



AGENDA

Meeting of the Ross Advisory Design Review Group

Tuesday, May 26, 2015

1. **7:00 p.m. Commencement**
2. **Open Time for Public Comments**
(Limit 3 minutes per speaker on items not on agenda)
3. **ADR Procedures and Membership Issues**
4. **9 Woodside Way, New House**

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| 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 second 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.) : +/- 800 cubic yards.

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

1. No redwood trees are proposed for removal.
2. In order to save the redwoods, the master bedroom and bath portion were shifted towards the street.
3. The length of building parallel to Woodside Way has been reduced. It was shortened this element 14'-6" which results in a south side yard setback of 29'-6" which was 15' previously.
4. The two bedrooms on the second floor are now oriented east/west vs. the north/south arrangement shown previously. The bedroom wing portion was shortened.

5. Second floor bedroom wing roof steps down to the south and the plan has been articulated to minimize the extent of roof on a single level. In addition, green roofs were added in this area.
6. The great room area has been placed farther to the east and creates more of an "L" plan oriented around the two stands of mature redwoods. The outdoor ground level terrace and deck is organized around the two redwood stands.
7. The materials were changed. All board form concrete was removed for both the building and landscape elements. In lieu of board form concrete, the applicant is proposing a ledge stone veneer for the masonry elements. The building would be clad in horizontal wood siding stained to unify site and structure.
8. The great room roof is proposed to be 3'-8" lower.
9. Roof overhangs are utilized throughout.
10. The door from master bath on south side has been removed.

Existing and proposed conditions:

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| 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 | 4,402 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. Upper Toyon, New driveway

Owner: Harvey Glasser
Design Professional: Polsky-Perlstein Architects
Location: Upper Toyon Drive
A.P. Number: 72-031-60, 61, 62, & 63 (Two Lots)
Zoning: R-1:B-5A (Single Family Residence, five-acre min. lot size)
General Plan: Very Low Density (.1-1Unit/Acre)
Flood Zone: Zone X (outside 1-percent annual chance floodplain)

Review of plans for the construction of a 12-foot wide, 540'0" long paved driveway with pull-out through an undeveloped lot, turn-around, retaining wall, and proposed removal of 60 trees (see below.) The driveway would serve an adjacent undeveloped lot. The project would require town council approval of design review, a hillside lot permit, and tree removal permit. The plans provide information on 109 trees:

- 60 trees are proposed for removal (8 oaks, 22 bays, 30 madrones, in varying condition);
- 9 other trees are identified as dead;
- 7 trees are listed as "no impact" or "limited impact" and will only require protective fencing;
- 6 are listed as "moderate impact" and will require protective fencing, possible root pruning, and supplemental irrigation and mulching;

- 27 are listed as "significant impact", also requiring protective fencing, supplemental irrigation and mulching, and certainly root pruning procedures.

Most of the trees to be removed are similar in size, about 8" to 10" in diameter (measured 4'-6" above ground level) although some are as small as 5" and one (a Madrone) as large as 22" (in poor to marginal condition).

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| Gross Lot Area (both) | 425,865 square feet |
| Proposed Retaining Wall Construction | 734 Square Feet, 6.5 feet (max) |
| Proposed Cut | 296 Cubic Yards |
| Proposed Fill | 280 Cubic Yards |

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.