

AGENDA  
 REGULAR MEETING of the ROSS ADVISORY  
 DESIGN REVIEW GROUP  
 THURSDAY, JUNE 26, 2008

1. 5:00 P.M. Commencement.
2. Posting of Agenda.
3. Approval of Minutes of April 24, 2008 and May 22, 2008.
4. Open Time for Public Expression.
5. 21 Fernhill Avenue/ Brian and Rachel Wells, A.P. No. 073-091-37, (R-1:B-20)

Review of plans for new pedestrian and driveway gates, up to 6 feet tall, between new stone columns.

6. 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 1957-1958. Based on the draft plans, the project would require approval of a demolition permit and design review for the following: 1.) addition of 2,362 square feet of floor area on the first and second story of the residence; 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; and 3.) steel, lattice design, driveway gates up to 6 feet in height between new stucco columns. Approval of side setback variances would be necessary in order to locate portions of two parking/turnaround areas within the west and south side setback areas. Otherwise, all improvements would comply with required setbacks and no variances would be requested.

Lot area	96,407 square feet	
Existing Floor Area Ratio	6.1%	
Proposed Floor Area Ratio	9.5%	(15% permitted)
Existing Lot Coverage	6.1%	
Proposed Lot Coverage	8.7%	(15% permitted)

7. 54 Baywood Avenue/Ross and Ligia Parmenter, A.P. Nos. 72-072-29 and 72-072-30, (R-1:B-20)

Plans for the construction of a 1,198 square foot two-story residence with a 2-car, attached, garage (242 square feet of floor area), a one-car driveway, and expanded road shoulder that provides parking for one additional car. As designed, the project would require Town Council approval of a variance, design review, hillside lot/hazard zone 3 use permit, and tree removal application. A variance is necessary to

locate the expanded road shoulder, elevated driveway and pedestrian walkway within the front yard setback (25 feet required, 0 feet proposed). The applicant also proposes to re-grade the roadway so that runoff is directed towards the inside curb, install new concrete curbs along the outside edge of Baywood Avenue along the frontage of the site, and construct one additional parking space within the right-of-way. A tree removal permit would be necessary to allow the removal of a 14" bay tree in the area of the proposed driveway.

Lot area	20,971 square feet
Present Floor Area Ratio	0%
Proposed Floor Area Ratio	6.8% (15% permitted*)
Present Lot Coverage	0%
Proposed Lot Coverage	10.4% (15% permitted)

(\*The slope of this lot is 53%. The hillside lot ordinance would recommend a maximum floor area of 840 square feet.)

8. Discussion of group review procedures.
9. 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.*