

AGENDA  
 REGULAR MEETING of the ROSS ADVISORY  
 DESIGN REVIEW GROUP  
 TUESDAY, JUNE 22, 2010

1. 7:00 P.M. Commencement.
2. Approval of Minutes for April and May 2010.
3. Open Time for Public Expression.
4. Archdiocese of San Francisco, 97 Shady Lane, St. Anselm Catholic Church, APN 73-051-22, R-1 and R-1:B-10 Zoning (Single Family Residential), Flood Zone A (1-percent annual chance floodplain)  
 Design review of request to install two 20-foot tall pole-mounted light fixtures and several 36" tall bollard lights to illuminate the parking lot and pedestrian paths at the church site.

Lot area	30,600 sq. ft.	
Existing Floor Area	45.7%	
Approved Floor Area	46.2%	(20% permitted)
Existing Lot Coverage	43.5%	
Approved Lot Coverage	50.3%	(20% permitted)

5. Jennifer Maxwell, 57 Laurel Grove Avenue, APN 72-181-08, R-1:B-A Zoning (Single Family Residence, 1-acre minimum lot size), Flood Zone X (outside 1-percent annual chance floodplain)  
 Design review of a proposed new catchment wall, up to 8 feet tall, constructed out of steel posts and pressure treated planks, on the uphill side of the roadway below the residence. Design review is also requested for a new 6-foot tall fence and 10-foot tall, roofed, entry gate. The applicants propose modified exterior materials for the project including grey black slate roof shingles with a royal purple slate accent, black painted wood trim, and cut stone.

Gross lot area	52,609 sq. ft.	
Effective lot area	44,721 sq. ft.	
Existing Floor Area	12.9%	
Approved Floor Area	14.3%	(15% permitted)
Existing Lot Coverage	7.5%	
Approved Lot Coverage	7.2%	(15% permitted)

\* The slope of the site is 38%, the current hillside lot design standards would recommend a guideline floor area of 3,592 square feet.

6. 14 Walnut, Loretta Gargan & Catherine Wagner, A.P. Number 073-171-55, R-1: B-10 (Single Family Residence, 10,000 SF Minimum Lot Size), Medium Low Density (3-6 units per acre), Zone X (outside 1-percent annual chance floodplain)

Design review of a 649 square foot, two-story, addition to the existing 706 square foot residence. Design review and variances for a new 312 square foot, one car, garage and storage room proposed within the side yard setback (3 feet proposed, 15 feet required) and rear yard setback (5 feet proposed, 40 feet required). The project also includes a pool and patio area within the rear yard setback (12.5 feet proposed, 40 feet required). Total development of 1,667 square feet is proposed.

Lot area	7,500 sq. ft.	
Existing Floor Area	9.4%	
Proposed Floor Area	22.2%	(20% permitted)
Existing Lot Coverage	12.2%	
Proposed Lot Coverage	20.5%	(20% permitted)

7. Discussion of potential modifications to the town zoning regulations regarding finished attics and basements, which are currently included as floor area.
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.*