

MINUTES
Meeting of the
Ross Advisory Design Review Group

Tuesday, July 21, 2020

Video and audio recording of the meeting is available online at the Town's website at:
townofross.org/meetings.

1. 7:00 p.m. Commencement

Chair Mark Kruttschnitt called the meeting to order. Josepha Buckingham, Mark Fritts, and Dan Winey were present. Stephen Sutro was absent at the start of the meeting. Planning and Building Director Patrick Streeter and Planner Matthew Weintraub representing staff were present.

2. Open Time for Public Comments

No public comments were submitted.

3. Old Business

a. Tracy Residence, 33 Bolinas Avenue

Applicant: Rodgers Architecture

Owner: Tracy Family Trust (Libby Tracy)

DESCRIPTION: The applicant is requesting Design Review to lift the existing two-story single-family residence 5 feet above its existing elevation in its current location, thereby creating a new crawlspace level beneath the existing home. The project would increase the building height from 24'-3" to 29'-3", while reducing the existing nonconforming floor area. The project would involve replacing the existing separate front entrances to the first and second stories with a new single-level covered entry porch at the new first floor elevation, and replacing the existing back stairs with new stairs and landings that access both stories at the new floor elevations. The project would also update the fenestration at the first and second stories with new and modified windows and doors.

Continued from the June 16, 2010 meeting.

Planner Weintraub introduced the project. No written comments were received. Architect Andrew Rodgers described the revised project. ADR Group Members discussed the merits of the project. No members of the public provided comment.

Stephen Sutro joined the meeting.

ADR Group Members provided the following comments:

Dan Winey:

- Front elevation is quite nice: porch addition, column proportions, window articulation.
- Recommends thickening the porch fascia, extending the belly band around to the side elevations, omitting the spiral stair, better relating the front and back porch designs, using stone cladding at the base, and further review of landscape plan and colors/materials.

Josefa Buckingham:

- Agrees with masonry (non-stucco) base.
- Front porch is welcoming and neighborhood-friendly.
- Recommends omitting the spiral stair, enclosing pool equipment and locating it away from neighbors, using copper gutters in front, extending the belly band around to the side elevations, using stone cladding at the base, and further review of landscape plan and colors/materials.

Mark Fritts:

- Recommends thickening the porch fascia, omitting the spiral stair, better relating the front and back porch designs, using stone cladding at the base, and further review of landscape plan and colors/materials.
- Supports the proposed front porch setback encroachment for better architectural design.

Mark Kruttschnitt:

- The project looks great from the street.
- Recommends thickening the porch fascia, omitting the spiral stair, better relating the front and back porch designs, locating pool equipment away from neighbors, and further review of landscape plan and colors/materials.

The ADR Group voted to recommend that the project is consistent with the purpose of Design Review and the Design Review criteria and standards per RMC Section 18.41.100, subject to the following conditions:

- Thickening the porch fascia.
- Omitting the spiral stair.
- Better relating the front and back porch designs.
- Extending the belly band around to the side elevations.
- Using stone cladding at the base.
- Further review of landscape plan by staff and/or ADR Group prior to Town Council consideration.

The recommendation was supported unanimously (4-0-1). Stephen Sutro abstained.

The Chair closed the hearing.

The Chair reorganized the agenda to hear Item 4.b next.

4. New Business

b. Marin Art & Garden Center, 30 Sir Francis Drake Boulevard

Applicant: Jessica Fairchild, AIA

Owner: Marin Art & Garden Center (MAGC)

DESCRIPTION: The applicant is requesting Conceptual Advisory Design Review to install a new temporary facing on the existing primary sign located on Sir Francis Drake Boulevard.

Planner Weintraub introduced the project. No written comments were received. ADR Group Members discussed the merits of the project. No members of the public provided comment.

ADR Group Members provided the following comments:

Josefa Buckingham:

- Recommends reversing light/dark scheme.

Dan Winey:

- Recommends darker background and maintaining existing type style.

Mark Fritts:

- Recommends toning down the bright background and maintaining existing type style.

Stephen Sutro:

- Recommends higher quality sign materials and construction methods.

Mark Kruttschnitt:

- Recommends darker background.

Antonia Adezio and Diane Doodha of MAGC spoke on the merits of the project.

The Chair closed the hearing.

a. Shouger Residence, 34 Poplar Avenue

Applicant: Imprints Landscape Architecture

Owner: Jeff & Cassie Shouger

DESCRIPTION: The applicant is requesting Design Review to construct a new pool/spa, arbor structure, and outdoor kitchen in the side and rear yards, and a new stone patio and fountain in the front yard, of the existing single-family residence. The proposed project also includes: replacing existing fences, patios, walkways, and paving, and installing new landscape plantings and artificial turf.

Planner Weintraub introduced the project and summarized 8 written comments received: 1 commenter supporting the project (Lisa Gorham, 18 Redwood Drive); 7 commenters

objecting to the project based on potential privacy impacts of the new pool, lack of available off-street parking for guests, potential fire hazard created by the new fire pit, location of the project in a flood zone, and potential survey errors (Jeff & Catherine Babcock, 14 Redwood Drive; Ann C. Morrissey, 36 Poplar Avenue; Sue & Ken Dale, 25 Redwood Drive; Dick Bobo, 16 Redwood Drive; Charlotte Levin, 38 Poplar Avenue; Barbara L. Gately, 19 Redwood Drive; Laura London & Alan Sandler, 21 Redwood Drive). Jeff & Cassie Shouger and landscape architect Brad Eigsti described the project. ADR Group Members discussed the merits of the project.

Barbara L. Gately, 19 Redwood Drive; and Margaret Francis, 20 Redwood Drive, provided comments objecting to the project based on potential impacts of the new pool.

Michael Gorman, 18 Redwood Drive, provided comment supporting the project.

ADR Group Members provided the following comments:

Dan Winey:

- Sympathetic to the constrained site abutting a commercial office building.
- Recommends more open street presence on Poplar Avenue, and treating Redwood Avenue as another front yard.
- Site is too small for a pool given the scale of existing development, proximity to neighbors, and front and back street frontages.
- Supports the arbor/outdoor kitchen area and fire pit. Does not support the pool.

Stephen Sutro:

- Recommends more open street presence on Poplar Avenue, and treating Redwood Avenue as another front yard.
- Pool location is reasonable considering that conforming to the minimum required setbacks do not effectively mitigate noise and privacy impacts on small lots.
- Supports proposed project as submitted.

Mark Fritts:

- Treat Redwood Avenue as a rear yard; make Poplar Avenue the true front elevation.
- Spa location is too close to the south neighbor.
- Relocating pool/spa to the center of the small lot would have minimal effect on privacy concerns.
- The property does not support a pool; not every property in Ross can support a pool.
- Supports the arbor/outdoor kitchen area. Does not support the pool.

Mark Kruttschnitt:

- Pool is too close to the property line (notwithstanding the nonconforming neighboring residence).
- This property probably doesn't support a pool at all.

- The only possible suitable location for a pool is at the north side of the lot adjacent to the existing commercial property.
- Supports the arbor/outdoor kitchen area. Does not support the pool in setbacks.

Josefa Buckingham:

- Supports a more inviting Poplar Avenue elevation.
- Pool is too close to the adjacent property to the south.
- The only possible suitable location for a pool is at the north side of the lot adjacent to the existing commercial property, with “green wall” landscape screening at south property line.
- Supports the arbor/outdoor kitchen area. Does not support the pool.

The Chair conducted a poll of ADR Group Members of potential support for an alternative design with the proposed new pool located at the north side of the lot adjacent to the existing commercial property. Josefa Buckingham, Mark Kruttschnitt, and Stephen Sutro supported the alternative. Dan Winey and Mark Fritts did not support the alternative.

The ADR Group voted to recommend that the project is consistent with the purpose of Design Review and the Design Review criteria and standards per RMC Section 18.41.100. The recommendation was not supported (1-4-0). Stephen Sutro dissented.

The Chair conducted a poll of ADR Group Members of potential support for an alternative design including all currently proposed project elements except the pool. The alternative was unanimously supported.

The Chair closed the hearing.

5. Communications

a. Staff

Director Streeter reported on the upcoming application process for ADR Group membership.

b. Advisory Design Review Group

ADR Group Members provided updates on applications for ADR Group membership.

6. Approval of Minutes

a. June 4, 2020

b. June 16, 2020

The ADR Group unanimously approved the June 4, 2020 and June 16, 2020 minutes.

The Chair adjourned the meeting at 9:19 PM.