

MEETING NOTES
ROSS ADVISORY DESIGN REVIEW GROUP
THURSDAY, OCTOBER 23, 2008

1. 5:00 P.M. Commencement.

Jim Kemp called the meeting to order at 5:00 p.m. The Advisory Design Review group members introduced themselves. Jim Kemp, Mark Fritts, Josefa Buckingham, and Noreen Slivon were present. Dan Winey arrived late. Noreen Slivon left the meeting at 6:00 p.m. Town Staff: Gary Broad, Town Manager, and Dani Hamilton, Senior Planner.

2. Posting of Agenda.

The agenda was posted according to government code.

3. Approval of Minutes of September 25, 2008.

The draft meeting minutes of September 25, 2008 ADR meeting were approved.

4. Open Time for Public Expression.

There was no public input.

- 5. 205 Lagunitas Road/Lagunitas Country Club, A.P. Number: 73-211-40 (R-1: B-A)**
Amendment to an existing Conditional Use Permit to allow the operation of a recreational club to permit addition of a third paddle tennis court above the existing two courts. The 60.5 foot long by 30 foot wide court will have 14' high fencing with steel tubing and a hexagonal wire mesh. A 5' by 28.5' viewing deck is proposed. Four 22-foot high pole mounted, downward directed Halide lights are proposed at the court perimeter (a use permit is required for nighttime lighting and use.) Design Review is required for 630 cubic yards of cut and construction of two, 4' high terraced retaining walls totaling 273' in length.

Shay Zack, project architect, presented plans for new paddle court. Also representing the Lagunitas Country Club were Tom Mayes, and John Pogue, club president. Plans presented at the meeting had been revised since distribution of the packets. Revised plans showed a larger viewing deck and the court sited more deeply in the hillside. ADR group agreed to review and comment on revised plans.

Public comments were received from Elizabeth Anderson, attorney with Sheppard Mullin, representing the Gabrielsons at 2 Glenwood Avenue, who submitted a letter with four reasons for denying the project. Jim Owen, the neighbor at 200 ½ Lagunitas Road questioned whether a western location had been considered.

The overall discussion focused on issues of light, glare, and noise, as well as effects of grading and construction. The lighting discussion focused on the angle, amount, and direction of perimeter lights on the existing paddle courts and the need to mitigate the existing problems of light and glare in conjunction with plans for the new paddle court.

The Advisory Design Review group recommended that the paddle court location be shifted northwest to keep the courts as internal as possible by bringing them lower on the hillside, address all environmental issues including drainage and trees, and that a lighting study be prepared by the applicant for review, including maybe a demonstration of lighting. Three terraced retaining walls (instead of the two proposed) behind the relocated new paddle court may be necessary and would be acceptable. The ADR group invited the applicants to return to ADR prior to continuing on to Town Council for review.

6. **4 Canyon Road/Christian Lind & Lisa Bernardi, A.P. Number: 72-092-08 (R-1: B-A)**
Approval of a demolition permit to remove an existing 2,000 square foot single family home and related landscaping walls and decks. Design review for a new, 4,107 square foot single family home and 912 square foot garage, as well as 222 linear feet of landscape walls.

Lot area	39,247 square feet
Existing Floor Area Ratio	5.1%
Proposed Floor Area Ratio	12.7% (15% permitted)
Existing Lot Coverage	6.9%
Proposed Lot Coverage	10.4% (15% permitted)

Kathy Strauss, project architect, presented the conceptual plans to the ADR group seeking early input on design. Christian Lind and Lisa Bernardi were also in attendance. The ADR group, the homeowners, and the project architect engaged in some design brainstorming. ADR group indicated general support of the conceptual design, encouraged applicants to consider architectural integration of solar panels into the design of the structure, and recommended dark color finish on all stucco surfaces. There was some concern expressed about the increase in additional impervious surface and suggestion that surfaces be previous as possible. The ADR submittal did not include drainage, grading or landscape plans. The ADR group agrees that they are sympathetic to the overall design, and recommend that it should be kept simple with high-quality finishes.

7. **2 Upper Road West/Alan Grujic, A.P. Number: 73-062-12 (R-1: B-5A)**
Use permit, design review and a variance for construction of a 747 sq. ft. guesthouse over the existing garage, within the north side yard setback. Design review is also required for 1,180 linear feet of new stucco retaining wall up to 8 feet in height and for 3,118 cubic yards of fill and 58 cubic yards of cut. The existing driveway and swimming pool will be relocated east of the residence and an expanded parking area constructed within the north side yard setback. The removal of 7 trees is proposed.

Michael Yandle, landscape architect, presented project plans to the ADR group. The group concurred that the massing and design of the guest quarters above the garage are in keeping with the design and scale of the existing residence. The group recognized that extensive fill will be involved to accommodate the relocation of the swimming pool, realignment of driveway, and expansion of parking area. While the group felt the design worked with the existing site improvements, members recognized that the amount of fill required was a large number and encouraged the project landscape architect to explore whether there were any design or

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construction options that could lower the amount of fill required to construct the project. The group indicated that sections would have been useful.

8. Selection of Chairperson and Vice-Chairperson

By consensus, the group selected Jim Kemp to serve as Chairperson, and Mark Fritts to serve as Vice Chairperson.

9. Adjournment.

The meeting was adjourned at 7:00 pm.