

NOTICE OF TOWN COUNCIL HEARING TOWN OF ROSS

6:30 P.M. Thursday, August 12, 2010

Property Owner: Marcella Arana, Joseph and Deborah Montero
Applicant: Tinsley Hutson-Wiley
Location: 30 Ross Common
A.P. Number: 73-272-11
Zoning: Local Service Commercial District (C-L)
FEMA Flood Zone: Zone A (area of 100 year flood)

Project Description:

A Local Service Commercial District Use Permit application for a retail store for gifts, furniture, and house and garden accessories. The applicant estimates the business would have two employees and customer traffic of 5-10 clients per day. Proposed days and hours of operation are Monday through Saturday, 10 am to 4 pm.

A public hearing will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road. A staff report will be available at the town web site at townofross.org. For further information, please contact the Planning Department at (415) 453-1453, extension 121, or esemonian@townofross.org.

Please check the Town's website the week of the Council meeting for the order of agenda items (http://www.townofross.org/pages/town_council/council_agenda.html).

Elise Semonian
Senior Planner

NOTICE OF TOWN COUNCIL HEARING TOWN OF ROSS

6:30 P.M. Thursday, August 12, 2010

Owners: Loretta Gargan & Catherine Wagner
Location: 14 Walnut Avenue
A.P. Number: 73-171-55
Zoning: R-1: B-10 (Single Family Residence, 10,000 SF Minimum Lot Size)
General Plan: Medium Low Density (3-6 units per acre)
Flood Zone: Zone X (outside 1-percent annual chance floodplain)

Project Description:

Design review and variance for a 649 square foot, two-story, addition to the existing 706 square foot residence. The north roof overhang for the addition would encroach into the north side yard setback (13 feet proposed, 15 feet required). Design review and variances are also requested for a new 330 square foot, one car, garage, pool equipment and storage structure within the side yard setback (3 feet proposed, 10 foot setback required) and rear yard setback (5 feet proposed, 10 feet required). The south roof overhang for the garage would encroach into the south side yard setback (1.5 feet proposed, 10 feet required). The project also includes a spa, pool and patio area within the rear yard setback (7 feet proposed, 40 feet required). Total floor area of 1,685 square feet is proposed.

Lot area	7,500 sq. ft.	
Existing Floor Area	9.4%	
Proposed Floor Area	22.4%	(20% permitted)
Existing Lot Coverage	12.2%	
Proposed Lot Coverage	20.8%	(20% permitted)
Existing Impervious Areas	18.5%	
Proposed Impervious Areas	32.8%	

The existing residence is nonconforming in setbacks.

A public hearing will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road. Plans are available for review during regular office hours in the Town Administration Office. A staff report will be available at the town web site at townofross.org. For further information, please contact the Planning Department at (415) 453-1453, extension 121, or esemonian@townofross.org.

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NOTICE OF TOWN COUNCIL HEARING TOWN OF ROSS

6:30 P.M. Thursday, August 12, 2010

Owner: Marin Art & Garden Center
Location: 30 Sir Francis Drake Boulevard
A.P. Number: 72-231-01, 02 and 23
Zoning: C-C (Community Cultural)
General Plan: R-C (Limited Specialized Recreational/Cultural)
Flood Zone: Zone A (area of the 1-percent annual chance floodplain)

Project Description:

Variance to add a 192 square foot greenhouse for plant propagation to the southwest corner of the site, within the front yard setback (3 feet proposed, 25 feet required) without providing additional parking at the site (2 additional spaces required).

Lot area	439,858	square feet
Existing Floor Area Ratio	6.3%	
Proposed Floor Area Ratio	6.3%	(20% permitted)
Existing Lot Coverage	6.3%	
Proposed Lot Coverage	6.3%	(25% permitted)

The existing site is nonconforming in required parking spaces.

A public hearing will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road. Plans are available for review during regular office hours in the Town Administration Office. A staff report will be available at the town web site at townofross.org. For further information, please contact the Planning Department at (415) 453-1453, extension 121, or esemonian@townofross.org.

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6:30 P.M. Thursday, August 12, 2010

Owner: Kira Matthews
Location: 17 Upper Ames Avenue
A.P. Number: 73-181-14
Zoning: R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size)
General Plan: Low Density (1-3 Units/Acre)
Flood Zone: Zone A (1-percent annual chance floodplain)

Project Description:

Variance and design review application to allow a remodel and 556 square foot addition to the existing residence. The project includes replacing the carport with a garage, constructing a second floor bedroom addition over the garage, and a 102 square foot second floor addition on the south elevation. The garage and bedroom addition would be partially within the front yard setback (21 feet proposed, 25 feet required).

Lot area	23,323 square feet
Existing Floor Area Ratio	13.7%
Proposed Floor Area Ratio	16.0% (15% permitted)
Existing Lot Coverage	10.2%
Proposed Lot Coverage	10.6% (15% permitted)
Existing Impervious Areas	22.0%
Proposed Impervious Areas	22.0%

The existing carport is nonconforming in setbacks.

A public hearing will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road. Plans are available for review during regular office hours in the Town Administration Office. A staff report will be available at the town web site at townofross.org. For further information, please contact the Planning Department at (415) 453-1453, extension 121, or esemonian@townofross.org.

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6:30 P.M. Thursday, August 12, 2010

Owner: Robert and Carol Momsen
Location: 59 Winship Avenue
A.P. Number: 72-162-02
Zoning: R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size)
General Plan: Medium Low Density (3-6 units per acre)
Flood Zone: Zone X (area outside the 1-percent annual chance floodplain)

Project Description:

Amendment to plans approved by the Town Council on December 10, 2009, and amended on July 15, 2010. The applicants request a lot coverage variance to add a 4 foot by 7 foot covered entry porch at the rear of the residence.

Lot area	9,583 square feet
Approved Floor Area	33.9%
Proposed Floor Area	33.9% (20% permitted)
Approved Lot Coverage	29.3%
Proposed Lot Coverage	29.5% (20% permitted)
Approved Impervious Areas	35.0%
Proposed Impervious Areas	35.0%

The garage is nonconforming in setbacks.

A public hearing will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road. Plans are available for review during regular office hours in the Town Administration Office. A staff report will be available at the town web site at townofross.org. For further information, please contact the Planning Department at (415) 453-1453, extension 121, or esemonian@townofross.org.

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6:30 P.M. Thursday, August 12, 2010

Owner: Donald Santa Family Trust
Location: 662 Goodhill Road
A.P. Number: 73-211-45
Zoning: R-1:B-5A (Single Family Residential, 5-acre min. lot size)
General Plan: Very Low Density (.1-1 Unit/Acre) and Limited Specialized
Recreational/Cultural
Flood Zone: Zone X

Project Description:

Applications for design review and hillside lot approval and request to amend conditions of the 2001 Town Council design review, hillside lot hazard zone 3 & 4 use permit approval (Resolution 1462), which permitted construction of the two story residence, detached garage/ guest bedroom, and accessory structures. The applicant requests the Council to: 1.) rescind a condition of approval that precludes construction at the site for five years following the date of project final; 2.) allow floor area over 9,142 square feet; 3.) permit the 395 square foot basement under the residence to be finished; and 4.) permit 400 square feet of attic area over the garage to be finished. The basement and attic project would increase the floor area at the site, but would result in no exterior modifications to the structures. Total development of 9,507 square feet is proposed.

Lot Area	776,675 sq. ft. (17.83 acres)
Existing Floor Area Ratio	1.1%
Proposed Floor Area Ratio	1.2% (15% permitted*)
Existing Lot Coverage	0.9%
Proposed Lot Coverage	0.9% (15% permitted)

(*The slope of this lot is 41%. The current Hillside Lot Ordinance would recommend a maximum floor area of 6,534 square feet, or 0.8% floor area ratio, for the site.)

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Owner: Paul and Tori Steege
Location: 93 Bolinas Avenue
A.P. Number: 73-041-15
Zoning: R-1 (Single Family Residential)
General Plan: Medium Density (6-10 Units/Acre)
Flood Zone: Zone A (1-percent annual chance floodplain)

Project Description:

A one-year time extension to July 9, 2011, for a variance and design review application approved July 9, 2009, to allow the following modifications to the existing residence: 1.) relocation of existing dormers on the north facing roof and construction of a new gable/shed dormer to increase the ceiling height of existing upper level floor area; 2.) new gable roof for existing carport and extension of the carport 8 feet towards the front yard; 3.) replacement of the existing porch with a new porch and second floor roof deck; and 4.) a new hot tub within the rear yard setback (40 feet required, 3.5 feet proposed) and east side yard setback (15 feet required, 3.5 feet proposed). The hot tub would be located on an existing deck that covers a seasonal stream contained in a concrete channel.

Lot area	6,400 square feet
Existing Floor Area Ratio	1,943 sq. ft. 30.3%
Proposed Floor Area Ratio	2,037 sq. ft. 31.8% (20% permitted)
Existing Lot Coverage	1,393 sq. ft. 21.8%
Proposed Lot Coverage	1,487 sq. ft. 23.2% (20% permitted)

The existing residence and carport are nonconforming in side and rear setbacks.

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