

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, FEBRUARY 23, 2010

1. 7:00 P.M. Commencement.

Jim Kemp called the meeting to order at 7:00 pm. Jim Kemp, Josepha Buckingham, Mark Fritts, Dan Winey and Noreen Slivon were present. Elise Semonian, Senior Planner, was present for Town staff.

2. Approval of Minutes for January 2010.

The Advisory Design Review Group (M/S Winey/Fritts) approved the December 2009 meeting minutes.

3. Open Time for Public Expression.

No one wished to comment during the open time.

4. 8 Sir Francis Drake Boulevard, David and Andrea Millstein, A.P. No. 72-241-23, R-1:B-A (Single Family Residential)

Request for after-the-fact approval to amend the approved design for the 6-foot tall fence, columns and gate approved by the Town Council on September 11, 2008.

Lot area	51,401 square feet	
Existing Floor Area Ratio	4.9%	
Approved Floor Area Ratio	8.2%	(15% permitted*)
Existing Lot Coverage	3.3%	
Approved Lot Coverage	5.3%	(15% permitted)

The existing residence is nonconforming in setbacks, covered parking and number of stories.

*The slope of this lot is 33%. The hillside lot ordinance would recommend a maximum floor area of 4,034 square feet.

No one was present for the applicant.

The ADR Group (Kemp, Winey, Slivon, Buckingham, Fritts) made the following recommendations regarding the amendment to the fence design:

- a) The ADR recommends changing the proposed Ashlar stone pattern to a more natural and random pattern that would be a closer match to existing stone walls in Ross. Additionally, this stone should be dark in tone.
- b) The ADR recommends that any lighting fixture be shielded and provide down lighting only.
- c) The ADR recommends that the applicant supply a sample of the proposed stone and cut sheet on the lighting to staff to review with at least one member of the ADR Group.

d) The ADR recommends that planting be installed along the base of the wall.

5. **97 Shady Lane, St. Anselm Catholic Church, Archdiocese of San Francisco, A.P. No. 73-051-22, R-1 and R-1:B-10 (Single Family Residential), Flood Zone A (1-percent annual chance floodplain)**

Review of request to install six pole-mounted light fixtures to illuminate the parking lot at the corner of Fernhill Avenue and Shady Lane. The applicant proposes to install three of the lights within the public right-of-way along Fernhill Avenue and three along the west property line.

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)

The existing structure is nonconforming in setbacks.

Ms. Buckingham recused herself from considering the item due to a conflict of interest.

Tom Beil, project architect, and Michael Yandle, landscape architect, reviewed the project and answered questions.

Tom Byrnes, Shady Lane, was present and expressed his desire to maintain the existing low light ambience of the area.

Pat Langley, Parish Coordinator, indicated that they would like the lighting to be nice, but safety in the parking lot is a concern.

The ADR Group (Kemp, Winey, Slivon, Fritts) made the following recommendations regarding the amendment to the proposal for new parking lot lighting:

- a) The ADR recommends the applicant reduce the size of the proposed fixtures.
- b) The ADR recommends the applicant investigate alternates to the proposed 6 fixture scheme. Those alternatives might include:
 - 1) Reduced fixture count with higher light output.
 - 2) Reduced fixture count with taller poles.
 - 3) Perimeter bollards.
 - 4) Single street fixture for general illumination.

6. **2 Glenwood Avenue, Ed and Betsy McDermott, A.P. No. 73-131-29, R-1:B-A (Single Family Residential, 1-acre min. lot size), Zone A and X (creek is within 100-year floodplain)**

Proposal for a significant remodel to the existing residence that would involve applications for design review (including watercourse design review), a demolition permit, and variances. The project includes a significant renovation of the existing residence, removal of the 3-story wing to the north of the residence, excavation of a new

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garage below the residence, addition to the east of the residence (partially within a side yard setback), and a new pool and detached pool house. A total of 18,636 square feet of floor area is proposed. The project also includes new landscaping including 1,000 linear feet of retaining walls up to 13 feet in height.

Lot area	118,691 sq. ft.	
Existing Floor Area	11.6%	
Proposed Floor Area	15.7%	(15% permitted)
Existing Lot Coverage	5.1%	
Proposed Lot Coverage	8.0%	(15% permitted)

Betsy McDermott was present and introduced the project team: Ken Lindstead, project architect, Eric and Silvina Blasen, landscape architects, and the project manager.

Elise Semonian indicated that the Tusher's, an adjacent neighbor, expressed concern with the proposed location of the pool house in emails to staff, which were presented to the ADR Group.

The ADR Group (Kemp, Winey, Slivon, Buckingham, Fritts) made the following comments:

- a) ADR recommends that the proposed construction fall within the 15% FAR limit.
- b) The ADR recommends that the length of the new one-story wing be reduced to minimize the visual conflicts with the main front façade.
- c) The ADR recommends reducing the total area of hardscape located around the new one-story wing and the pool house.
- d) The ADR group supports the design of the one story element within the side yard setback:
 - 1) Has no visual impact on the adjacent neighbor.
 - 2) Is a result of an atypical configuration of the side yard property line.
 - 3) Is located closer to the side yard to minimize the visual conflict with the architecturally significant front façade.
- e) The ADR recommends reducing the floor area and the mass of the pool house as much as possible.

7. Adjournment.

Jim Kemp adjourned the meeting at 9:00 p.m.