

MINUTES  
REGULAR MEETING of the ROSS ADVISORY  
DESIGN REVIEW GROUP  
THURSDAY, MARCH 26, 2009

1. **Commencement.**  
Jim Kemp called the meeting to order at 5:10 p.m.
2. **Posting of Agenda.**  
The agenda was posted as required by law.
3. **Approval of Minutes.**  
Staff distributed minutes of the February 26, 2008, joint Council and ADR Meeting and indicated that the minutes would be approved by the Town Council.
4. **Open Time for Public Expression.**  
Lorraine Berry, 4 Ames Avenue, expressed concern with the unattractive orange temporary fences and suggested the Town require green fencing that blends in with the landscaping. Phil Cecchettini and Joyce Konigsberg noted a recent Marin IJ editorial on transparency in government. They expressed concern with the 5:00 pm ADR Group meeting time, which is too early for residents that work. They also expressed concern that the public notice for 126 Winding Way did not indicate if the project was subject to the hillside lot ordinance. The ADR Group agreed that a later meeting time would be preferable and Thursday evenings often conflicted with school activities. Staff agreed to poll the ADR Group members to determine if most members could meet on the fourth Tuesdays or the fourth Thursdays at 7:00 p.m.
5. **70 Ivy Drive, James and Brett Collins, A.P. Number: 73-143-18 (R-1: B-10)**  
Request to replace the existing residence and carport tar and gravel roof with a new standing seam metal roof. The project also involves adding two new skylights on the north roof slope and one solar tube skylight on the south roof slope. New roof insulation will raise the overall height of the house approximately 2 inches. A tree permit is requested to remove a pine tree in contact with the carport roof.  
  
Georgianna Salz, architect with Turnbull, Griffin, Haesloop, presented the project and the owners were present. The ADR Group members indicated that they had visited the site and they agreed the design was appropriate and they had no concerns with the project.
6. **126 Winding Way/Douglas and Miranda Abrams, A.P. Number: 72-091-14 (R-1: B-5A)**  
Request to remodel, restore, and add 2,784 square feet to an existing residence, originally designed by Bay Area architect Bernard Maybeck. Total development of 5,923 square feet is proposed. The project also includes landscape improvements such as modification of the driveway, a swimming pool, and associated retaining walls.

Net lot area	44,201 square feet
Existing Floor Area	7.1%
Proposed Floor Area	13.5% (15% permitted*)
Existing Lot Coverage	4.6%
Proposed Lot Coverage	8.3% (15% permitted)

*\*The Town is reviewing site slope information to determine whether the project is subject to more restrictive Hillside Lot Ordinance guideline floor areas.*

Staff indicated that the lot would be subject to the Hillside Lot Ordinance based on the size of the addition and the slope of the site.

Douglas Abrams and the project architect, Charles Theobald, described the project and the history of the existing residence. They believed that the landscape improvements, including a pool within the rear setback area, would not impact the closest neighbor, whose development is at a higher elevation. Michael Yandle described the landscape project and the intent to maintain the natural woodland area between the residence and Winding Way and site the improvements in previously disturbed areas. He indicated that Bernard Maybeck's original drawings for the residence did not include landscape plans. The plan includes removal of concrete areas and new pervious surfaces. Additional native trees would be planted.

Mark Goldstein, 125 Winding Way, indicated that he lives below the site and asked for additional information on the proposal for the expanded driveway area and the retaining walls, which appeared close to the street.

The project team responded to the neighbor's concerns and indicated that the new walls would be located where there are existing walls, but would be taller.

The ADR Group asked questions about the design. Jim Kemp believed the historic residence should be restored completely. Mr. Kemp and Mr. Winey recommended that the windows be retained and restored and not replaced. They liked the obvious break point between the old structure and the new addition. Ms. Buckingham noted the unused under space and questioned if the addition of bedrooms would increase the number of cars. The Group noted that the project would increase parking at the site.

Mr. Fritz questioned if the pool worked against the natural landscape and cuts in to what appeared to be a natural swale in the topography. The applicant indicated, and staff confirmed, that there is no watercourse in this area.

Staff confirmed that the dilapidated former stable structure could not be counted as existing floor area.

The ADR Group noted the proposed project was above the hillside lot ordinance guideline floor area and recommended that the applicant return for review of the project after refining the design.

7. 33 Spring Road/Geoffrey Franklin, A.P. Number 73-281-11, 74-161-25 (R-1:B-5A)

Discussion of appropriate approaches to construct an addition to a residence originally designed by notable architect William Wilson Wurster in 1953, which may be considered a historic structure. The project would involve demolition of an addition to the north side of the structure, constructed in the 1970s.

The applicant, property owner, was present and described the residence. The ADR Group, based on review of the materials submitted and site visits, agreed that demolition of the structure would not remove a building of historical, architectural or aesthetic value.

**8. Adjournment.**

Mr. Kemp adjourned the meeting.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Manager at (415) 453-1453, extension 107 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.*