

NOTICE OF TOWN COUNCIL HEARINGS

TOWN OF ROSS

Project location: All property within the Town of Ross with an average slope of thirty percent (30%) or greater or that is wholly or partially within Hazard Zones 3 or 4 as identified on the town slope stability map.

Upcoming public meetings:

Advisory Design Review Group, Tuesday, April 27, 7:00 p.m.
Town Council, sitting as Planning Commission, Thursday, May 13, 6:30 p.m.
Town Council, Thursday, June 10, 6:30 p.m. (ordinance introduction)
Town Council, Thursday July 8, 6:30 p.m. (ordinance adoption)

All meetings will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road.

Project Description:

Consideration of Ordinance 620, amending the Town's hillside development regulations. A summary of the changes proposed:

- Hillside lot floor area ratio would become a mandatory development regulation and not a guideline. A variance would be necessary to exceed the maximum permitted floor area for a hillside site.
- No change to the method of calculating average lot slope is proposed.
- A new hillside lot floor area ratio formula is proposed. The formula levels out the current floor area thresholds and would reduce the maximum permitted floor area for some lots and increase the maximum permitted floor area for other lots.
- The hillside lot ordinance would apply to most hillside projects that are currently subject to design review, such as additions that are 200 square feet or greater and certain retaining wall projects.
- New guidelines would permit the Town Council to consider the design and privacy impacts of decks and take into consideration aesthetic impacts of tall building walls.
- The ordinance reinstates larger setbacks requirements for hillside lots as a strongly recommended guideline. The Council may allow reduced setbacks to protect creeks, trees, or to allow development on a more level area of a site.
- Published notice of a hillside lot hearing would no longer be required. Public notices would be mailed to all property owners within 500 feet of a site and posted at the site and two other locations.

The draft ordinance, a red-line draft of the changes, and other materials are available at the Town website: http://www.townofross.org/pages/town_council/hillside_lot_ordinance.html. Please contact staff to receive a copy of the information by mail.

The Town Council may make changes to the draft ordinance at the May and/or June Council hearings. We encourage you to attend the meetings and offer your comments and suggestions. Written comments are welcome. For more information, please contact: Councilmember Michael Skall at mikeskall@comcast.net or Elise Semonian, Senior Planner (415) 453-1453 ext. 121 esemonian@townofross.org.