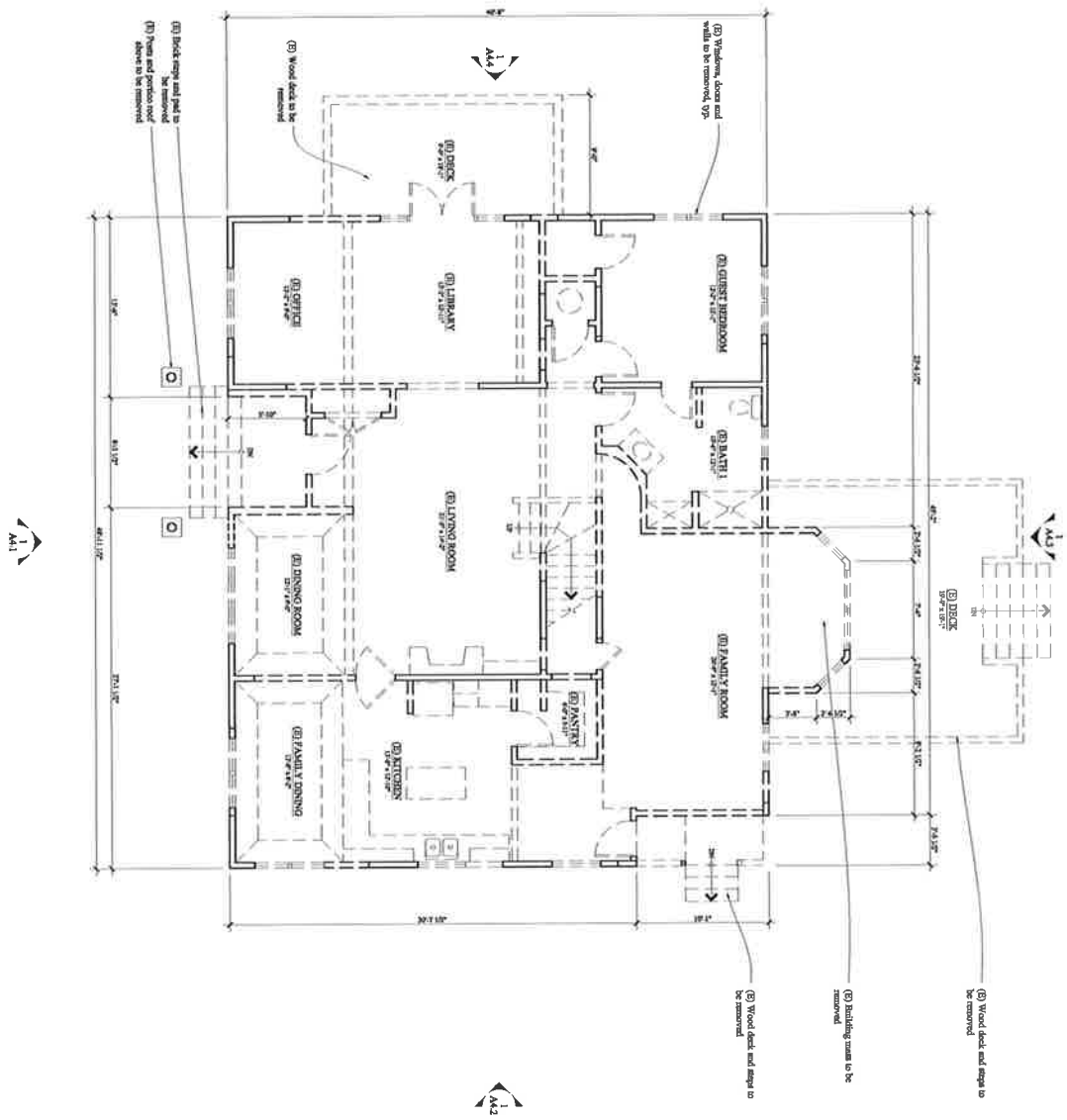
- Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town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

Variance/ Design Review/ Demolition approvals expire 365 days after the granting thereof.

ATTACHMENT 4

1 EXISTING / DEMOLITION FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



WALL LEGEND

- (B) Construction To Be Removed
- (B) Walls To Remain, STD
- Area of proposed addition (Client)
- Area of proposed addition (Contractor)
- Area to be removed (Client)
- Area to be removed (Contractor)

WENDY POSARD
& Associates
 112 Pine Street
 San Francisco, CA 94102
 415 658 2020

DUMOLIEN - BROWN
RESIDENCE
6, 10th Avenue
San Francisco, CA 94115
 APN 8073-241-09

ADM Submittal: 8/27/13
 ADM Submittal 2: 9/9/13
 Design Review: 10/1/13

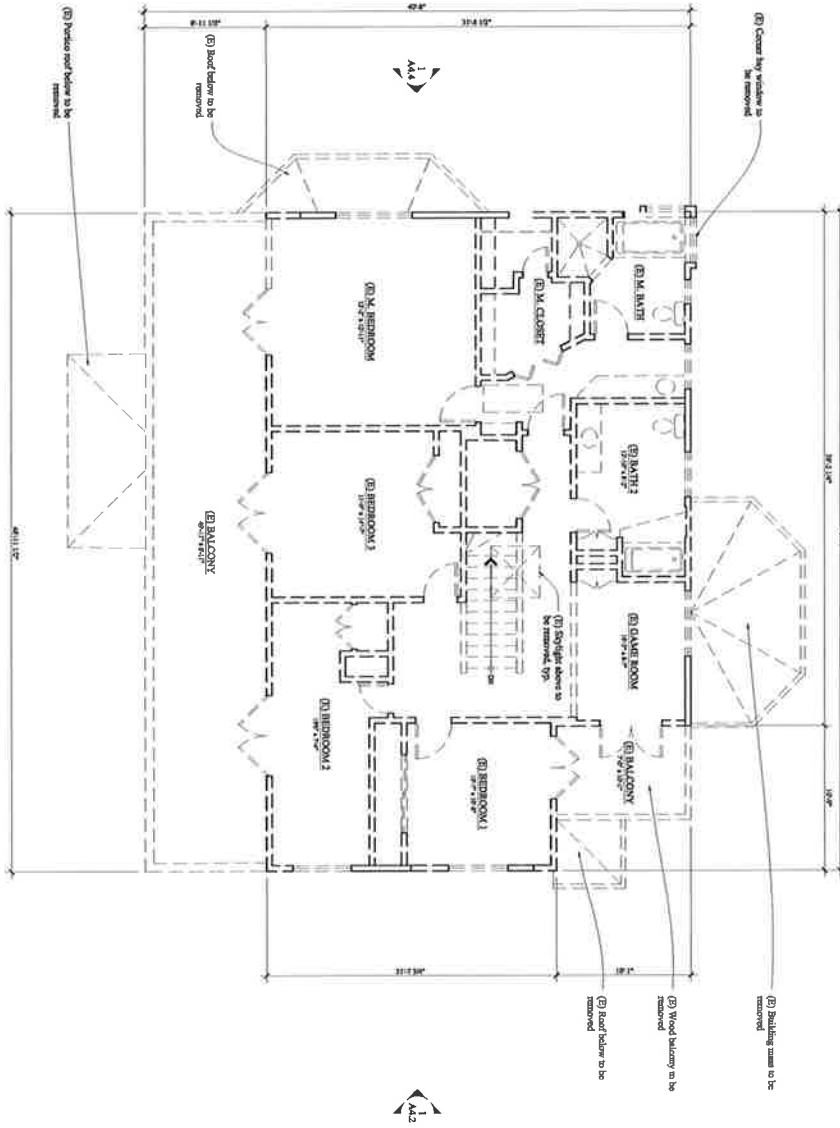
PRELIMINARY DRAFT
PHOTOFAC
CONSTRUCTION

Architect/Owner	Wendy Posard & Associates
Architect	Wendy Posard
Client	Wendy Posard
Date	10/1/13
Scale	1/4"=1'-0"
Sheet	5-098

1. The information on this drawing was prepared by the architect based on information provided by the client. The architect is not responsible for the accuracy or completeness of the information provided by the client. The architect is not responsible for the accuracy or completeness of the information provided by the client.

1 EXISTING / DEMOLITION SECOND FLOOR PLAN

SCALE 1/8"=1'-0"



WALL LEGEND

- (E) Construction To Be Removed
- (E) Wall To Be Retain, SPD
- Area of proposed addition (Garage)
- Area of proposed addition (Decking)
- Area to be removed (Garage)
- Area to be removed (Decking)

WENDY POSARD
& Associates
 112 Pine Street
 San Francisco, CA 94102
 P. 415.455.2020

DUMOLIEN - BROWN
 RESIDENCE
6 Miller Avenue
San Francisco, CA 94117
 APN 8073-241-09

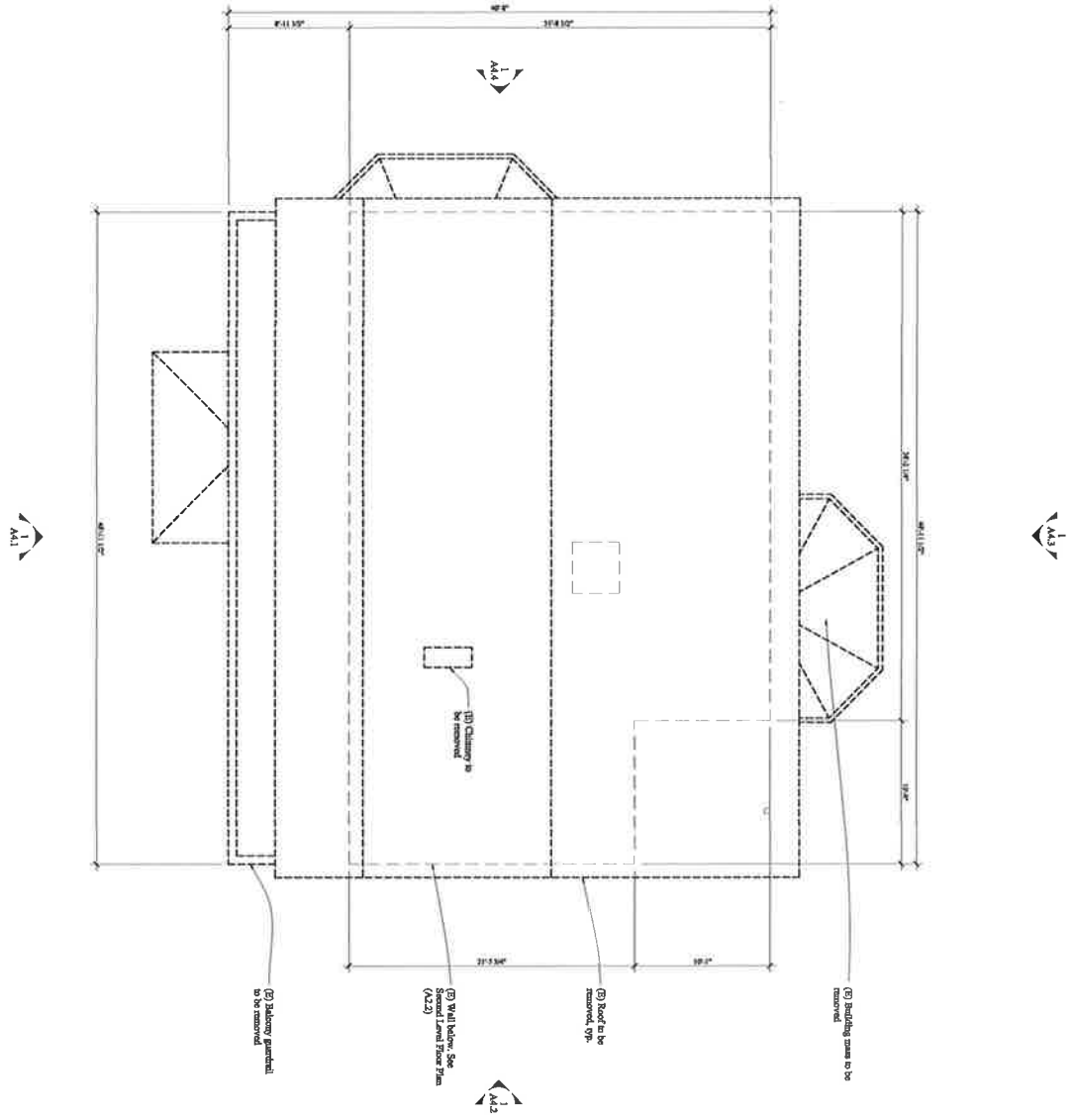
ADR Submittal: 8/2/13
 ADR Submittal 2: 9/9/13
 Design Review: 10/1/13

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

Client/Architect	Wendy Posard & Associates
Project Name	6 Miller Avenue
Project No.	0812_2
Issue No.	10/1/13
Issue Date	10/1/13
Issue By	SP
Issue For	SP

1 EXISTING / DEMOLITION ROOF PLAN

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



WALL LEGEND
 [---] (1) Construction To be Retained
 [---] (2) Roof To Remain

WENDY POSARD
& Associates
 115 Pine Street
 San Francisco, CA 94102
 415 435 2020

DUMOLIEN - BROWN
RESIDENCE
6 Miller Avenue
San Francisco, CA 94117
 APN 8073-241-09

ADR Submitted: 8/12/13
 ADR Submitted 2: 9/9/13
 Design Review: 10/11/13

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

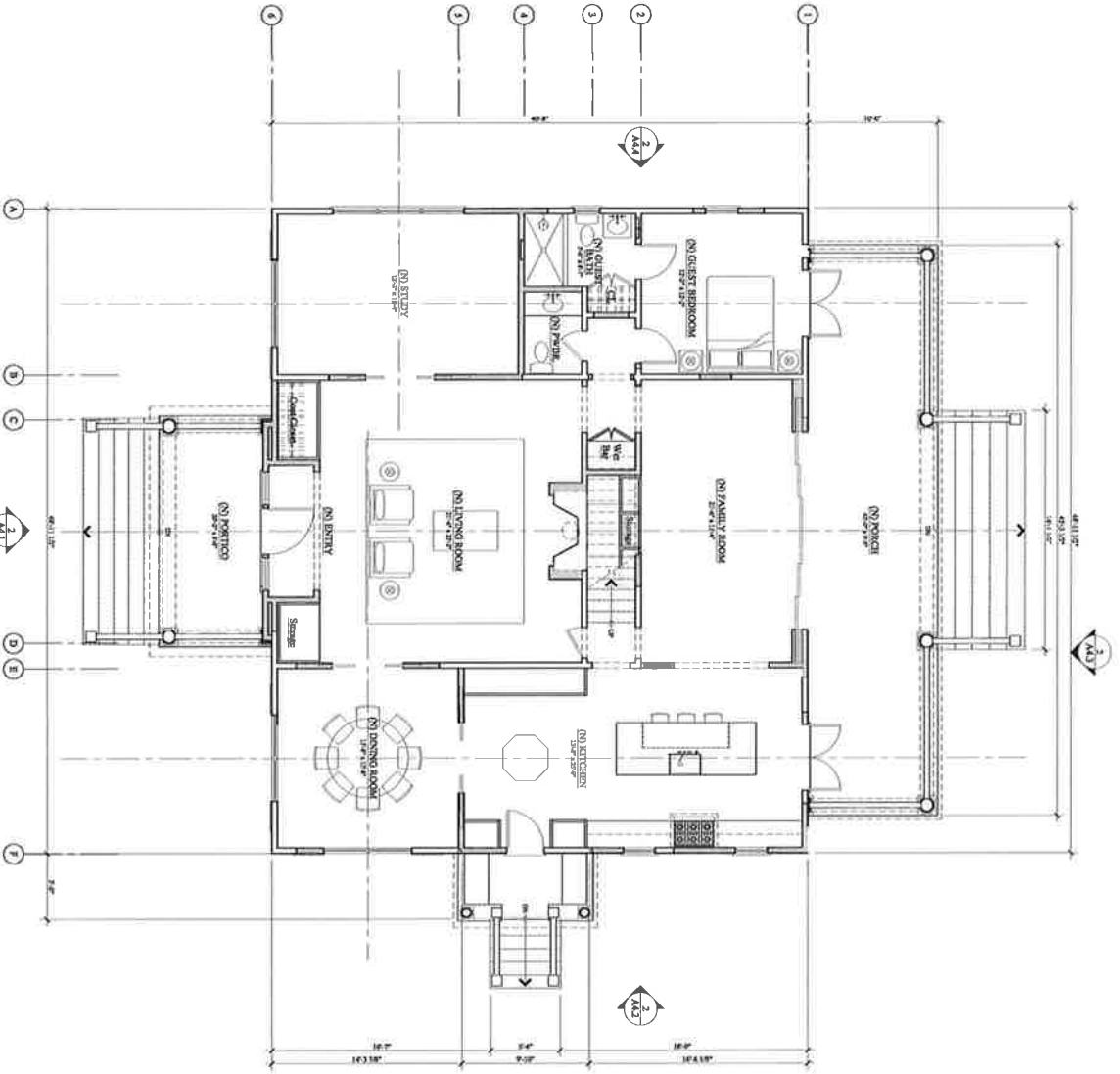
Wendy Posard
Architect
 Date: 8/12/13
 Scale: 1/8"=1'-0"
 Sheet: 10/11/13
 Title: 10/11/13

I, Wendy Posard, certify that I am a duly licensed professional architect in the State of California and that I am the author of the design and construction documents herein. I am not providing these documents for any other project or for any other purpose. I am not providing these documents for any other project or for any other purpose. I am not providing these documents for any other project or for any other purpose.

PROPOSED FIRST FLOOR PLAN



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



WALL LEGEND

- (B) Wall to Existing, SSD
- (C) Solid Wall, SSD

Area of proposed addition (Existing)
 Area of proposed addition (New)

WENDY POSARD
& Associates
 115 Pine Street
 San Francisco, CA 94102
 415 555 2280

DUMOLIEN - BROWN
RESIDENCE
Wendy Posard
 115 Pine Street
 San Francisco, CA 94102
 APN #073-241-09

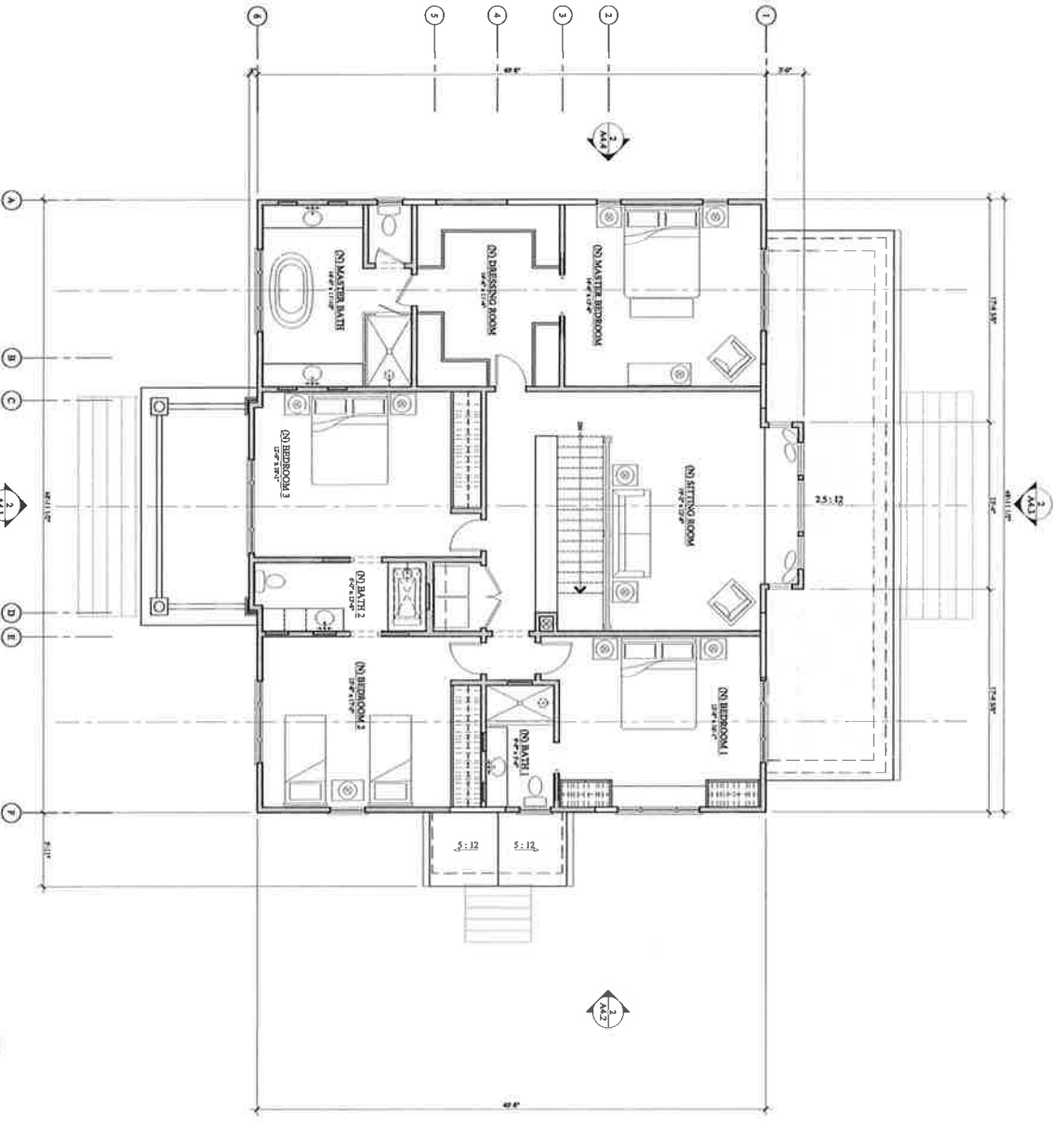
ADP Submitted: 8/12/15
 ADP Submitted 2: 9/9/15
 Design Number: 1017115

PRELIMINARY DRAFT
NOT FOR
CONSTRUCTION

Architect:	Wendy Posard
Architect's License No.:	50864
Architect's Seal No.:	1017115
Architect's Seal Date:	01/09/15
Architect's Seal No.:	0109

Scale: 1/4" = 1'-0" (1/8" = 1'-0")
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PROPOSED SECOND FLOOR PLAN



WALL LEGEND
 (C) Wall To Be Demolished, SSD
 (N) New Wall, SSD
 Area of proposed addition (Quantity)
 Area of proposed addition (Quantity)

WENDY POSARD
g Associates
 115 Pine Street
 San Francisco, CA 94100
 P 415 438 8080

DUMOLIEN - BROWN
RESIDENCE
Wendy Posard
 P 415 438 8080
 APN #073-241-09

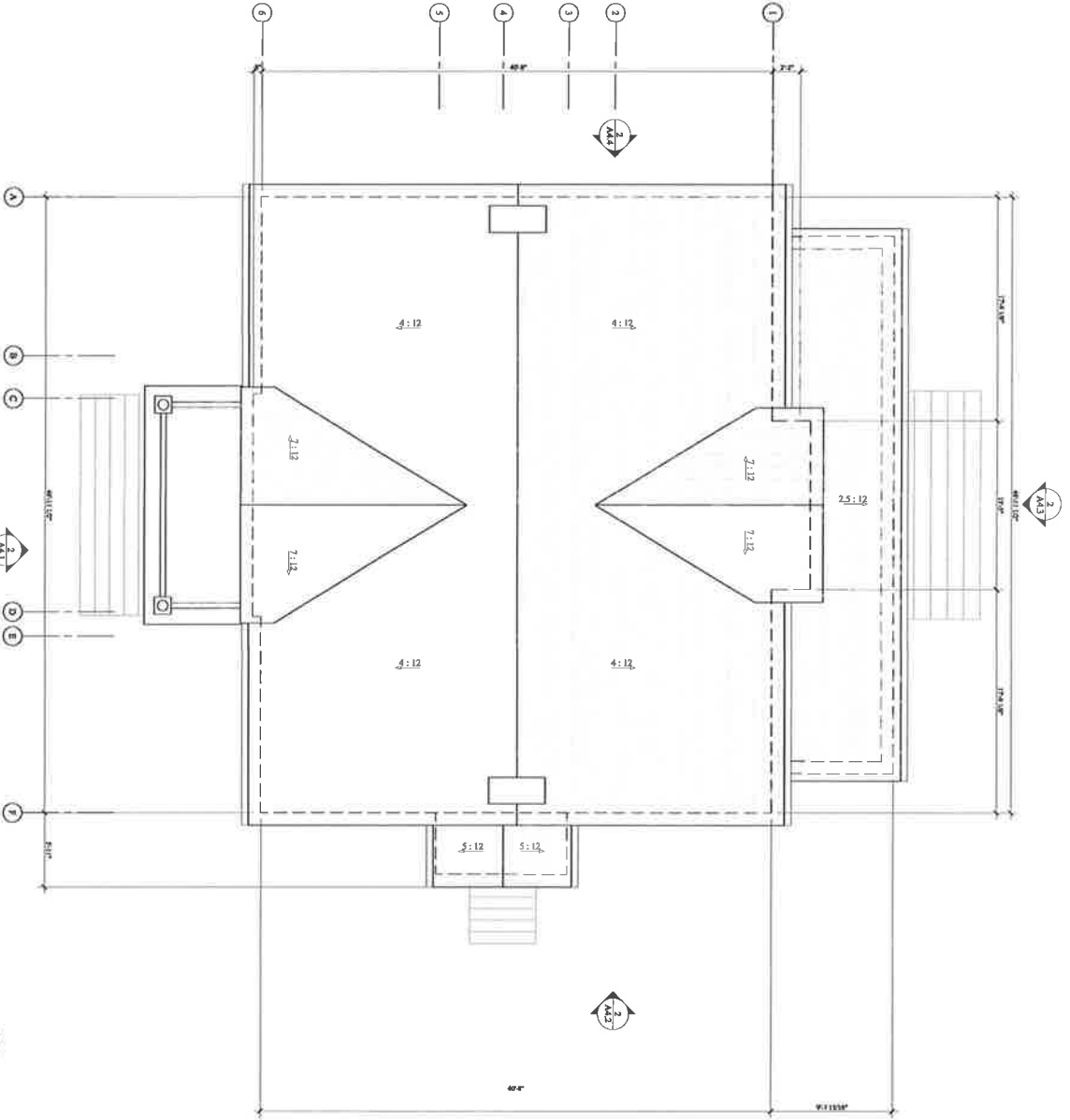
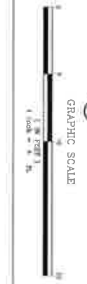
ADR Schematic: 8/12/13
 ADR Schematic 2: 9/9/13
 Design Review: 10/1/13



<i>Approved/Sealed</i>	
<i>Wendy Posard</i>	
Drawn By: <i>Wendy Posard</i>	Scale: 1/8" = 1'-0"
Checked By: <i>Wendy Posard</i>	Date: 10/1/13
Drawn By: <i>Wendy Posard</i>	Date: 10/1/13
Checked By: <i>Wendy Posard</i>	Date: 10/1/13

I, Wendy Posard, a duly licensed and registered architect, certify that I am the author of the design and construction documents herein, and that I am a duly licensed and registered architect in the State of California. I am not providing any services to the client that are outside the scope of my professional license. I am not providing any services to the client that are outside the scope of my professional license. I am not providing any services to the client that are outside the scope of my professional license.

PROPOSED ROOF PLAN



Prepared By: <i>Wendy Posard</i>
Drawn By: <i>Wendy Posard</i>
Check By: <i>Wendy Posard</i>
Date: <i>10/14/13</i>
Project: <i>208</i>

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

APR Submitted: 8/12/13
 APR Submitted 2: 9/9/13
 Design Revisions: 10/11/13

DUMOLIEN - BROWN RESIDENCE

*6 Miller Avenue
 San Jose, CA 95127*

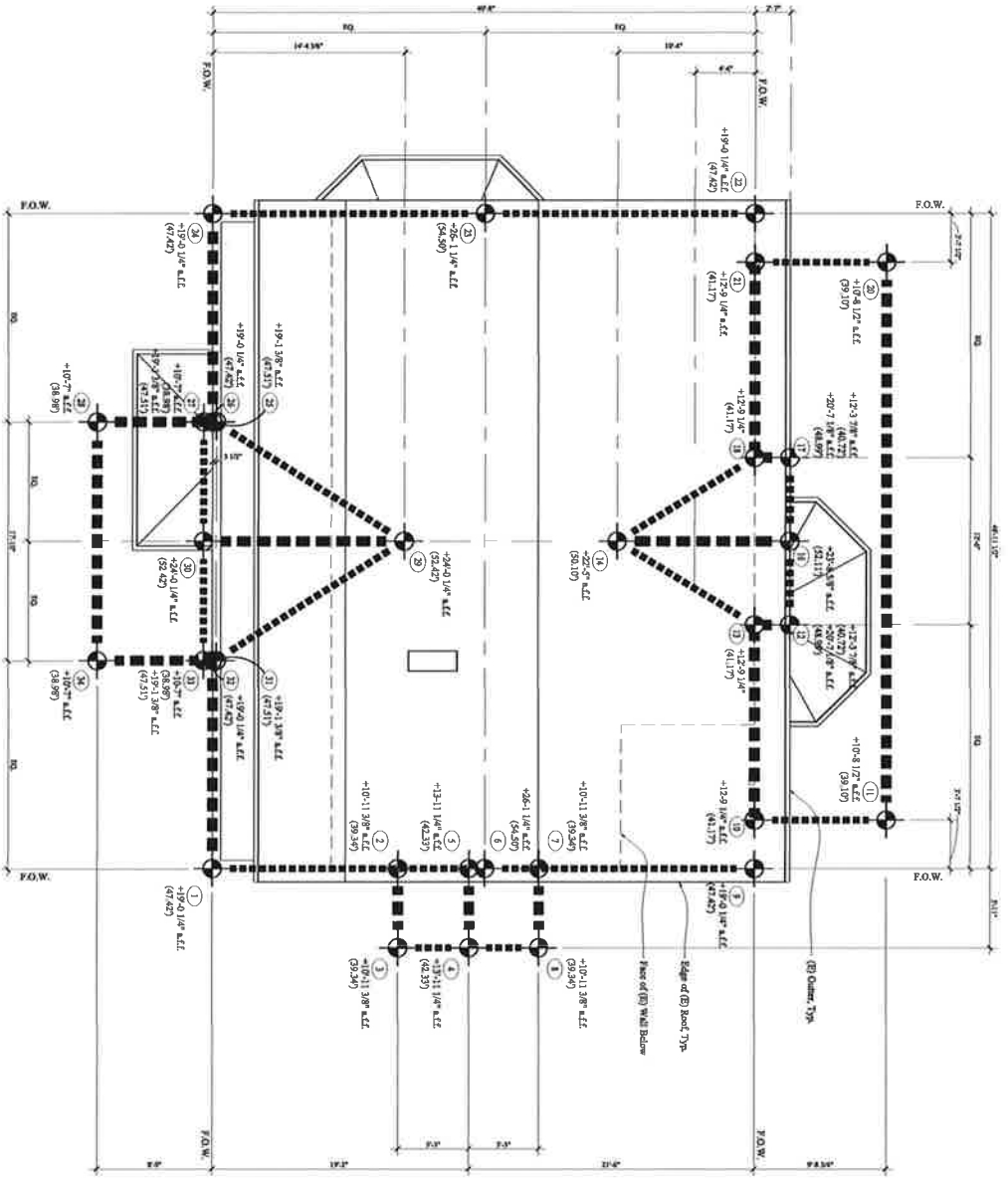
APN 0073-241-09

WENDY POSARD & Associates

*110 Pine Street
 San Francisco, CA 94102
 P 415 455 2030*

1 PROPOSED STORY POLE PLAN

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



STORY POLE LEGEND:

- Story pole number
 - Story pole location
 - ⊕ k.L.L. Height from (5) First Level Finished Floor (28-407) to Top of Story Pole (V.L.S.) Elevation at Top of Story Pole (V.L.S.)
 - Top indicating constant height between Story Poles
 - ▨ Top indicating sloping roof
- NOTE:
All dimensions for poles story poles taken from Building First Level Finished Floor Type

WENDY POSARD
& Associates
111 Pine Street
San Francisco, CA 94102
415 435 8080

DUMOLIEN - BROWN
RESIDENCE
1. Allen Avenue
San Francisco, CA 94117
APN #073-241-09

APR 2013
APR 2013
Design Review: 10/11/13

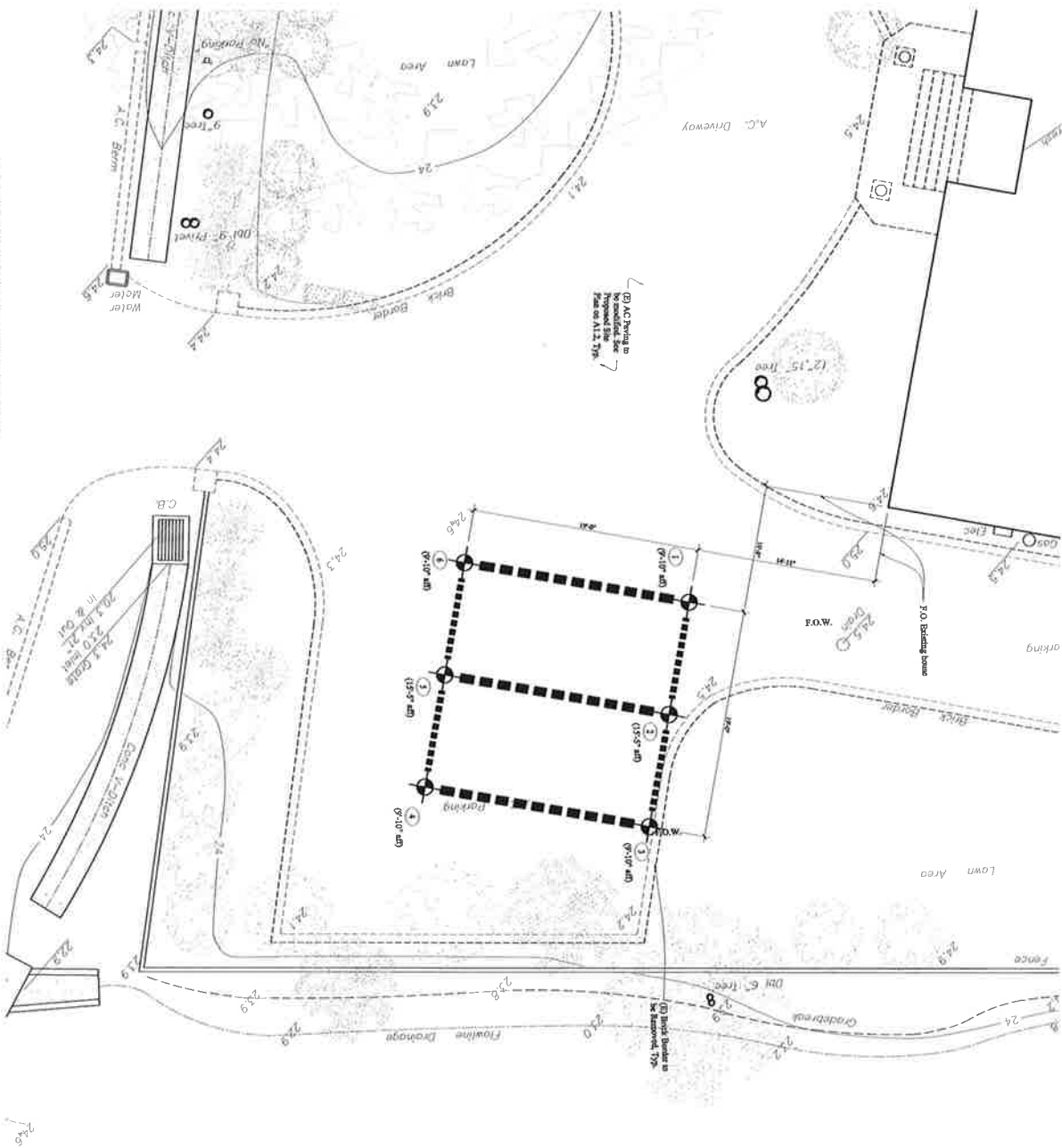
PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

Designed By	Shane O'Neil
Drawn By	Shane O'Neil
Checked By	Shane O'Neil
Scale	1/8"=1'-0"
Date	10/11/13
Project No.	2013-013
Sheet No.	SP-08

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1 PROPOSED GARAGE STORY POLE PLAN

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



STORY POLE LEGEND:

- Story pole number
 - Story pole location
 - Breakline at Top of Story Pole
 - ▬ Type indicating constant height between Story Poles
 - ▬▬▬▬ Type indicating sloping roof
- NOTE: Garage story pole elevations based on Existing Topographic Data.

<p>5. The information contained herein is submitted for the purpose of providing a general overview of the project. It is not intended to constitute an offer of any financial product or service, nor is it intended to be relied upon as a basis for any investment decision. The information contained herein is subject to change without notice and is not guaranteed.</p>	
<p>PRELIMINARY DRAFT NOT FOR CONSTRUCTION</p>	<p>Signature: <i>Guyana George</i> Title: <i>Chief Estimator</i></p>
<p>APR Submitted: 8/21/03 APR Submitted 2: 9/9/03 Design Review: 10/1/03</p>	<p>APR Submitted: 8/21/03 APR Submitted 2: 9/9/03 Design Review: 10/1/03</p>

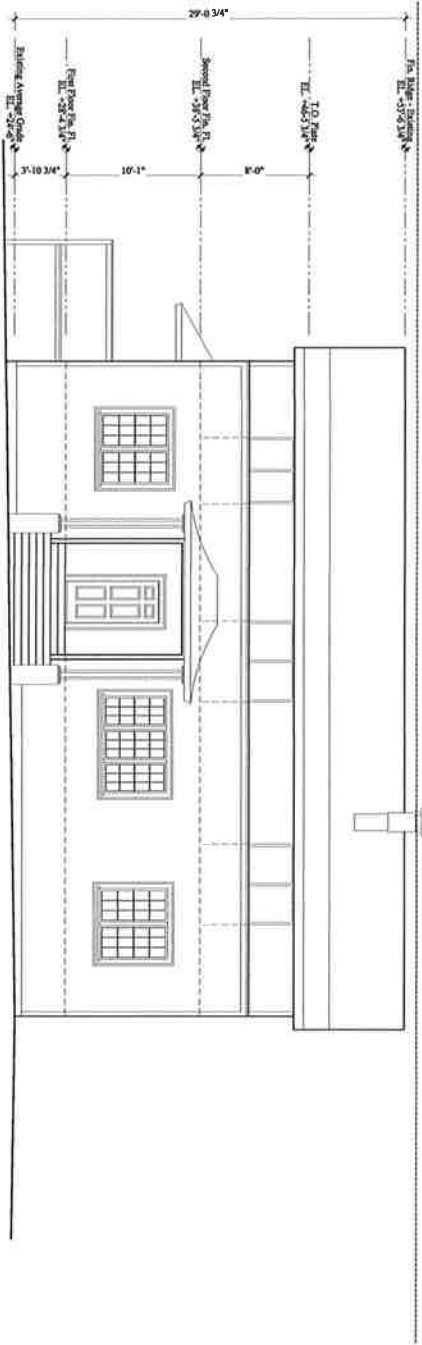
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DUMOLIEN - BROWN RESIDENCE
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APN #073-241-09

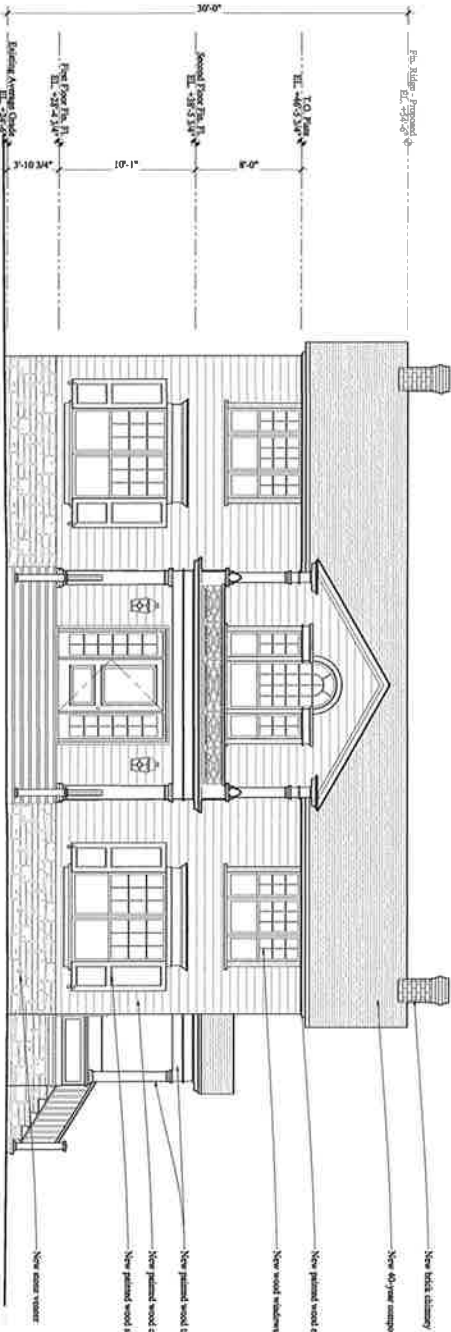
WENDY POSARD & Associates
 115 Pine Street
 San Francisco, CA 94102
 415.555.8280

WENDY POSARD & Associates
 115 Pine Street
 San Francisco, CA 94102
 415.555.8280



1 EXISTING NORTH ELEVATION

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



2 PROPOSED NORTH ELEVATION

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

- New brick chimney
- New 40-year composition tile roof
- New painted wood lawn trim
- New wood windows, painted, 7/8"
- New painted wood trim and columns
- New painted wood eighthead siding
- New painted wood shutters
- New down spouts

WENDY POSARD
& Associates
 112 Pine Street
 San Francisco, CA 94108
 P 415 435 8080

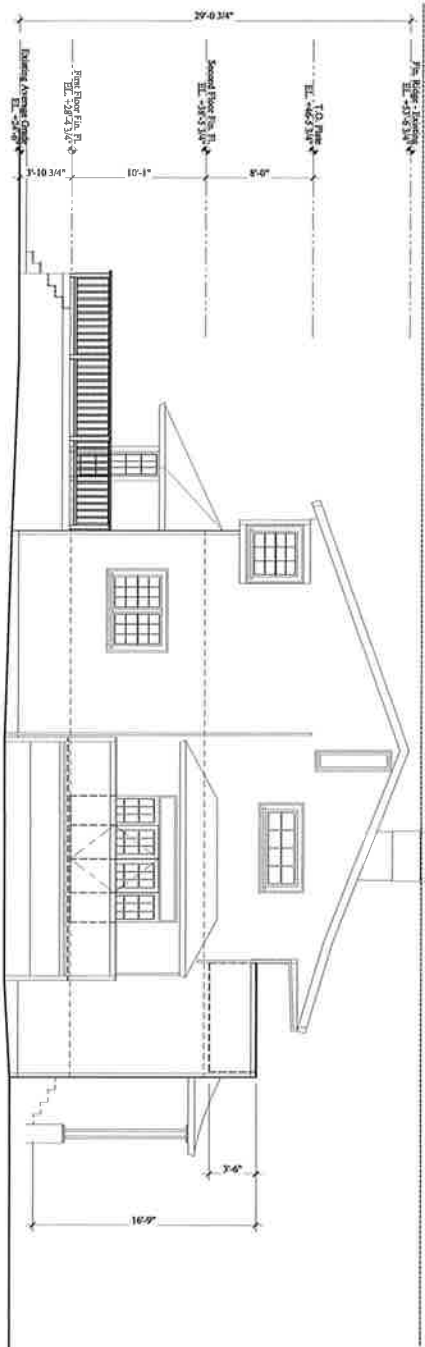
DUMOLIEN - BROWN
RESIDENCE
1111 Sutter Avenue
San Francisco, CA 94108
 APN #073-241-09

ADR Schematic: 8/12/13
 ADR Schematic 2: 9/9/13
 Design Review: 10/11/13

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

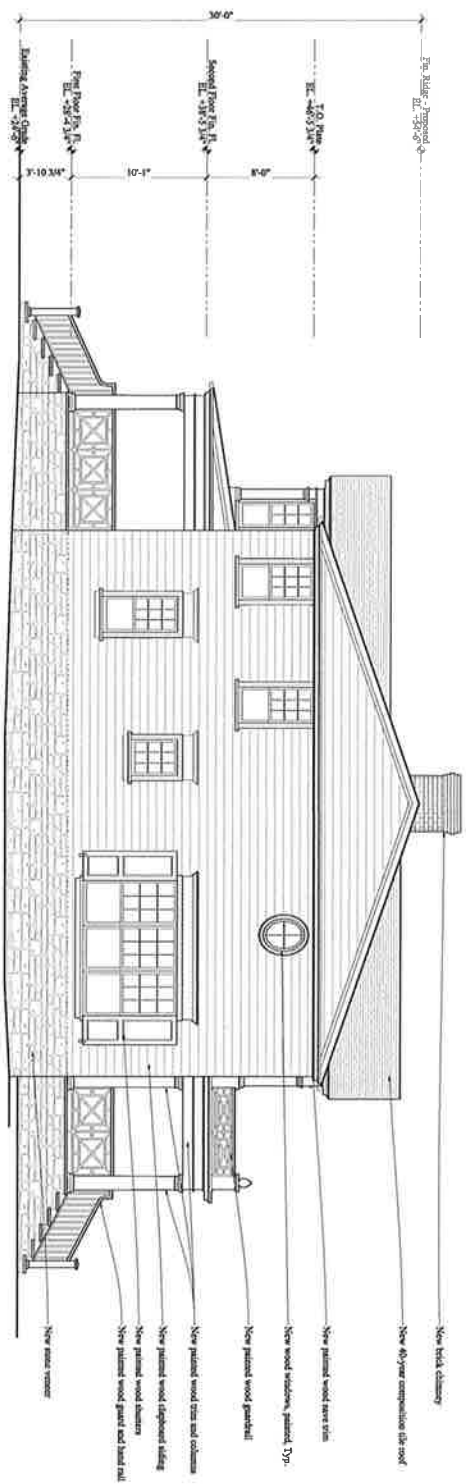
Mark Blevins
Branding and Graphics
 Date: 8/13
 10/11/13
 10/11/13
 10/11/13
 10/11/13

5. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY DOES NOT COVER PROFESSIONAL NEGLIGENCE. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY DOES NOT COVER PROFESSIONAL NEGLIGENCE. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY DOES NOT COVER PROFESSIONAL NEGLIGENCE.



1 EXISTING EAST ELEVATION
A13

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



1 PROPOSED EAST ELEVATION
A12

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

- New brick chimney
- New 40-year composition shingle roof
- New painted wood eave trim
- New wood windows, painted, 3/8"
- New painted wood gables
- New painted wood trim and columns
- New painted wood lightboard siding
- New painted wood shutters
- New painted wood garage and hand rail
- New stone veneer

WENDY POSARD
& Associates
118 Pine Street
San Francisco, CA 94102
415 656 8080

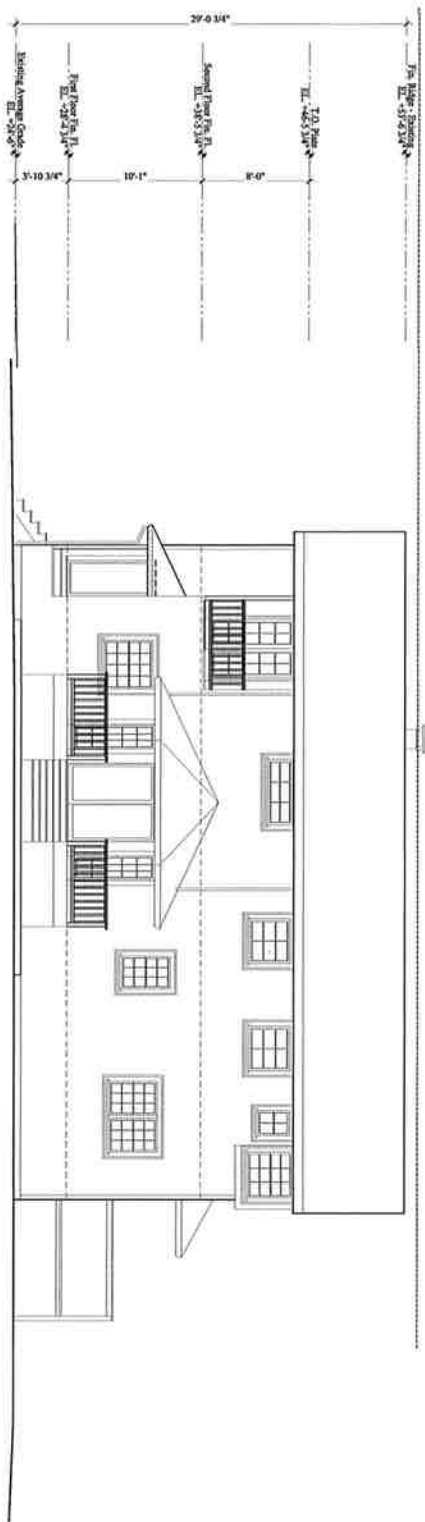
DUMOLIEN - BROWN
RESIDENCE
Wendy Posard
Architect
APN #073-241-09

APR 2013
APR 2013
Design Review: 10/11/13

PRELIMINARY DRAFT
NOT FOR
CONSTRUCTION

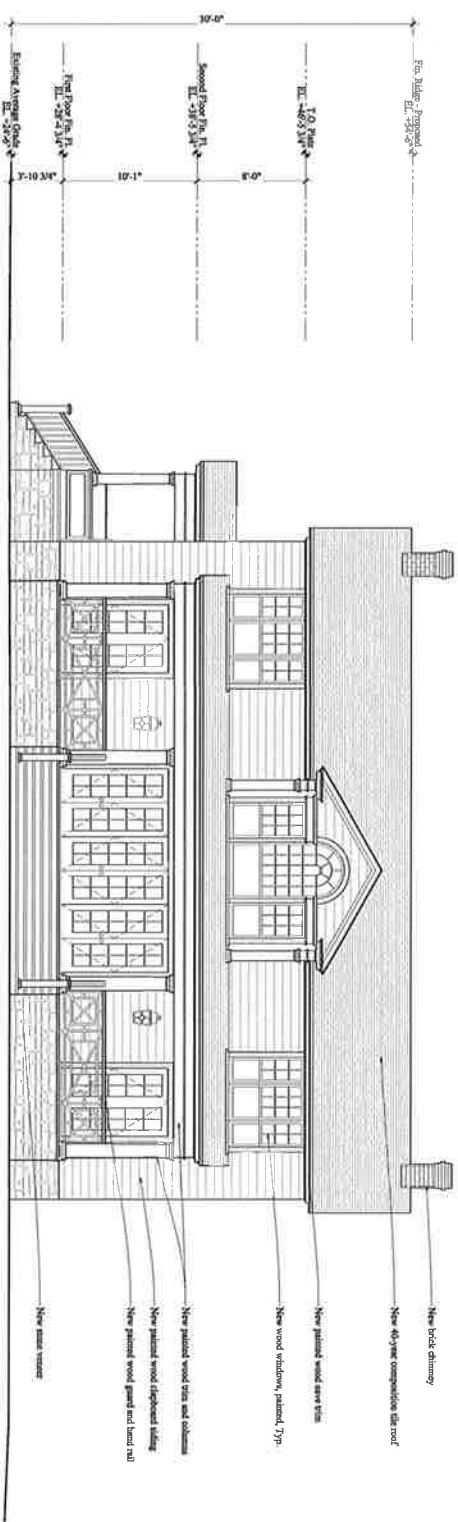
Best Practices
Working and Signing
9/11/13
10/11/13
10/11/13
10/11/13

5. Complete full engineering and architectural drawings for the project. The drawings shall be prepared by the engineer and architect and shall be stamped and signed by the engineer and architect. The drawings shall be prepared in accordance with the requirements of the applicable laws, rules and regulations. The drawings shall be prepared in accordance with the requirements of the applicable laws, rules and regulations. The drawings shall be prepared in accordance with the requirements of the applicable laws, rules and regulations.



1 EXISTING SOUTH ELEVATION

SCALE 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE 1/4"=1'-0"

- New brick chimney
- New 40-year composition like roof
- New painted wood eave trim
- New wood windows, painted, 7 1/2"
- New painted wood trim and columns
- New painted wood deckboard siding
- New painted wood gable end and head rail
- New iron fence

WENDY POSARD
& Associates
 112 Pine Street
 San Francisco, CA 94101
 P 415 656 2020

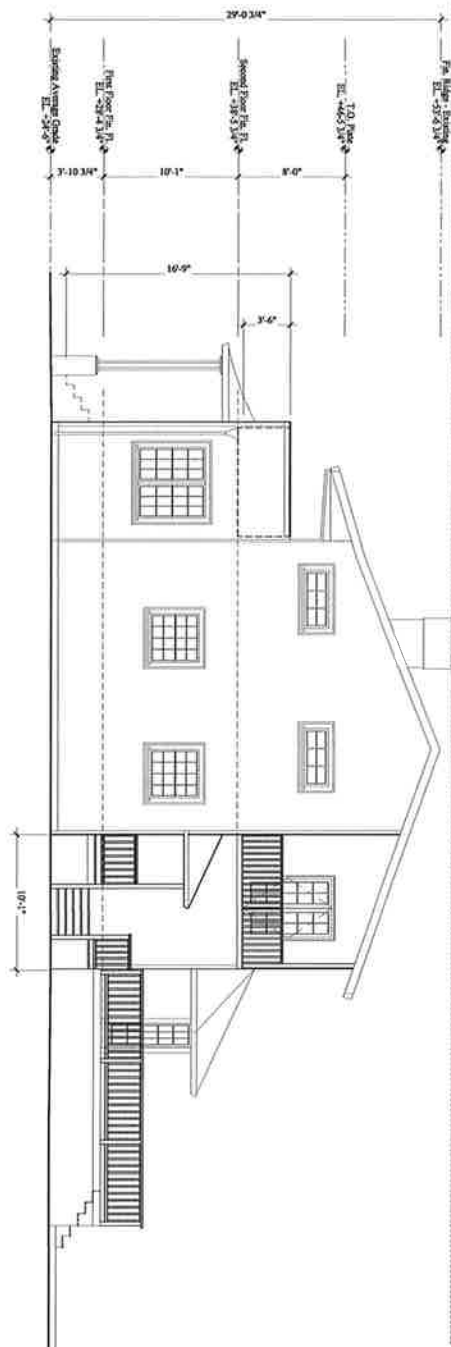
DUMOLIEN - BROWN
 RESIDENCE
*112 Pine Street
 San Francisco, CA 94101*
 APN #073-241-09

ADP Scheme: 8/2/13
 ADP Setback: 2/9/13
 Design Review: 10/1/13

PRELIMINARY DRAFT
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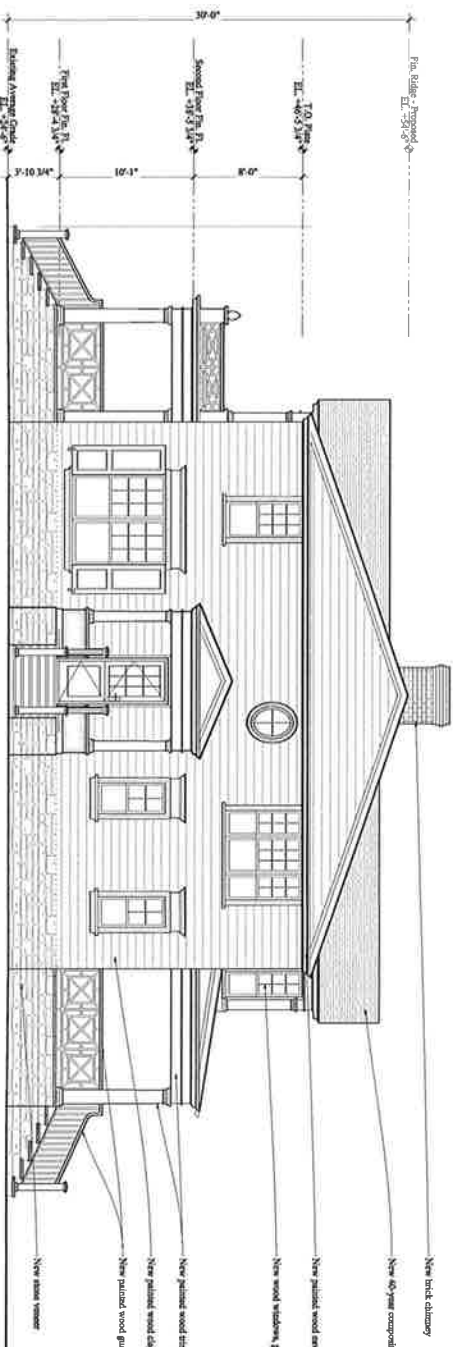
*Sally Blankens
 Building and Ground*
 Sara K. SCL 9
 SA SCL 10/1/13
 Sara SCL 10/1/13
 Steven SCL 10/1/13

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1 EXISTING WEST ELEVATION

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



2 PROPOSED WEST ELEVATION

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

- New brick chimney
- New 40-year composition tile roof
- New painted wood eave trim
- New painted wood gable trim
- New wood windows, painted, 7/8"
- New painted wood trim and columns
- New painted wood clapboard siding
- New painted wood guard and hand rail
- New white veneer

WENDY POSARD
& Associates
 112 Pine Street
 San Anselmo, CA 94960
 P 415 655 2020

DUMOLIEN - BROWN
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 c. Allen Brown
 Box 104 94927
 APN #077-241-09

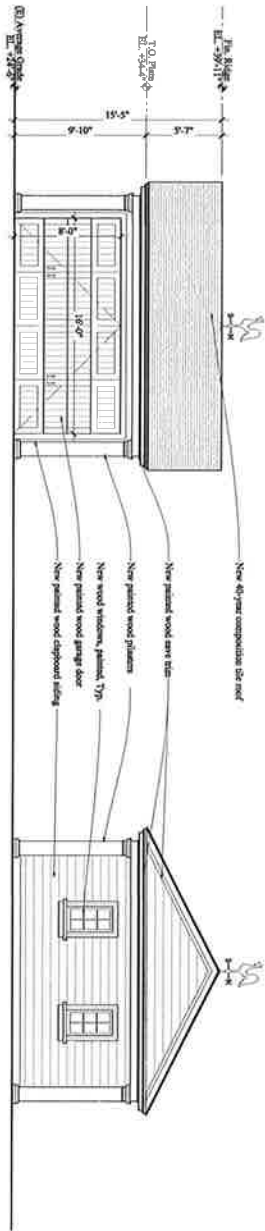
ADR Submitted: 8/2/13
 ADR Submitted 2: 9/9/13
 Design Review: 10/1/13



PRELIMINARY DRAFT
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 Not for
 Construction

Wendy Posard
 Building and Structural
 8/2/13
 10/1/13
 10/1/13
 9/9/13

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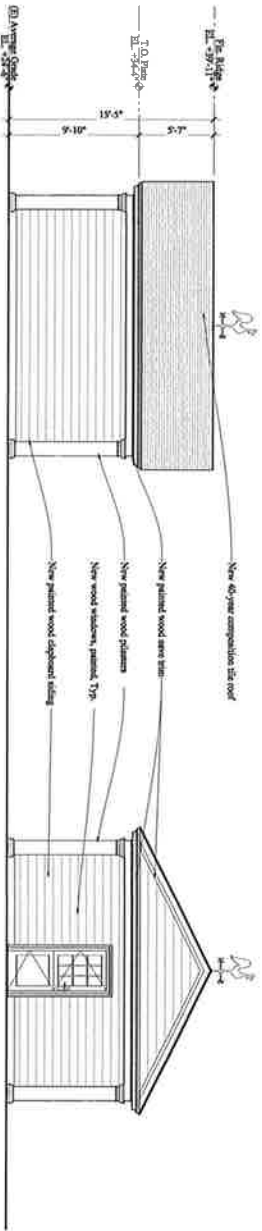


1 GARAGE EAST ELEVATION

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

2 GARAGE NORTH ELEVATION

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



1 GARAGE WEST ELEVATION

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

1 GARAGE SOUTH ELEVATION

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

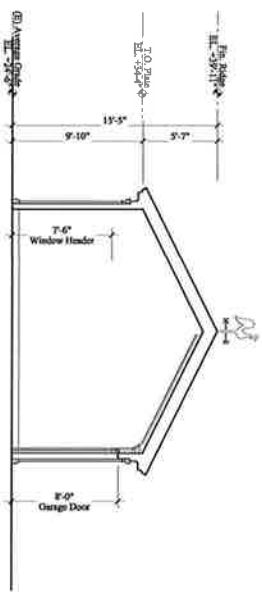
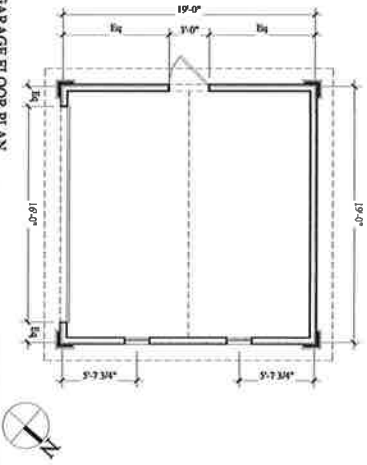


1 GARAGE FLOOR PLAN

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

1 GARAGE SECTION

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



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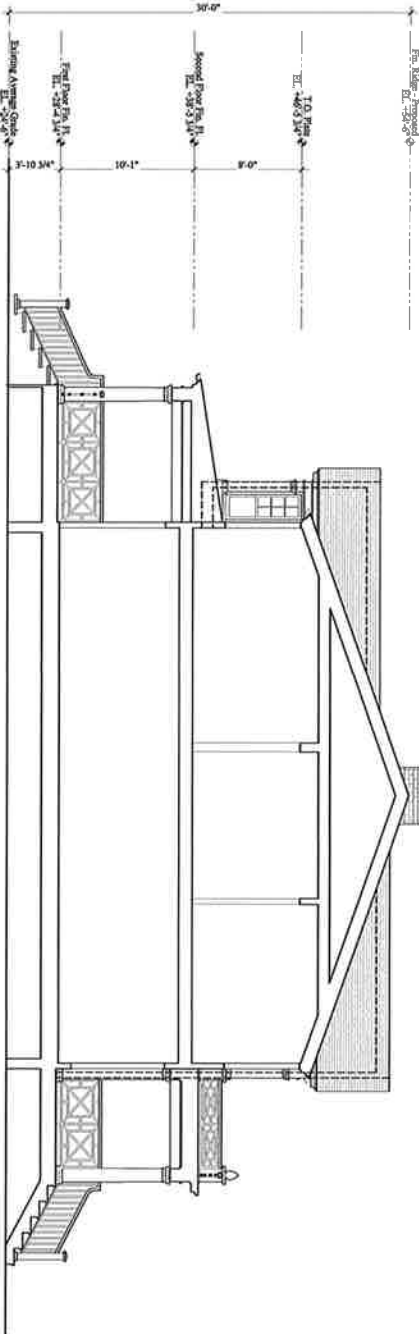
APR. Schematic: 8/12/13
 APR. Schematic 2: 9/9/13
 Design Review: 10/11/13

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Garage Structures
Shaw, Green and Shelton
 Shaw, K. SCL 5
 Shelton, M. SCL 5
 Green, S. 10/11/13
 Shelton, M. 10/11/13
 Green, S. 10/11/13

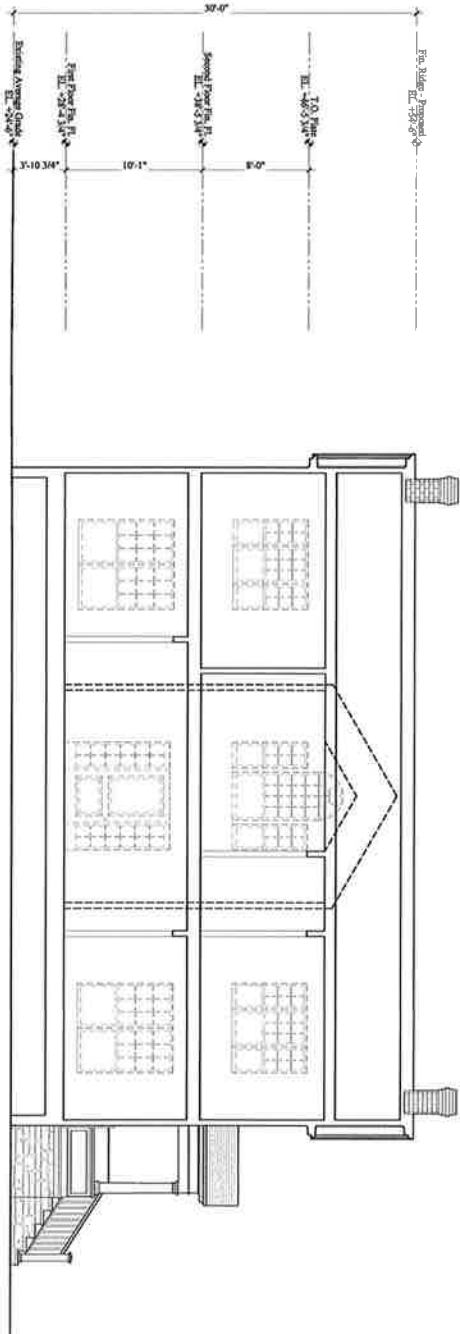
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1 BUILDING SECTION
A11



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

1 BUILDING SECTION
A11



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

Sheets	065-1
Set Date	10/14/13
Issue Date	10/14/13
Drawn By	WJP

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AD38 Submitted: 8/21/13
AD38 Submitted 2: 9/9/13
Design Revisions: 10/11/13

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