

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, AUGUST 24, 2010, 7:00 P.M.
Ross Town Hall

1. Commencement.

Jim Kemp, Chair, called the meeting to order. Jim Kemp, Mark Fritts, Josepha Buckingham, Dan Winey and Noreen Slivon were present. Councilmember Carla Small and Councilmember Rupert Russell were also present in the audience.

2. Approval of Minutes for June 2010.

No minutes were approved.

3. Open Time for Public Expression.

No one wished to comment during the open time.

4. Discussion Regarding Potential Improvements to Frederick S. Allen Park.

Discuss and receive input and ideas from the public regarding improvements that could be made to the park.

ADR Recommendations (Buckingham, Fritts, Kemp, Slivon, Winey):

Grant money should be spent in a concentrated area. The ADR recommends focusing on the tennis and paddleball court and the adjacent plaza. Specifically:

- Resurface the tennis courts
- Repair the paddleball court: including the surrounding screen and steps.
- Repair the brick plaza
- Address the trees in 'planters'.
- Install benches and a bike rack.
- Repair/upgrade water fountain

All the above recommendations are for improvements are located at the tennis courts with one exception:

- Address the visual issues with the portable toilet at the North entrance of the park. Ideas included providing a screen or relocating to a less prominent visual location closer to the commercial structures.

5. 49 Glenwood Avenue, John and Michelle Battelle, A.P. No. 73-071-05, R-1:B-A (Single Family Residential)

Review of a proposal that includes the following: 1.) deck addition at the upper level master bedroom; 2.) reconstruction of the main level terrace, new entry stairs, lawn terrace, and other landscape improvements; and 3.) demolition of the pool cabana and pool equipment buildings and construction of a new single story pool cabana/office. Total floor area of 8,400 square feet is proposed.

Lot area	47,400 sq. ft.	
Existing Floor Area	17.0%	
Proposed Floor Area	17.7%	(15% permitted)
Existing Lot Coverage	12.7%	
Proposed Lot Coverage	12.6%	(15% permitted)

Project architects Ed Blankenship and Richard Berling were present for the applicants.

Neighbor Bob Dickinson was present and read a statement detailing his concerns regarding the project, which will be submitted for the record.

ADR Recommendations (Buckingham, Fritts, Kemp, Slivon, Winey):

ADR supports all the proposed changes to the main house.

ADR recommends the applicant:

- Design landscape stairs and slope to minimize the length and height of proposed retaining walls on the front lawn.
- Reduce the square feet of the proposal by .7% to maintain the existing FAR.
- Reduce the ceiling height by 1' in both the office and cabana, thus reducing the overall height of the structure.
- Include design elements and material selections that help tie the Office/Cabana to the main house.
- Remove one of the stairs leading to the office deck, since it adds more bulk and is not necessary.
- Reevaluate the solar panels and parapet wall proposed on the office structure. The drawings may not show them at the proper angle and consider the energy they may produce in the proposed location. If the solar panels were not located on this structure, and the applicants minimize the parapet wall, it would further serve to make that building smaller in scale.

6. Kara and Josh Fisher, 201 Lagunitas Road, APN 73-221-07, R-1:B-A Zoning (Single Family Residence, 1-acre minimum lot size), Flood Zone X (outside 1-percent annual chance floodplain)

Proposal to construct a new 650 square foot detached second unit/"garden pavilion" located 25 feet from the Lagunitas Road property line. The project would involve applications for design review and a floor area ratio variance.

Lot area	43,654 sq. ft.
Floor Area Under Construction	15.0%

Proposed Floor Area	16.5%	(15% permitted)
Lot Coverage Under Construction	15.0%	
Proposed Lot Coverage	16.5%	(15% permitted)

Architect Peter Brockman was present for the applicant.

ADR Recommendations (Buckingham, Fritts, Kemp, Slivon, Winey):

The ADR could not make any recommendations regarding the merits of the applicant's FAR and Lot Coverage variance request.

The ADR recommends the applicant:

- Reduce the overall scale and size of the proposed structure
- Consider possible impact to oak trees
- Lighten the visual impact of the structure
- Provide some connection to the main house: a physical connection and an aesthetic one.

The ADR discussed the application and found itself in a very difficult position regarding the application, and similar second unit applications, due to the lack of a concise Town policy. The group felt that the Ross Town Council should put a guideline or regulation in place regarding the stance on floor area for second units. There have been previous applications given additional floor area for second units and a Town goal is to increase the housing stock in relation to the Town Housing Element.

The 201 Lagunitas application presented a significant challenge for the ADR given that this was requested on a lot that the ADR has had recently reviewed, with a brand new home, built to the maximum FAR and Lot Coverage, and they indicated that it did not present itself as a second unit for an ailing family member as the applicant presented (due to the location of a ping pong table, Murphy bed, no connection to parking and inaccessible bathroom facilities).

Moving forward, without a clear direction and guideline from the Town Council on second unit variances, the ADR would be limited to respond to applicants design issues only. While possible, this approach leaves many considerations and issues unresolved because the planning and zoning plays a significant role in evaluating the design of these proposals.

7. Adjournment.

Jim Kemp adjourned the meeting.