

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

Tuesday, February 28, 2017

**1. 6:10 p.m. Commencement**

Advisory Design Review Group members Chris Nuemann, Dan Winey, Peter Nelson, Mark Krutchnitt, and Stephen Sutro were present. Heidi Scoble was present representing staff.

**2. Open Time for Public Comments-**

ADR Group Member Nelson requested for the third time that there be an agenda item to address why the October 2016 meeting was cancelled.

**3. Approval of minutes-**

January 24, 2017 minutes were approved.

**4. New Business**

**a. Lesh Residence- 9 Upper Road West**

**Applicant:** Polsky Perlstein Architects and Nest Design

**Owner:** Jill and Phil Lesh

The applicant is requesting Advisory Design Review to allow the demolition of an existing barn and the new construction of a three bedroom single family residence within the footprint of the barn. The project would consist of a 5,088 square foot single family residence, which includes a 442 square foot car port. Other project features would include the new construction of a 150 square foot pool house, in addition to landscape and hardscape improvements such as a swimming pool, a lily pond, waterfall features, and a lower ornamental pool. The applicant is also requesting a Use Permit to allow for the conversion of the existing 1,928 square foot residence into a guest house.

The project applicant provided a brief project description, including materials and colors.

The ADR Group's generally supported the mass, scale, proportions, and architectural design of the project. The only suggestions the ADR Group provided was to double check the installation of the story poles prior to the Town Council meeting and to consider additional landscape screening for the below property located at 7 Upper Road West.

**b. Rockwell Residence- 9 Quail Ridge**

**Applicant:** Taylor Yang Architecture-Interiors

**Owner:** Laura Rockwell

The applicant is requesting Conceptual Advisory Design Review for consideration of a 512 square foot third floor addition within the footprint of the existing legal nonconforming

three story residence. The project would also include the new construction of a third floor deck adjacent to the addition. No other landscape or hardscape improvements would be constructed as a result of the project.

The project applicant provided a brief description of the project.

The resident at 644 Goodhill Road in Kentfield provided testimony stating concern that trees were cut down and that now he was able to look up the hill and see the project site.

It was discussed that the subject trees that were removed came from the property at 7 Quail Ridge and not the project site.

The project property owner stated that she may consider planting screening on her property and that the concerned resident at 644 Goodhill Road should reach out to the property owner at 7 Quail Ridge to address his concerns.

The ADR Group supported the project as proposed with no comments or project modifications, including not requiring any landscape screening.

**c. Lewis Residence- 40 Madrona Avenue**

**Applicant:** Ken Lindstead Architects

**Owner:** Chad and Amy Lewis

The applicant is requesting Conceptual Advisory Design Review for the substantial remodel of the existing residence and garage, in addition to the new construction of a second floor dwelling unit above the garage. Other project features include the new landscaping and hardscape improvements, such as the new construction of a swimming pool and swimming pool deck.

The project applicant provided a presentation of the project describing that the goals of the project were to create a better functioning garage, a better entry, upgrade the aesthetics of the residence and garage, install a new pool, and construct an Accessory Dwelling Unit.

The property representative of 18 Madrona provide public testimony and stated that he was concerned with the project garden and landscaping as it abuts the property at 40 Madrona.

Public testimony was received from the property owner at 14 Madrona suggesting that the ADR Group require the master planning of the site so that neighbors can see what project modifications could occur with the residence beyond what is being proposed as part of the project.

The ADR Group general supported the project with the following comments:

1. Reduce the mass and scale of the two-story garage by reducing the height.
2. Try to avoid the “barnitecture” diagonal details

3. Utilize a matte finish for the roof material

**d. Greenberg Residence- 15 Madrona Avenue**

**Applicant:** David Kotzebue

**Owner:** Jeff Greenberg

The applicant Advisory Design Review to allow the new construction of a 7,276 single family residence and the conversion of the existing 1,920 square foot residence into a guest house. Other project features would include landscape and hardscape improvements, such as a swimming pool.

The property representative of 18 Madrona provide public testimony and stated that he was concerned with the massing, and presence of the project from the street, including the project landscaping and any tall retaining walls.

The ADR had a variety of comments for the project applicant as follows prior to being able to make a recommendation to the Town Council:

1. Reduce the retaining wall heights.
2. Reduce the amount of grading associated with the project and consider a grading plan that provides a balance so that soil does not need to leave the project site.
3. Remove the existing pool and consider utilizing the area for rain water storage collection tanks. The tanks should be buried.
4. Reduce the amount of hardscape associate with the project.
5. Consider a redesign of the façade of the building so that the garages are not the prominent feature.
6. Install story poles.
7. Address typos on the project plans
8. Provide a materials sample board with a listing of all proposed materials and colors, in addition to providing the material samples and colors on-site.
9. Project renderings should be consistent with the project plans.
10. Modify the architectural design as follows:
  - a. Provide a formal entry.
  - b. Soften the entry way and remove the motor court feel of the entrance.
  - c. Break up the visible mass and scale of the wall plains.
  - d. Reduce the height of the residence.

**5. Old Business-**

**a. ADR Group Purpose, Applicability, Composition, and Process**

The ADR Group supported the proposed recommendations regarding the ADR Group policies and procedures and provided the following comments:

1. Modify the current "Neighborhood Outreach Forms." Consider the San Francisco model.

**6. Communications- None**

## **7. Adjournment**

The meeting adjourned at 9:05 p.m.