



AGENDA

Meeting of the Ross Advisory Design Review Group

Tuesday, April 28, 2015

- 1. 7:00 p.m. Commencement**
- 2. Open Time for Public Comments**
(Limit 3 minutes per speaker on items not on agenda)
- 3. Approval of Prior Meeting Minutes**

March 24, 2015

December 16, 2014

June 24, 2014

May 27, 2014

March 25, 2014

February 25, 2014

November 19, 2013

October 30, 2012

May 26, 2009

June 23, 2009

- 4. 9 Woodside Way, New House**

Owner: Amalfi Woodside LLC

Design Professional: David Kotzebue Architecture

Location: 9 Woodside Way

A.P. Number: 73-232-02

Zoning: R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size)

General Plan: Medium Low Density (3-6 units per acre)

Flood Zone: Zone X (outside 1-percent annual chance floodplain)

Review of revised plans for project for the redevelopment of the site that would require Town Council approval of design review and a demolition permit. The project includes: 1.) demolition of the existing residence and all accessory structures, including the log cabin; 2.) construction of a new residence and attached garage; 3.) new landscaping, including new pool and patio area east of the residence; and 4.) 820 cubic yards of cut and 752 cubic yards of fill. A tree alteration and removal permit would be required for work within the Non Intrusion Zone of 8 Significant

redwood trees and for removal of 2 Significant redwood trees between 24 and 58 inches in diameter.

Plans were revised, per ADR and neighbor recommendations as follows:

1. Bedroom wing roofline articulated and stepped roof down 2' over master bath.
2. Roof overhang at bedroom wing reduced in length to coincide with roof step.
3. Eliminated concrete wing walls at south end of master bath.
4. Changed master bath wall material to wood siding.
5. Adjusted first floor plan to shift upslope in order to save three of the five redwood trees near house.
6. Bedroom wing terrace changed from concrete to wood decking around redwood trees.
7. Articulated height of front yard street planting by adding five fruitless olive trees.

Lot Area	24,635 square feet
Existing Floor Area Ratio	3,299 sq. ft. 13.4%
Proposed Floor Area Ratio	4,912 sq. ft. 19.9% (20% permitted)
Existing Lot Coverage	3,362 sq. ft. 13.8%
Proposed Lot Coverage	4,774 sq. ft. 19.4% (20% permitted)
Existing Impervious Surfaces	10,422 sq. ft. 42.3%
Proposed Impervious Surfaces	8,632 sq. ft. 35.0%

5. Consideration of any staff questions regarding pending administrative approvals

6. Adjournment

Plans are available for review during regular office hours in the Planning Office. This meeting is intended to allow applicants to present the project and receive feedback from the public and the Advisory Design Review Group. The meeting is open to the public and you are welcome to attend, ask questions, and offer comments. The meeting will be held at Ross Town Hall located at the corner of Sir Francis Drake Boulevard and Lagunitas Road. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (415) 453-1453, extension 105 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.