

MINUTES
Meeting of the
Ross Advisory Design Review Group

Tuesday, July 26, 2016

1. 6:04 p.m. Commencement

Mark Kruttschnitt, called the meeting to order. Joey Buckingham, Peter Nelson, Stephen Sutro and Eric Soifer were also present. Heidi Scoble was present representing staff.

2. Open Time for Public Comments- *None*

3. Approval of minutes- *Approved*

4. Old Business- *None*

5. New Business

a. Shewey Residence (Application No. 2016-025) – 45 Bolinas Avenue

Project applicant, Ann Bool, described the scope of the project that included the remodel of an existing residence, the new construction of a one-car garage, and the remodel of an existing guest cottage.

The property owners at 47 Bolinas Avenue, William and Sarah Devlin, stated that they were concerned with the location of the swimming pool being located too close to their property line.

The ADR Group's generally supported the mass, scale, and proportions of the project and suggested the following comments be considered prior to submittal of a formal application to the Town Council:

1. Try to reduce the amount of new impervious surfaces and use permeable materials.
2. Consider pushing back the swimming pool away from the common property line at 47 Bolinas Avenue.
3. Provide details on any fencing and sports court equipment.
4. Consider using rough natural siding material for the residence in order to blend better with the site and the context of the neighborhood.

b. Glasser Residence (Application No. 2016-026) – 440 Upper Toyon Drive

c. Glasser Residence (Application No. 2016-027) – 404 Upper Toyon Drive

Project applicants Jarod Polsky and Brad Hubbell with Polsky-Pearlstein Architects presented the project for the new construction of two single family residences on vacant lots.

The property owner at 16 Canyon, Amanda Morton, expressed concern with the size and visibility of the project, in addition to the new location of the water line that would provide service to her residence.

The property owner at 400 Upper Toyon, Courtney DeBalmann also expressed concern regarding the originally proposed location of the driveway and requested that the revised location would create less impact to her residence. Mrs. DeBalmann also expressed concerns regarding any noise generated as a result of the project, including a potential MMWD pump that may be located directly adjacent to their residence. Lastly, Mrs. DeBalmann requested that the existing trees on the east side of the house remain.

The property owner at 325 Upper Toyon, Susan Lyons, expressed concerns regarding the location of the construction staging associated with the project.

The ADR Group generally supported the project and provided the following comments:

1. Try to reduce the amount of impervious surfaces as much as possible and incorporate permeable materials into the project.
2. Consider incorporating water retention to be used for landscaping.
3. Consider extending roof eaves to create shadowing of windows.
4. Consider reducing the monochromatic aesthetic of the elevations.
5. Consider a dark bronze or dark color material for the eave line metal fascia.
6. Consider removing the metal glass rail.
7. Address the reflective appearance with the amount of glass associated with the project.
8. Blend project materials better with the site and use earth tone or darker materials and colors.

d. Milani Residence (Application No. 2016-030) – 34 Allen Avenue

Project applicant, Wendy Posard, via speaker phone, presented the project. Property owner, Greg Milani, as presented the scope of the project by stating that they would like to preserve the 1930's charm of the existing residence, but allow a few modern upgrades, including the remodel and expansion of the existing kitchen.

The property owner at 32 Allen Avenue, Courtney Lynch, stated that she supports the project.

The property owner at 39 Willow Avenue, Diane Rudden, stated that she cannot see the project site from Willow Avenue.

The property owner at 24 Allen Avenue, Warren Luhning, stated that the he is concerned with the proposed height of the garage and that the garage may impact his light and air.

The property owner at 36 Allen Avenue, Ann Hickey, stated that she has no concerns regarding the remodel to the residence, but did state concern regarding the pitched roof design of the garage.

Wendy Posard did state that the plate height of the garage could be reduced to address the neighbors concerns.

The ADR Group generally supported the project and provided the following comments:

1. The size of the garage appears too small and that a one-car garage should be considered instead.
2. Reduce the height of the garage and consider a flat roof.
3. Locate the garage away from the property line.
4. Reduce the scale and size of the dormer.

6. Communications- *None*

7. Adjournment

The meeting adjourned at 8:25 p.m.