

MINUTES
ROSS ADVISORY DESIGN REVIEW GROUP
THURSDAY, JANUARY 22, 2009

1. 5:00 P.M. Commencement.

Jim Kemp called the meeting to order at 5:00 p.m. The Advisory Design Review group members thanked contract planner Dani Hamilton. The members introduced themselves. Jim Kemp, Mark Fritts, Noreen Slivon, Dan Winey and Josefa Buckingham were present. Town Staff present: Gary Broad, Town Manager, Dani Hamilton and Elise Semonian, Senior Planners.

2. Posting of Agenda.

The agenda was posted according to the requirements of the Government Code.

3. Approval of Minutes of October, November and December 2008.

The Advisory Design Review Group received the minutes of the October, November and December 2008 meetings.

4. Approval of 2009 Meeting Dates.

The Group was presented with 2009 Meeting Dates.

5. Open Time for Public Expression.

No one wished to speak during the public open time.

6. 191 Lagunitas Road/Paris and Martha Royo, A.P. Number: 73-211-06 (R-1: B-5A)

Application to demolish an existing single family residence, guest house, pool and cabana, and remove 5 trees, all under 18" in diameter. Proposal to construct a new 5,458 square foot single family home with a basement level garage, a new swimming pool, and a 1,116 square foot guesthouse with two bedrooms, workout room, kitchenette/bar, and wine cave. The existing garage and shed, both located within required side yard setback, are proposed to remain. 1,241 cubic yards of cut and 1,168 cubic yards of fill are proposed.

Lot area	136,289.2 square feet
Existing Floor Area Ratio	6,245 square feet (4.6%)
Proposed Floor Area Ratio	9,369 square feet (6.9%)*
Existing Lot Coverage	2.8%
Proposed Lot Coverage	3.2% (15% permitted)

**The slope of the lot is 33%. The Town Hillside Lot guidelines would recommend a guideline of 9,148 square feet of total floor area.*

Paris Royo and his architect Marty Zwick were present for their second meeting before the Advisory Design Review group. Mr. Zwick explained the changes made to the project in response to concerns raised by the ADR Group at the November 2008 meeting, and in response to concerns raised by Council members regarding other projects under review at the Town Council meeting. They reduced the size of the structure so that it is no longer above the Hillside Lot Ordinance guideline floor area. They also reduced the proposed grading. Mr. Zwick gave details on their contact with the neighbors. They raised the window sill heights to preserve privacy between sites. He reviewed the proposed materials, which include a limestone veneer in two sizes and textures, wood siding in shades of green, and standing seam metal roofing.

January 22, 2009 Agenda

Mr. Kemp was concerned that some ADR Group members present at the meeting were not present for the prior discussion of the project and did not see the minutes. He felt the new plans responded to issues raised at the last meeting. He wanted the group to look at the architecture and the image being created on the site. He was concerned with the commercial appearance and the pavilions. He was not sure the architect had overcome those concerns.

Ms. Buckingham stated that she visited the site, reviewed the prior drawings, and she agreed with the comments from the prior meeting. She liked the proposed size of the project and the setbacks. She was sad that they would get rid of the old house but believed the removal of the guest house, bridge and wall would be an improvement.

Mr. Winey indicated that, although he considers himself a traditionalist, he believed this is a good contemporary project because of the sensitive design and proposed materials.

The ADR Group questioned why the existing garage and sheds would be retained and the applicant responded that it is good storage area.

Ms. Slivon agreed the design is good and that they responded well to the oddly shaped site. She felt there was no reason to keep the garage and shed.

Mr. Fritts indicated that the dining room would be a nice space. He liked the theme and execution, which opens up the ground floor and increases the articulation of the façade of the house. However, he believed the design of the guest house needed work. He was concerned that it would feel like a cavern. He noted that the spiral stairs seemed strange and out of place. He did not personally like the tunnel, but would not object to it for the applicant.

Mr. Kemp did not believe the proposed design would fit in with Ross and felt it would be more appropriate in the hills of Los Angeles.

Ms. Buckingham commented that the front façade stonework would be imposing, not residential in scale, heavy, and reminds her of a mausoleum. She felt it would be improved if it had the details of the pavilions.

Mr. Winey would forgo the circular stair proposed. He thought the design was a little commercial and that the detail and massing was not quite right. He felt the design would be more appropriate for the Pacific Northwest.

Mr. Royo explained that they would like to capture light in the house since it is a dark site.

7. **4 Southwood/Joe and Janelle Ciatti, A.P. Number: 73-151-19 (R-1: B-20)**
Request for Design Review to allow installation of new doors and windows in the house, and variances for construction of 16" high reflecting pool with a fountain in the front and side yard setback and installation of an antique, 7' 2" wrought iron gate (6 feet permitted).

Lot area	14,208 square feet
Existing Floor Area Ratio	26.1%
Proposed Floor Area Ratio	26.1% (20% permitted)
Existing Lot Coverage	16.8%

Proposed Lot Coverage 16.8% (20% permitted)

Mr. Ciatti and his architect Sandra Bird were present and reviewed the modifications proposed to the residence and landscape. Mr. Ciatti indicated he wished to retain the structure as is, but remodel the interior. The ADR Group recommended that the windows be single pane like the existing windows of the historic structure. Staff indicated that the gate must be pulled back from the edge of the road to comply with Public Works requirements and the ADR Group suggested the plan move forward to the Council with this change.

8. 109 Bolinas Avenue/Mark Millstein, A.P. Number 73-041-34 (R-1)

Request for a 396 square foot addition to an existing residence, and a new backyard swimming pool. The additional square footage includes a pool equipment shed connected to the rear of the existing garage, a new family room off of the existing living room, and an expanded master bedroom. Variances are required to allow the shed in the side yard setback (7 feet proposed, 15 feet required, FAR in excess of 20%, and the swimming pool in the rear yard setback (25 feet proposed, 40 feet required). The house is currently nonconforming with regard to floor area and setbacks, pursuant to design review and variances approved in 1996.

Lot area	9,600 square feet
Existing Floor Area Ratio	20.8%
Proposed Floor Area Ratio	25.0% (20% permitted)
Existing Lot Coverage	20.8%
Proposed Lot Coverage	14.9% (20% permitted)

Mark Millstein, property owner, was present and reviewed the project with the Group. The owner indicated that he uses the garage for storage due to its small size.

Mr. Winey suggested that the applicant rotate the axis of the pool to align it with the architecture. The Group considered the potential impacts of this suggested change and agreed it would be an improvement.

The Group discussed the roof plan and, although it is somewhat awkward, felt it was one of the only ways to extend the roof. They suggested the pool equipment shed be moved further from the side property line to the back side of the garage.

Senior Planner Semonian expressed some concern for the variances proposed. The Group felt they could not comment on the variances, which are a policy decision for the Council. They felt the proposed plan would improve the internal space and were pleased that it was no closer to the side property line than the existing construction.

Mr. Winey suggested the pattern and dimensions of the new windows more closely relate to the existing windows and suggested that the applicant make the doors a single unit.

January 22, 2009 Agenda

9. 51 Bridge/John Gaeta, A.P. Number 73-261-24, (R-1:B-7.5)

Request for repair of an existing 32" retaining wall topped by a new 5' redwood fence with ironwork infill grid at the rear of the property. The fence and wall have a combined height over 6 feet (6 feet permitted).

The Group agreed that the design of the fence and walls was good, worked with the house, and was barely visible from the street.

10. Adjournment.

Jim Kemp adjourned the meeting at 7:00 p.m.