



**Staff Report**

**Date:** March 19, 2024  
**To:** Advisory Design Review Group  
**From:** Alex Lopez-Vega, Assistant Planner  
**Subject:** 2 Bellagio Road

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**Recommendation**

ADR Group consideration and recommendation to the Town Council regarding the merits of the project and consistency with the Design Review criteria and standards of Ross Municipal Code (RMC) Section [18.41 Design Review](#).

**Project Information**

Property Owner: Bellagio Ross, LP  
Applicant: Imprints Landscape Architecture  
Street Address: 2 Bellagio Road  
Parcel Number: 072-031-04  
Zoning: R-1: B-5A  
General Plan: VL (Very Low Density)  
Flood Zone: X (Moderate Risk)

**Project Data**

	<b>Code Standard</b>	<b>Existing</b>	<b>Proposed</b>
<b>Impervious Surface Coverage</b>	Minimize and/or mitigate for any increase.	18,875 SF	20,675 SF

**Project Description**

The applicant requests approval for Design Review. The project proposes to construct a new 30' x 60' sports court with an 8-ft high stainless-steel rope net and a 5-foot concrete wall with rectangular step lights on the north side of the court. New stone steps with handrails will be

provided to have access to the new sport court. The new sport court will be made of asphalt or concrete and will be adjacent to the ADU, and stone patio located on the eastern part of the lot.

The project proposes Impervious surface increase by 1,800 square-feet, new coverage would be mitigated by adding a new 144 square foot bioretention area for stormwater control.

Project plans are included as **Attachment 2**; Project Application and Materials are included as **Attachment 3**.

The proposed project is subject to the following permit approvals:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow for; a project resulting in more than 50 cubic yards of grading or filling; a project resulting in over 1,000 square feet of new impervious landscape surface; fences and gates greater than 48" in height adjacent to the street right-of-way,... and other site modifications that could affect the visual and/or physical character of the site and neighborhood, whether or not a building permit is required.

### Background

The project site is a 146,750 square-foot lot on Bellagio Road. The lot is currently under construction to build a new two-story home consisting of 7,897 square feet including a 667 square foot attached garage. The project also includes construction of a new swimming pool and bocce court.



### Discussion

The overall purpose of the Design Review is to guide new development, to preserve and enhance the special qualities of Ross and to sustain the beauty of the town's environment. Other specific

purposes include; provide excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical “small town”, low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhance important community entryways, local travel corridors and the area in which the project is located; promote and implement the design goals, policies and criteria of the Ross general plan; discourage the development of individuals buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preserve buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development. The Design Review criteria and standards per RMC Section 18.41.100 can be found here: [18.41 Design Review](#).

### **Public Comment**

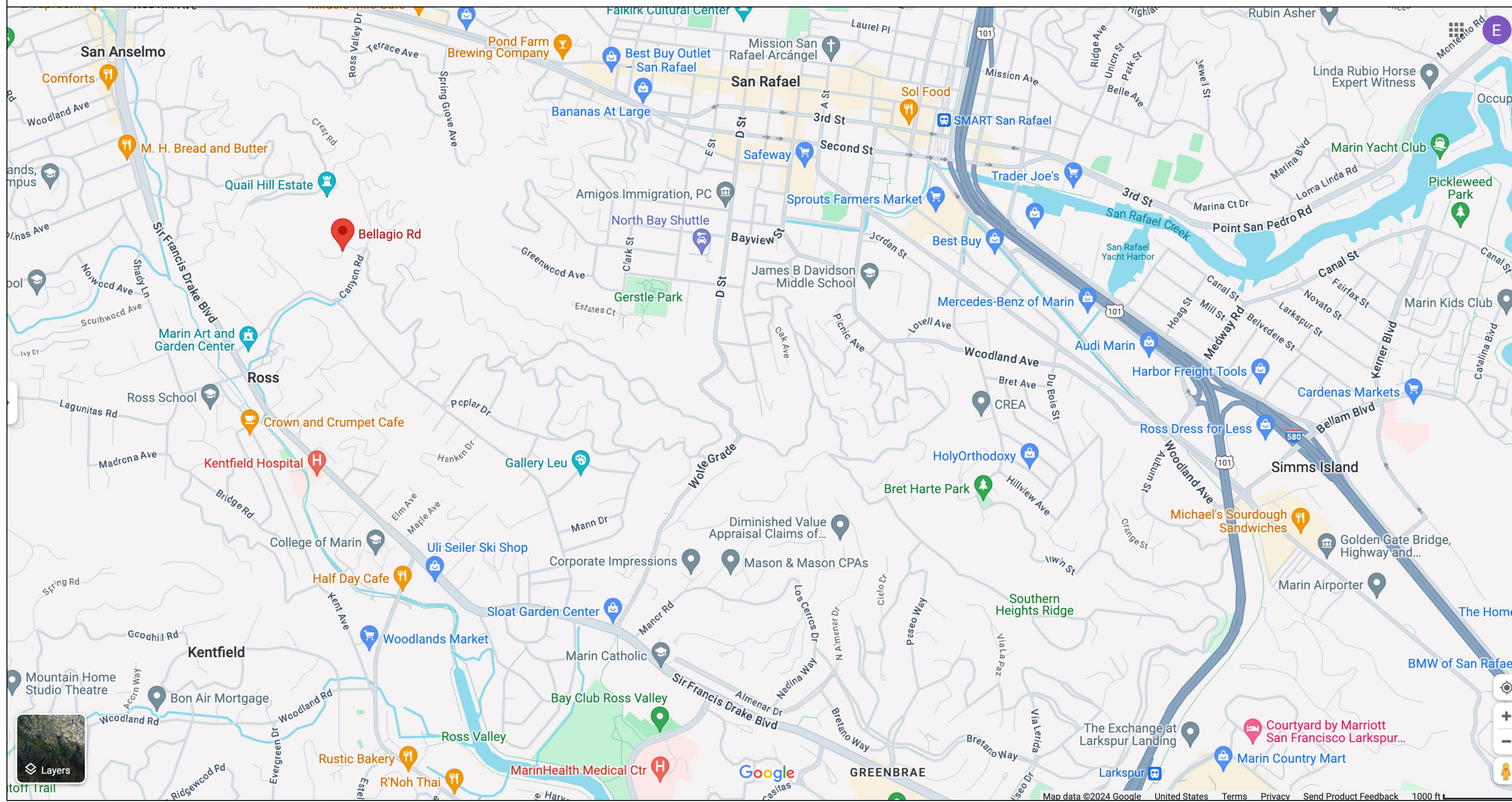
At the time of writing this report, no comments were received from the public regarding the project.

### **Attachments**

1. Project Plans
2. Project Application & Materials

# ATTACHMENT 1

# VICINITY MAP



## PROJECT DESCRIPTION

WE ARE PROPOSING A NEW 30' X 60' SPORTS COURT ADJACENT TO THE APPROVED ADU AND STONE PATIO. IT HAS BEEN DESIGNED TO MINIMISE OFFHAUL BY BALANCING THE CUT AND FILL. THE RETAINING WALLS WILL BE POURED CONCRETE. WE ARE ALSO PROPOSING A FLIGHT OF STONE STEPS THAT WILL PROVIDE ACCESS AROUND THE A.D.U.

THE PROPOSED LIMIT OF WORK IS SHOWN CLOUDED. ALL OTHER WORK OUTSIDE OF THE AREA SHOWN CLOUDED, CONSTITUTES A DIFFERENT PERMIT. (DN: 2022-0016461)

## SHEET INDEX

### SHEET DESCRIPTION

- L1.1 COVER SHEET & SITE PLAN
- L2.1 LANDSCAPE CONCEPT PLAN
- L3.1 LANDSCAPE DETAILS

## SITE INFO.

PARCEL NUMBER: 072-031-04  
 ZONING: R-1 B-5A (Single Family Res.)  
 WILDLIFE INTERFACE: Yes  
 LOT AREA: 146,750 S.F.

- Front Setback**  
Setback Requirement=25'-0"  
Proposed=25'-0"
- Side Setback (Left)**  
Setback Requirement=45'-0"  
Proposed=45'-0"
- Side Setback (Right)**  
Setback Requirement=45'-0"  
Proposed=45'-0"
- Rear Setback**  
Setback Requirement=70'-0"  
Proposed=70'-0"

**Impervious Surfaces:**  
 Existing=18,875 sf  
 Proposed=20,675 sf

**Estimated Earthwork Quantities:**  
 Excavation: 92 CY  
 Fill: 78 CY  
 Excess: 14 CY  
 Max. Excavation Depth: 7 FT  
 Max. Fill Depth: 8 FT  
 Disturbed Area: 2,500 S.F.

## PROJECT TEAM

**IMPRINTS LANDSCAPE ARCHITECTURE** - CONTACT: BRAD EIGSTI - 27 STARBUCK, MUIR BEACH, CA - (415) 380-0755 - [imprints@earthlink.net](mailto:imprints@earthlink.net)

## GENERAL NOTES

**BUILDING & PLANNING CODE**  
 ALL CONSTRUCTION, REGARDLESS OF DETAILS SHOWN ON THE PLANS, SHALL COMPLY WITH THE FOLLOWING:

- APPLICABLE BUILDING CODES:
- 2022 California Building Code (CBC)
- 2022 California Electrical Code (CEC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing code(CPC)
- 2022 California Fire Code (CFC)
- 2022 Green Building Standards
- 2022 California Energy Code
- 2022 California Residential Code (CRC)
- City of Ross Local Codes

"ALTHOUGH OUR PLAN REVIEW IS COMPREHENSIVE AND INTENDED TO BE COMPLETE, NON-COMPLIANT ELEMENTS AND CONDITIONS MAY OCCASIONALLY BE OVERLOOKED, OR SOME ELEMENTS MAY LACK CLARITY, OR AN ELEMENTS MAY BE MISREPRESENTED ON THE SUBMITTED PLANS. PLEASE BE AWARE NON-COMPLIANT ELEMENTS AND CONDITIONS NOT ADDRESSED IN PLAN REVIEW ARE SUBJECT TO FIELD REVIEW, AND COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS WILL BE REQUIRED."

## LIGHTING CUT SHEET

### RECTANGLE STEP LIGHTS 12V

4021



**PRODUCT DESCRIPTION**  
 Vertical rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.  
 Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

- FEATURES**
- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated. Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

**SPECIFICATIONS**  
 Input: 9-15VAC (Transformer is required)  
 Power: 2W / 3.1VA  
 CR: 90  
 Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H. Includes bracket for J-Box mount.  
 Rated Life: 60,000 hours

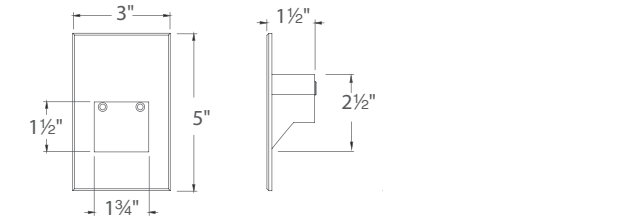
### WAC LANDSCAPE LIGHTING

Fixture Type:

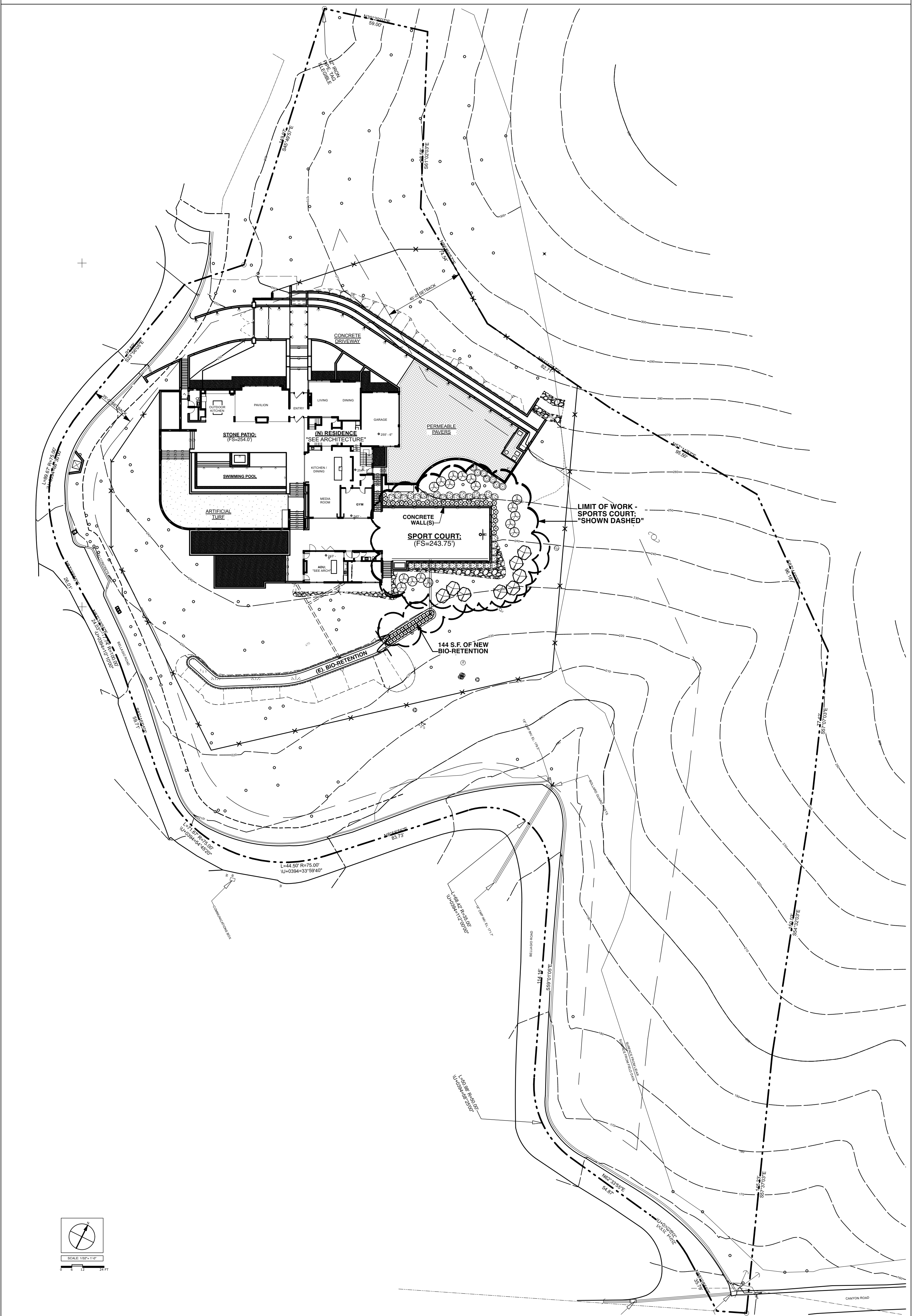
Catalog Number:

Project:

Location:



# SITE PLAN \_ SCALE: 1/32" = 1'-0"



27 Starbuck - Muir Beach, CA 94965  
 (415) 380-0755  
[imprints@earthlink.net](mailto:imprints@earthlink.net)  
[www.imprintslandscapearchitecture.com](http://www.imprintslandscapearchitecture.com)

# BELLAGIO RESIDENCE

0 BELLAGIO  
 ROSS, CA 94957  
 AP #: 073-031-04



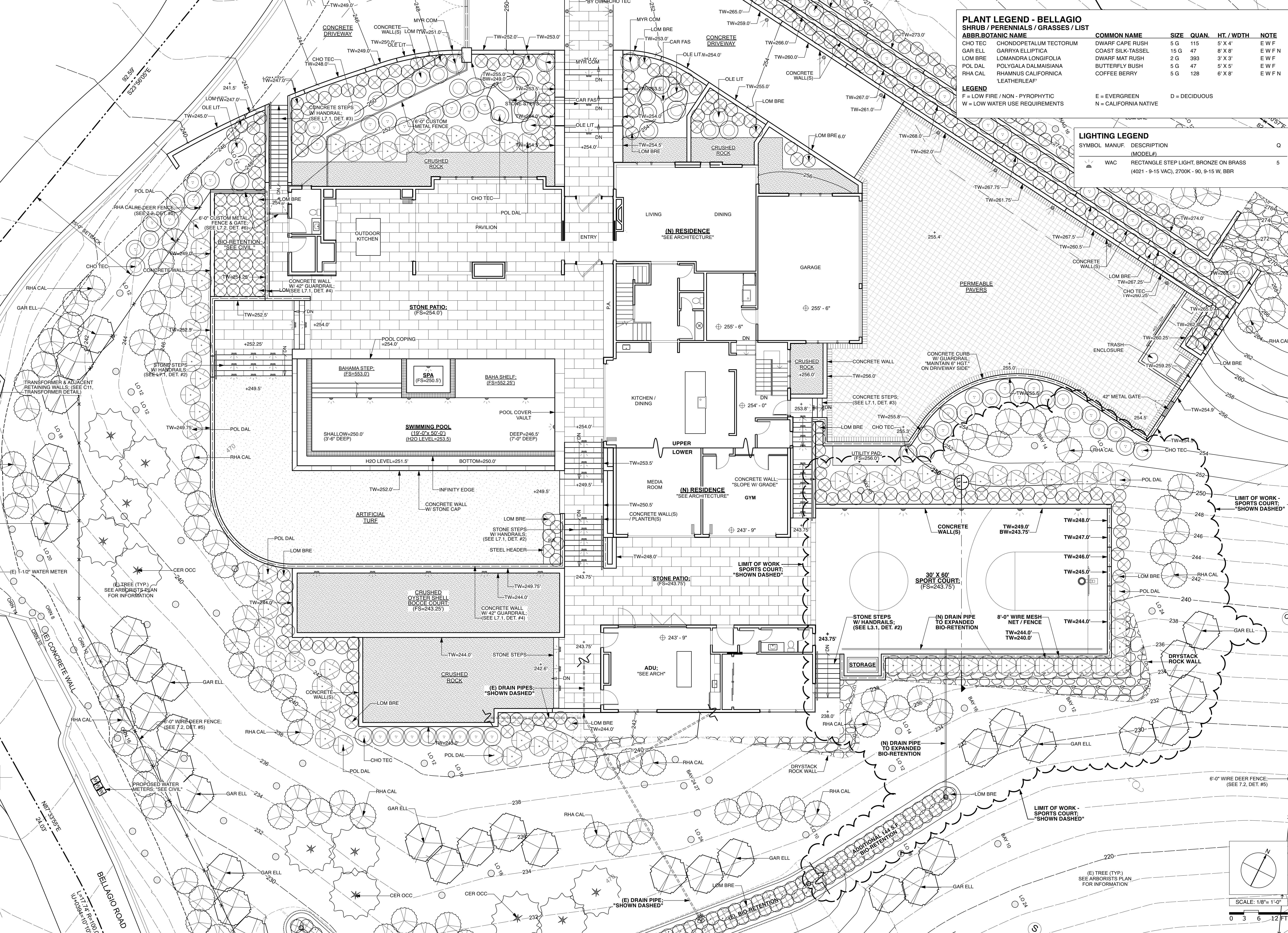
DATE	DESCRIPTION	BY
02/12/2024	A.D.R. SUBMIT	EO

PROJECT DATE	02.20.2024
DRAWN	EO
JOB #	BELLAGIO
SCALE	SEE SCALE

COVER SHEET

SHEET

L1.1



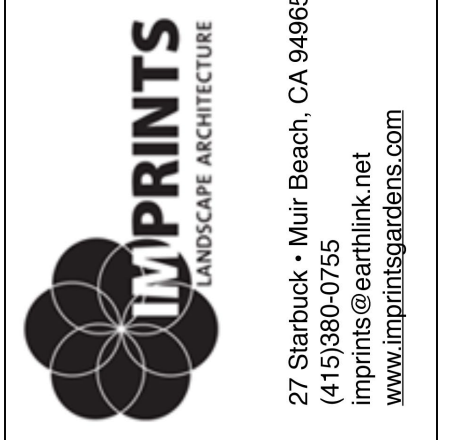
**PLANT LEGEND - BELLAGIO**  
 SHRUB / PERENNIALS / GRASSES / LIST

ABBR. BOTANIC NAME	COMMON NAME	SIZE	QUAN.	HT. / WIDTH	NOTE
CHO TEC	CHONDOPETALUM TECTORUM	5 G	115	5' X 4'	E W F
GAR ELL	GARRYA ELLIPTICA	15 G	47	8' X 8'	E W F N
LOM BRE	LOMANDRA LONGIFOLIA	2 G	393	3' X 3'	E W F
POL DAL	POLYGALA DALMAISIANA	5 G	47	5' X 5'	E W F
RHA CAL	RHAMNUS CALIFORNICA 'LEATHERLEAF'	5 G	128	6' X 8'	E W F N

**LEGEND**  
 F = LOW FIRE / NON - PYROPHYTIC  
 W = LOW WATER USE REQUIREMENTS  
 E = EVERGREEN  
 N = CALIFORNIA NATIVE  
 D = DECIDUOUS

**LIGHTING LEGEND**

SYMBOL	MANUF.	DESCRIPTION (MODEL#)	Q
[Symbol]	WAC	RECTANGLE STEP LIGHT, BRONZE ON BRASS (4021 - 9-15 VAC), 2700K - 90, 9-15 W, BBR	5



**BELLAGIO RESIDENCE**  
 0 BELLAGIO  
 ROSS, CA 94957  
 AP #: 073-031-04



DATE	DESCRIPTION	BY
02/12/2024	A.D.R. SUBMIT	EO

PROJECT DATE	SCALE
02.20.2024	1/8"=1'-0"

CONCEPT PLAN  
 SHEET  
**L2.1**



# ATTACHMENT 2





# Town of Ross

## Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121 Fax (415) 453-1950

www.townofross.org

### PLANNING APPLICATION FORM

**Type of Application (check all that apply):**

- |  |  |
|--|--|
| <input type="checkbox"/> Advisory Design Review        | <input type="checkbox"/> Minor Exception         |
| <input type="checkbox"/> Appeals                       | <input type="checkbox"/> Non-conformity Permit   |
| <input type="checkbox"/> Basement and Attics Exception | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Certificate of Compliance     | <input type="checkbox"/> Tentative Map           |
| <input type="checkbox"/> Demolition Permit             | <input type="checkbox"/> Tentative Map Amendment |
| <input type="checkbox"/> Design Review                 | <input type="checkbox"/> Time Extension          |
| <input type="checkbox"/> Design Review- Amendment      | <input type="checkbox"/> Use Permit              |
| <input type="checkbox"/> Final or Parcel Map           | <input type="checkbox"/> Variance                |
| <input type="checkbox"/> General Plan Amendment        | <input type="checkbox"/> Zoning Ordinance        |
| <input type="checkbox"/> Hillside Lot Permit           | <input type="checkbox"/> Amendment Other:        |
| <input type="checkbox"/> Lot Line Adjustment           | <input type="checkbox"/> Other:                  |

**To Be Completed by Applicant:**

Assessor's Parcel No(s): \_\_\_\_\_

Project Address: \_\_\_\_\_

Property Owner: Bellagio Ross, LP

Owner Mailing Address (PO Box in Ross): City/State/ PO Box 1705, Ross CA

Zip: 94957 Owner's Phone: 415-823-1110

Owner's Email: shadi@sakdesignbuild.com

Applicant: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Applicant's Phone: \_\_\_\_\_

Applicant's Email: erik@imprintsgardens.com

Primary point of Contact Email:  Owner  Buyer  Agent  Architect

**To Be Completed by Town Staff:**

Date Received: _____	Planning 5300 _____
Application No.: _____	Tree Permit 5305 _____
Zoning: _____	Fee Program Administration 5315-05 _____
	Record Management 5316-05 _____
	Record Retention 5112-05 _____
	Technology Surcharge 5313-05 _____
Date paid: _____	TOTAL FEES: _____

Make checks payable to Town of Ross. Fees may not be refunded if the application is withdrawn.

**SUBDIVISION INFORMATION ONLY**

Number of Lots: \_\_\_\_\_

**LOT LINE ADJUSTMENT ONLY**

Describe the Proposed Lot Line Adjustment:

\_\_\_\_\_

Existing Parcel Size(s) *Parcel 1:* \_\_\_\_\_ *Parcel 2:* \_\_\_\_\_

Adjusted Parcel Size(s) *Parcel 1:* \_\_\_\_\_ *Parcel 2:* \_\_\_\_\_

PARCEL ONE	PARCEL 2
Owners Signature: _____	Owner's Signature: _____
Date: _____	Date: _____
Owner's Name (Please Print): _____	Owner's Name (Please Print): _____
Assessor's Parcel Number: _____	Assessor's Parcel Number: _____

\* If there are more than two affected property owners, please attach separate letters of authorization.

**REZONING OR TEXT AMENDMENT ONLY**

The applicant wishes to amend Section \_\_\_\_\_ of the Ross Municipal Code Title 18.

The applicant wishes to Rezone parcel \_\_\_\_\_ from the \_\_\_\_\_ Zoning District to \_\_\_\_\_.

**GENERAL OR SPECIFIC PLAN AMENDMENT ONLY**

Please describe the proposed amendment:

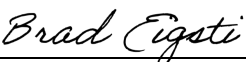
\_\_\_\_\_

**CERTIFICATION AND SIGNATURES**

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

Owner's Signature:  \_\_\_\_\_ Date: 02/21/24

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials, are true and accurate to the best of my knowledge

Owner's Signature:  \_\_\_\_\_ Date: 2/20/2024

**SIGNATURE:**


I hereby authorize employees, agents, and/or consultants of the Town of Ross to enter upon the subject property upon reasonable notice, as necessary, to inspect the premises and process this application.

I hereby authorize Town staff to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I further certify that I understand the processing procedures, fees, and application submittal requirements.

*I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the Town of Ross. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at*

\_\_\_\_\_, California on \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Property Owner(s) and Applicant(s) Signature of Plan Preparer

**Notice of Ordinance/Plan Modifications**

- Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town determines that the proposal is reasonably related to your request for a development permit.

Alternate Format Information

*The Town of Ross provides written materials in an alternate format as an accommodation to individuals with disabilities that adversely affect their ability to utilize standard print materials. To request written materials in an alternate format please contact us at (415) 453-1453, extension 105.*

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**Consultant Information**

The following information is required for all project consultants.

**Landscape Architect**

Firm \_\_\_\_\_  
Project Landscape Architect \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Civil/ Geotechnical Engineer**

Firm \_\_\_\_\_  
Project Engineer \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Arborist**

Firm \_\_\_\_\_  
Project Arborist \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Other**

Consultant \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Other**

Consultant \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_





**Public Welfare**

That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. **Describe why the variance will not be harmful to or incompatible with other nearby properties.**

N/A

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Neighborhood Outreach for 2 Bellagio Road				
Name	Address	Date Contacted	Concerns (If Any)	Resolution
Brain Collins	14 Bellagio Road	March 5, 2024	No Concerns	N/A
Paul Roesler	11 Bellagio Road	March 5, 2024	No Concerns	N/A
Rupert Montague	7 Bellagio Road	March 5, 2024	No Response	N/A
Michael Ackerman	21 Canyon Road	March 5, 2024	No Concerns	N/A



**From:** [Brian Collins](#)  
**To:** [designreview](#)  
**Subject:** 2 Bellagio Road Sport Court  
**Date:** Thursday, March 14, 2024 11:29:30 AM

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Design Review:

My wife and I live at 14 Bellagio Road in Ross. We are the closest to, and most affected by, the project under construction at 2 Bellagio Road.

We have no objection to the proposed sports court for the project.

Brian & Marie Collins