

To: Mayor and Ross Town Council
From: Elise Semonian, Senior Planner
Re: Neumann, Basement Exception Application and Variance, 33 Winship Avenue, File 1808
Date: June 6, 2012

I. Project Summary

Owner: Christopher and Mary Ann Neumann
Location: 33 Winship Avenue
A.P. Number: 72-153-09
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)

II. Project Description:

Request for design review and a demolition permit to replace the shingle siding with horizontal wood siding. The project also includes modification to the windows north of the entry and deletion of one window on the north elevation.

Lot area (approximate)	5,500 square feet	
Existing Floor Area Ratio	36.9%	
Approved Floor Area Ratio	44.8%	(20% permitted)
Existing Lot Coverage	32.3%	
Approved Lot Coverage	32.3%	(20% permitted)
Existing Impervious Areas	56.6%	
Approved Impervious Areas	46.8%	

III. Discussion

The applicants received approval of a basement exception application in October 2011, which is under construction at the site.

The existing residence is sided with painted shingles on three sides and the rear elevation has painted horizontal siding. The applicants would like to replace all of the siding with horizontal wood siding. A color rendition of the front (west) elevation is attached. The applicants will present an actual sample of the stained wood material for the Council's review.

Minor window changes are proposed. The applicants would replace the two windows to the left of the covered entry (above the garage door) with a single window that is consistent in size and style with the other windows on the front elevation. One window on the north elevation (that faces 31 Winship) would be eliminated.

A demolition permit and design review approval is required for any project “resulting in the alteration of more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.” (Ross Municipal Code Sections 18.50.020 and 18.41.020 (b))

The design review criteria for Materials and Colors (RMC §18.41.100(d)) provides:

- (1) Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.
- (2) Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.
- (3) Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.

The existing siding is in need of repair in many areas. The proposed materials are compatible with the style of the residence and typical of craftsman-style houses of this era. Wood siding is proposed. The stain color will be compatible with other structures in the neighborhood, is soft and muted, and the resulting residence will blend with its setting.

IV. Recommendation, Findings, & Conditions

Staff recommends approval of this application based on site visits, the staff report, information contained in the project file, and subject to the following findings and conditions of approval and subject to all of the conditions of the October 13, 2011, Town Council approval:

1. This project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301, existing facilities.
2. The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community. *The project will only result in a change in siding materials and not full demolition of the residence.*
3. The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town. *The project retains the existing residence and updates the siding with material compatible with the style of the residence.*
4. The project is consistent with the Ross general plan and zoning ordinance.
5. The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. *The siding change will not materially change the appearance of the residence except to improve the quality of the materials on the residence.*

6. The project is consistent with the purpose of the design review chapter as outlined in Section 18.41.010 and is in substantial compliance with the design criteria of Section 18.41.100. *The project will result in high quality design that is in keeping with the small Town character and preserves the older Ross residence. The existing siding is in need of repair in many areas. The proposed materials are compatible with the style of the residence and typical of craftsman-style houses of this era. Wood siding is proposed. The stain color will be compatible with other structures in the neighborhood, is soft and muted, and the resulting residence will blend with its setting.*