

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, JUNE 22, 2010
Ross Town Hall

1. 7:00 P.M. Commencement.

Jim Kemp called the meeting to order at 7:05 pm. Jim Kemp, Mark Fritts, and Noreen Slivon were present. Elise Semonian, Senior Planner, was present for Town staff. Councilmember-elect Carla Small and Councilmember Chris Martin were in the audience.

2. Approval of Minutes for April and May 2010.

The Group approved the minutes for April and May 2010.

3. Open Time for Public Expression.

No one wished to comment during the open time.

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.

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|-----------------------|----------------|-----------------|
| 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) |

Project architect Tom Biel was present and indicated that the wattage of the lights may be adjusted and that the lights could be placed on a timer.

Steven McKinney, Shady Lane resident and Street Tree Committee member, was interested in the tree plan and the Group suggested that he speak with Michael Yandle, project landscape architect.

ADR Recommendations: (Fritts, Kemp, Slivon)

The ADR supports the design proposal.

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.

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|-----------------------|----------------|-----------------|
| 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.

Neighbor Bob Twiss was present. Project contractor Ken Cottrell was present and provided a copy of Vincent Howes, project Geotechnical Engineer, comments dated June 22, 2010, regarding the wall.

ADR Recommendations: (Fritts, Kemp, Slivon):

- ADR supports the material selection for the roof and the color change for the trim.
- The ADR recommends changes in the gate design in the following manner:
 - The pedestrian gate shall conform to the town guidelines for gates. Specifically, the gate should be no more than 9' in total height, 5' wide opening, 50% transparency in the gate and 3' total depth.
 - The columns be reduced in size to minimize the overall visual scale
 - The solid roof be substituted for a trellis.
 - Protection of the adjacent oak tree must be considered.
- The ADR recommends the following items for the proposed catchment wall:
 - 4' maximum height. Height should be kept to the minimum needed to keep debris from entering the roadway.
 - Wall should be clad in stone to match the adjacent existing stone wall.
 - Applicant should retain the services of a civil engineer to provide details and a drainage plan.
 - Appropriate ground cover should be installed on slope above proposed wall.

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.

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|-----------------------|---------------|-----------------|
| 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)

Neighbor Tilda Thompson was present and in favor of the plans as proposed for the addition, but wished to ensure that the design would encourage off street parking.

Noreen Slivon is a neighbor of the project and recused herself from the Group recommendation.

The applicant and project architect indicated that they consider moving the garage and driveway to the north side of the residence to preserve the yard area, but rejected that idea since it would be a tight turn into the driveway and would involve cuts into the hillside and modification of existing drainage patterns.

ADR Recommendations: (Fritts and Kemp)

- ADR supports the request for FAR and lot coverage variances.
 - The provision of a covered parking space is putting the project over the permitted areas.
- ADR supports the request for a rear yard setback variance for the garage and the pool.
 - The configuration of the existing home on the lot eliminates the ability for the applicant to provide the parking out of the setbacks in an appropriate way.
- The ADR strongly recommends the applicant install story poles that describe the addition as well as the roof profile. After which the applicant should notify the neighbors of 15 Walnut Ave to hear any concerns.
- The ADR recommends the applicant reduce the overall glazing proposed on the new 2 story addition.
- The ADR recommends the garage be designed to match the style of the existing home rather than the proposed addition.
- The ADR recommends the applicant locate the pool equipment within the storage section of the proposed garage.
- The ADR recommends the applicant look at alternative designs for the roof of the new addition, focusing on elements that provide a closer connection to that of the existing roof.

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

Staff provided a staff report with information on the topic and recommended that the discussion be continued to July to allow for review of the materials and for all members of the ADR Group to be present for the discussion.

8. Adjournment.

Jim Kemp adjourned the meeting at 9:30 p.m.