

AGENDA  
REGULAR MEETING of the ROSS  
ADVISORY DESIGN REVIEW GROUP  
TUESDAY, JANUARY 24, 2012

1. 6:30 P.M. Commencement.
2. Approval of minutes for December 13, 2011.
3. Open time for public expression.
4. **Review of draft tree/landscape plan for downtown area and Town Hall area**  
The ADR group will consider a preliminary plan for planting new trees in the downtown area and Town Hall area. The plan includes improvement of the landscaping in the parking lot south of the post office.
5. **74 Baywood Avenue, Charles and Renee Sheppard, A.P.N. 72-131-10, Zoning: R-1:B-5A, Very Low Density (.1 - 1 units per acre), Flood Zone X**  
Review of revised plans for a project that would require applications for a demolition permit, design review, hillside lot application, and setback variance. The project proposes a remodel and 2-story addition to the existing 2,412 square foot residence within the required hillside lot west side yard (45 feet required, 0 feet proposed) and east side yard (45 feet required, 25 feet proposed) setback areas. A total of 4,109 square feet of development is proposed.

Effective Lot Area	27,843 square feet
Existing Floor Area Ratio	8.7%
Proposed Floor Area Ratio	14.8% (15% permitted*)
Existing Lot Coverage	10.9%
Proposed Lot Coverage	14.2% (15% permitted)

\*The average slope of the lot is under 30% and the floor area is not reduced under the Hillside Lot Ordinance.

*The existing residence is nonconforming in setbacks.*

6. **Discussion Regarding Variances**  
Staff will review the findings that the Town Council must make to approve variances under the Ross Municipal Code and State law.
7. **Discussion Regarding Staff Approval of Changes to Council-Approved Projects**  
Staff will review current policies for staff approval of changes to Council-approved projects and discuss if modifications should be made to the existing policy.
8. **Adjournment.**

*Plans are available for review during regular office hours in the Town Administration Office. This meeting is intended to allow applicants to present the project and receive feedback from the public and the Advisory Design Review Group. The meeting is open to the public and you are welcome to attend, ask questions, and offer comments. The meeting will be held at Ross Town Hall located at the corner of Sir Francis Drake Boulevard and Lagunitas Road. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Manager at (415) 453-1453, extension 107 or (415) 453-1950 (Fax). Notification at least 48 hours prior to the meeting will enable the town to make reasonable accommodation to help insure accessibility to this meeting.*