

MINUTES

Meeting of the Ross
Advisory Design Review Group
December 12, 2023, 7:00pm

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

ADR Group Chair Kruttschnitt called the meeting to order.

Present: Mark Kruttschnitt, Joey Buckingham, Laura Dewar, Mark Fritts, and Stephen Sutro; Alex Lopez-Vega (Assistant Planner) David Woltering (Planning staff)

2. Approval of Minutes.

The ADR Group approved the minutes from the November 14, 2023, meeting.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

- a. **Property Address:** 65 Wellington
A.P.N.: 072-071-08
Applicant: Sutro Architects (John Simenic)
Property Owner: Heather and Matt Potts
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, a Nonconformity Permit, and a Hillside Lot Permit. The project includes interior and exterior remodeling at the single-family residence to include reconfiguring the front stairs of the home and adding a porch. The project proposes to add a primary suite on the second level that will be over existing space. The project will add a new roof and the house will be painted navy blue with a creamy white trim color. The project also includes new landscaping and hardscape throughout the property. A Nonconformity Permit is required to enlarge, extend, reconstruct, or structurally alter existing nonconforming structures. A separate application has been submitted for ministerial review for a new Junior Accessory Dwelling Unit.

Mark Fritts

- Massing perspective and is okay with the project.
- Minor details to improve the project: compression of the front windows with the overhang

- Overhang for the new porch looks a little squeezed, perhaps make the porch more shallow
- New articulation of the 2nd floor
- No privacy problems for the new 2nd floor
- Garage door needs to show a level of detail. It is hard to tell what kind of door it will be. More detail will also help minimize the mass of the door.
- Supports the flattening of the front lawn
- Likes the rock wall surrounding the house
- Can support the project

Joey Buckingham

- Very good looking project in terms of massing
- The dormer (main part of the front of the building) lost a little bit of charm when the window was simplified and the porch moved to the front
- In general, the project is very well designed
- Achieved useful square footage and floor plan
- Concern about the landscape. Needs a good landscape plan of what it will look like (a rendering to show proposed landscape).

Mark Kruttschnitt

- Overall supports the project
- Agrees with Mark F. that the garage door should look nicer, perhaps divide it into two (a fake double garage door)
- In regard to the entry way, agrees with Laura it's the owner choice but it does lose a little charm due to the symmetry of the windows being in the center with the shutters
- Is fine with the flattening of the lawn
- 6-ft fence the town discourages solid fence, will like to see a better drawn-out fence that is transparent

Laura Dewar

- Overall nice project
- A modest addition
- The mass, scale and location seem like it was all thought out in terms on neighbor impact.
- Layout changes are great.
- The design is an improvement.
- The existing materials are being matched, likes the darker color
- As for landscaping, it will help to know more about the front fencing

5. **Conceptual ADU**

- a. **Property Address:** 200 Lagunitas Road
A.P.N.: 073-131-23

Applicant: Brooks McDonald Architecture
Property Owner: Scott and Sarah Niehaus
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: X (Minimal Flood Risk)

Project Summary: The applicant requests conceptual Advisory Design Review for a proposed addition to the front and rear of an existing single-family residence.

Mark Kruttschnitt

- Would need a Variance to add patio in setback
- Neighbor support would help

Stephen Sutro

- FAR- not over the limit
- Massing looks good
- Overhang with the roof in the front is a little awkward
- Overall the architectural is very handsome

Laura Dewar

- Question regarding new ADU and the garage, confirming to add three windows
- No privacy issue since house is far away from neighbor

Mark Fritts

- Agrees with Stephen with the massing
- Question regarding impervious surfaces, knowing the limits to that
- Applicant will add about 1,000 SF of impervious surfaces
- The front façade is a huge improvement

b. **Property Address:** 12 Canyon Road
 A.P.N.: 072-031-52
 Applicant: Imprints Landscape Architecture
 Property Owner: Renaud Laplanche
 Zoning: R-1:B-5A
 General Plan: ML (Medium Low Density)
 Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests conceptual Advisory Design Review to construct a new pickle ball court with a new wooden deck and wet bar at the lower rear yard. **Continued to a future meeting.**

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 8:05 PM.

Next scheduled special meeting date and time: January 16, 2023, at 7:00 PM.

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