

MEETING NOTES
ROSS ADVISORY DESIGN REVIEW GROUP
THURSDAY, DECEMBER 18, 2008

1. **5:00 P.M. Commencement.**

Jim Kemp called the meeting to order at 5:00 p.m. The Advisory Design Review group members introduced themselves. Jim Kemp, Richard Hannum Mark Fritts, Noreen Slivon, and Josefa Buckingham were present. Town Staff: Gary Broad, Town Manager, and Dani Hamilton, Senior Planner.

2. **Posting of Agenda.**

The agenda was posted according to government code.

3. **Approval of Minutes of November 20, 2008.**

The draft meeting minutes of November 20, 2008 ADR meeting were unavailable. No action was taken.

4. **Open Time for Public Expression.**

There was no public input.

5. **19 Brookwood/ Les Sherman and Patricia Duffy, A.P. Number: 73-311-02 (R-1: B-10)**

(The applicant revised the project description and plans in response to recommendations made by the ADR group at their November meeting.)

Demolition of existing, non-conforming garage and fencing along the existing driveway and part of the front of the property, removal of 600 square feet of asphalt paving, conversion of basement area for use as a residential second unit and construction of a new, two car garage partially underneath the existing residence. The existing residence is non-conforming with regard to building height and front yard setbacks pursuant to a variance approved in 1996. Revised plans reflect doors of the new garage facing the existing driveway, instead of the street, as previously proposed. Proposed new architectural detail for the exterior of the existing home are revised to be more subtle. Based on the revised plans, the project would require design review for exterior changes to the existing residence, and a use permit for a residential second unit. Also, variances for an addition of 1,129 square feet to an existing residence in excess of the maximum 20% permitted Floor Area Ratio, and a third story, since more than 25% of the basement level appears to be exposed.

Lot area	17,119 square feet
Existing Floor Area Ratio	20.0%
Proposed Floor Area Ratio	25.6% (20% permitted)
Existing Lot Coverage	15.2%
Proposed Lot Coverage	14.9% (20% permitted)

Architect Greg Johnson presented the project to the ADR group. He indicated that the project would remove development from the creek, get rid of impervious surface, create a functional garage and protect existing landscaping.

The discussion centered on the two main considerations identified at the October ADR meeting: Proposed architectural details on the existing house, and the configuration of the new garage. The architect demonstrated that the garage had been reconfigured to allow access to a side-entry garage from the existing driveway at the north side of the property instead of from the street. Additionally, exterior architectural details had been revised to be more subtle and in keeping with the character of the existing roof line and overall character of the home. Further study of the elevations confirmed that the basement level second unit constitutes a third story.

The ADR group indicated support for the project and appreciated that the additional FAR and second unit do not noticeably change the perceived mass and scale of the existing home. The applicants and architect were commended for solving the access problem, removing the old garage from the bank of the creek and the rear yard setback, providing a useable garage that gets two cars off the street and into covered parking, and for reducing lot coverage. Additionally, the group concurred that the project preserves the current fabric of the street while adding a second unit that complies with zoning and satisfies requirements of the Housing Element of the Town's General Plan. The ADR group felt the redesign was a direct and straightforward response to their initial criticism and an overall nice job.

6. Ivy Drive and 8 Hill Road, A.P. Number: 73-143-09 (R-1:B-6)

Design review to allow replacement of the failing retaining wall supporting the shoulder of Ivy Drive above 8 Hill Road, and construction of a 122' long, 3'6" high retaining wall of pressure treated lumber and steel I-beam posts. The existing fence abutting the retaining wall at the rear of the property at 8 Hill Road would also be replaced. The retaining wall is located within the roadway of Ivy Drive, which is a private roadway.

Neighbors at the end of Ivy Drive were present including Jerry Cruise, 100 Ivy, and the owner of 70 Ivy. They have developed a plan to replace a failing retaining wall in an area now used as on street parking. Ownership of this portion of Ivy Drive, a private street, is unclear, as is the participation, if any, of the owner of 8 Hill Road.

ADR supports the project, in concept, and to replace the retaining wall, but believed the project is premature. ADR directed the applicants to first address legal questions related to this project and to the drainage from the project. They believed that input for needed from Town Attorney Hadden Roth and Tom Vallee, Fire Chief, for guidance with regard to long term issues of maintenance, emergency access, and ownership.

7. Southern San Anselmo Avenue Vision

The Advisory Design Review Group will provide feedback on the Southern San Anselmo Avenue Vision, a preliminary area wide plan envisioned to add vitality to the southern San Anselmo Avenue Commercial District. The plan seeks, through the collaboration of stakeholders: including San Anselmo and Ross

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officials, property and business owners, members of the San Anselmo and Ross communities, and expert consultants to develop an area wide plan to guide future changes to the southern San Anselmo Avenue Commercial District, and area bounded by Sir Francis Drake Boulevard between Woodland Avenue and Bolinas Avenue, including the parking lot property on the south side of Bolinas Avenue at Sir Francis Drake Boulevard in Ross.

Architects Michael Rex and Scott Couture and John Merton, landscape architect, and Lisa Ross were present to present the preliminary concept.

San Anselmo resident Katherine Bradley was present and indicated she had lots of concerns.

Michael Rex and Scott Couture summarized the approach. A dozen people have been working on the plan which grew from a property owner initiative that was talking about tearing down most of the buildings and replacing them with 5 story structures. They now have been working for 8 months on how to revitalize these 13 acres. They found the area is 60% asphalt, twice the usual amount. They wanted to develop more pedestrian space. Mr. Rex then outlined proposed buildings and uses in the preliminary plan.

Their plans include removing one southbound lane on Sir Francis Drake Boulevard and putting in roundabouts. This will improve the level of service on the roadways. They can then build a second side of retail into the median. San Anselmo would get revenue from ground leases. The buildings would be 2 stories with retail on the lower level and office on the upper level. There would be a market place created with 2-story buildings with residential on the back and parking underneath. They are looking at a below grade garage that would also serve as a detention basin during flooding. They are trying to get traffic to move smoother and to put housing near jobs and commercial. They are also planning trolley tracks for the are.

The St. Anselm's parking lot would have senior units and a shared history museum between Ross and San Anselmo.

The next step would be to continue to work with individual property owners and to do an economic study.

Jim Kemp indicated that he thinks this is a genuine and foresighted project. He would like to see a lot of diversity, not just a single developer. Richard Hannum indicated that it should not even have a single vernacular to the street. Need different architects and designers.

Ms. Bradley indicated that her understanding is that the Mullers are looking at buying the single largest piece. The Open Space Committee would like view corridors down the median.

Michael Rex indicated that they see different people designing and building and they don't see it being built all at once. Scott Couture said people want it to be eclectic.

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Jim Kemp said bravo for the plan's vision and he would like to be part of the decision-making input. Richard Hannum said it was really good planning.

8. Adjournment.

The meeting was adjourned at 7:00 pm.