

AGENDA
 REGULAR MEETING of the ROSS ADVISORY
 DESIGN REVIEW GROUP
 THURSDAY, MAY 22, 2008

1. 5:00 P.M. Commencement.
2. Posting of Agenda.
3. Approval of Minutes of April 24, 2008.
4. Open Time for Public Expression.
5. 3 Upper Ames Avenue/Lionel Conacher and Joan Dea, A.P. No. 073-201-02, (R-1:B-A)

A significant remodel of the existing residence, designed by Bay Area architect Joseph Esherick in 1958. Based on the draft plans, the project would require approval of a demolition permit and design review for the following: 1.) addition of 2,535 square feet of floor area on the first and second story of the residence; and 2.) landscape improvements that include construction of a new pool, 860 square foot pool house, and pool patio area at the southwest corner of the site. All improvements would comply with required setbacks and no variances would be requested.

Lot area	96,407 square feet	
Existing Floor Area Ratio	6.0%	
Proposed Floor Area Ratio	9.4%	(15% permitted)
Existing Lot Coverage	4.9%	
Proposed Lot Coverage	7.0%	(15% permitted)

6. 1 Spring Road/Bill and Krista Martin, A.P. No. 73-252-16 and Madrona Avenue lot, known as A.P. No. 73-252-17, (R-1:B-A)

1 Spring Road, A.P. No. 73-252-16

A 976 square foot first and second story addition and exterior alterations to the existing residence, which was originally designed by Bay Area architect William Wurster in 1938, but has been subsequently remodeled. Design review is required for the proposed addition.

Lot area	34,198 square feet	
Existing Floor Area Ratio	9.4%	
Proposed Floor Area Ratio	12.3%	(15% permitted)
Existing Lot Coverage	not available	
Proposed Lot Coverage	not available	(15% permitted)

The existing residence is nonconforming in setbacks.

Lot on Madrona Avenue, adjacent to 1 Spring Road, A.P. No. 73-252-17

Demolition of 390 square foot barn and construction of 714 square foot cottage and 480 square foot garage/carport. Design review is required for the new construction, which is 25 feet from the centerline of a seasonal creek (50 foot setback from top of bank is recommended). The cottage would be located within the east side setback (25 feet required, 20 feet proposed).

Lot area	29,752 square feet
Existing Floor Area Ratio	1.3%
Proposed Floor Area Ratio	4.0% (15% permitted)
Existing Lot Coverage	not available
Proposed Lot Coverage	not available (15% permitted)

The existing barn is nonconforming in setbacks.

A lot line adjustment is also proposed in order to eliminate encroachments into the side setback for the addition proposed to 1 Spring Road and for the new garage structure on the vacant lot. The lot line adjustment would result in an equal exchange of 820 square feet of lot area.

7. **Adjournment.**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Manager at (415) 453-1453, extension 107 or (415) 453-1950 (Fax). Notification at least 48 hours prior to the meeting will enable the town to make reasonable accommodation to help insure accessibility to this meeting.