

MINUTES  
REGULAR MEETING of the ROSS ADVISORY  
DESIGN REVIEW GROUP  
TUESDAY, DECEMBER 15, 2009

1. 7:00 P.M. Commencement.

Jim Kemp called the meeting to order at 7:00 pm. Jim Kemp, Josepha Buckingham, Mark Fritts, Noreen Slivon and Dan Winey were present. Elise Semonian, Senior Planner, was present for Town staff.

2. Approval of Minutes for November 2009.

The Advisory Design Review Group approved the November 2009 meeting minutes.

3. Open Time for Public Expression.

No one wished to comment during the open time.

4. 201 Lagunitas Road, Kara and John Fisher, A.P. Number 73-221-07, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 units per acre), Zone X (outside 1-percent annual chance floodplain)

Proposal for redevelopment of the site, which would involve an application for design review and demolition permit. The project includes demolition of the existing 2,196 square foot house and garage and construction of a new, two-story, 6,535 square foot residence and attached 3-car garage. The project also includes new landscape retaining walls, 18 x 40 foot pool, outdoor fireplace and kitchen area, and 6 foot tall driveway gate between stone columns (4 feet permitted). The applicants propose to retain the shed storage areas at the southeast corner of the site. Approval of a tree removal permit would be required for the removal of 5 protected trees ranging from 26" to 8" in diameter, and to transplant 5 magnolia trees.

Lot area	43,654 sq. ft.	
Existing Floor Area	5.0%	
Proposed Floor Area	15.0%	(15% permitted)
Existing Lot Coverage	3.7%	
Proposed Lot Coverage	15.0%	(15% permitted)

Carla Small was present and indicated that the neighbors appreciated that the applicants are proposing a project that is completely within the development regulations, while maximizing their use of the property.

The applicants were present with their architect, Peter Brockman, and their landscape designer, Bradford Eigsti. In response to Ms. Small and staff's concerns, the applicants

agreed to remove the trash collection area within the rear setback, adjacent to the shared property line.

After reviewing and discussing the project, the ADR Group made the following recommendations regarding the proposed project at 201 Lagunitas:

- Fenestration:
  - ADR suggests the applicants look at the fenestration across the entire project and utilize consistent modules to improve the scale, language and consistency.
  - ADR suggests the applicant further study the round window to the left of the chimney and round windows on either side of the master bedroom balcony doors in relationship to the overall design.
- ADR suggests further study and refinement for the bedroom bays and the façade on the right hand side of the family room. The scale is inconsistent with that of the overall project.
- ADR suggests that the cupola location be modified to improve its relationship to the bays on the front of the garage structure.
- The ADR suggests relaxing the constriction between the first bedroom bay and the entry massing.
- ADR suggests further study and refinement of the front entry scale and its relationship to the overall building mass.
- ADR suggests further study of the entry and the proposed landscaping surrounding the entry path.
- The applicants should present a material sample board to the Council which should include a sample of the proposed natural stone veneer.

## 5. Adjournment.

Jim Kemp adjourned the meeting at 8:05 p.m.