

**MINUTES**  
Meeting of the  
Ross Advisory Design Review Group

Tuesday, June 28, 2016

**1. 6:04 p.m. Commencement**

Mark Fritz, called the meeting to order. Joey Buckingham, Peter Nelson, and Dan Winey were present. Heidi Scoble was present representing staff. John Keikepher, representing the RPOA, was also present.

**2. Open Time for Public Comments- *None***

**3. Approval of minutes- *Approved***

**4. Old Business- *None***

**5. New Business**

**a. Kalafatas Residence (Application No. 2016-028) – 20 Glenwood Avenue**

Property owner Dan Kalafatas began the applicant's presentation by expressing his gratitude to the ADR Group and the talent working on the project.

Project Architect, Ken Lindstead, provided a presentation that explained the goals of the project. The goals expressed included redesigning the disjointed architectural conditions that were constructed in the 1990's, maintain the existing architectural colors and materials that are reflective of the original bungalow architecture, maximizing the garden and consolidate the existing detached accessory structures.

Janelle Hobart, project landscape architect, described that the project landscaping would return the site to more of a natural design instead of the existing English Landscaping.

Eric Soiffer, resident at 36 Glenwood stated that the owners of the property supported the project.

The ADR Group members unanimously supported the project based on the improved design of the residence and designing a project that is in keeping with the mass and scale of the site. The ADR Group provided a recommendation to approve the project and requested the project applicants to consider the following:

- Consider incorporating a stone base along the north elevation to reduce the weight and tall appearance of the cabana.

- Consider incorporating renewable resources into the project.
- Consider alternatives to paving.
- Consider reducing the height of the cabana.

The ADR Group also requested that the formal submittal of the project include a preliminary grading plan, a construction management and traffic plan that identifies construction impacts, and providing information on how many haul trips it would take to accommodate the project grading.

The ADR Group also stated that they supported the Nonconformity Permit to allow the continuation of the legal nonconforming roof line along the north elevation.

## **6. Communications- *None***

## **7. Adjournment**

The meeting adjourned at 8:15 p.m.