

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, MAY 25, 2010
Ross Town Hall

1. 7:00 P.M. Commencement.

Jim Kemp called the meeting to order at 7:05 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 April 2010.

The Group recommended revisions to the minutes for the project at 49 Glenwood to make it clear that the Group “strongly recommended” the changes, including a single-story pool house structure, instead of asked the applicant to “consider” the changes.

3. Open Time for Public Expression.

No one wished to comment during the open time.

4. Review and discussion regarding proposed Ordinance No. 620, amending the Town’s hillside development regulations.

The ADR Group reviewed proposed Ordinance 620. The group discussed slope calculations. Bill Cheek and Dr. Harvey Glasser spoke about vacant lots at the end of Upper Toyon and how the lot slope increases with the current method of running a line perpendicular to the contour lines. The lot slope is lower if one measures from a high point to a low point without regard to the contours.

The ADR Group made the following recommendations about proposed Ordinance 620:

Modify the following purpose under section 18.39.010 “Ensure that development will not create or increase the potential of major financial loss to the town or any other governmental entity through claim or litigation.” Make the purpose more specific to litigation over the physical impacts of development, not simply litigation over a project generally.

Modify section 18.39.020 Chapter Application to include review of work within 25 feet of “the top bank” of a creek. Clarify cumulative improvements that exceed the thresholds must be reviewed.

For the “Grading and Retaining Walls” section under 18.39.090, the ADR Group recommended that retaining wall height be limited to 6 feet (currently an 8 foot limit). They discussed the aggregate height limit of 18 feet for “any particular slope” and felt that the language should be changed from “shall” to “should”, since one slope may have more than one area of terraced walls and 18 feet could be too restrictive. They recommended clarification of the section to indicate that the recommended materials are structural requirements and that walls should have an architectural finish.

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Under “Landscape Architecture” the group recommended the addition of a provision that requires railings to be transparent and compatible with the architectural design.

The Group recommended changing the section on “Views” to incorporate language from the Sausalito design guidelines, “Hillside development should minimize the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.”

6. Adjournment.

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