



## **AGENDA**

Meeting of the Ross  
Advisory Design Review (ADR) Group  
March 19, 2024 at 6:00 PM  
Town Hall  
31 Sir Francis Drake Boulevard  
Ross, CA 94957

*The meeting will be held in person. As a courtesy, and technology permitting, members of the public may participate remotely and provide public comment via Zoom. Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. ADR meetings will not be cancelled due to technical difficulties. If no members of the ADR are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the ADR meeting will continue in person in the Ross Town Hall, 31 Sir Francis Drake Boulevard, Ross, CA.*

Join Zoom Meeting: <https://us02web.zoom.us/j/88984479108> or  
Call +1 (669) 444-9171 and enter Meeting ID: 88984479108#

Submit public comment remotely by:

1. Emailing [designreview@townofross.org](mailto:designreview@townofross.org) prior to the meeting; or
2. Emailing [designreview@townofross.org](mailto:designreview@townofross.org) during the meeting; or

### **1. Commencement. Call to Order.**


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

Limit 3 minutes per speaker for items not on tonight's agenda.

### **3. Approval of Minutes.**

Meeting on January 16, 2024


### **4. Planning Projects/Applications.**

- |           |                          |  |
|-----------|--------------------------|--|
| <b>a.</b> | <b>Property Address:</b> | 12 Garden Road  |
|           | <b>Property Owner:</b>   | Michael and Margot Edde  |
|           | <b>Applicant:</b>        | Polsky Perlstein Architects  |
|           | <b>Parcel Number:</b>    | 072-153-05   |
|           | <b>Zoning:</b>           | R-1: B-10  |
|           | <b>General Plan:</b>     | ML (Medium Low Density)  |


**Flood Zone:**

X (Moderate Risk)

**Project Summary:** The applicant requests a recommendation to Town Council for Design Review, an Accessory Dwelling Unit (ADU) Exception and Nonconformity permit. The project includes remodeling and renovating of the existing single-family home, including a 703 square-foot (SF) second story addition, attached 1,200 SF rent restricted ADU integrated within the existing structure, and new landscaping.

- b. Property Address:** 200 Lagunitas Road   
**Property Owner:** Sarah and Scott Niehaus  
**Applicant:** Brooks McDonald  
**Parcel Number:** 073-131-23  
**Zoning:** R-1:B-A  
**General Plan:** VL (Very Low Density)  
**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests a recommendation to the Town Council for Design Review and a Demolition Permit. The project proposes to replace the existing siding with cedar shingles and a stone base. The project includes a remodel of the single-family residence, including two horizontal additions adding up to 186 square feet (SF) to the front of the single-family residence, and 131 SF addition to the garage for access to a Junior Accessory Dwelling Unit (JADU). A new covered porch is also proposed.

- c. Property Address:** 2 Bellagio Road   
**Property Owner:** Bellagio Ross, LP  
**Applicant:** Imprints Landscape Architecture  
**Parcel Number:** 072-031-04  
**Zoning:** R-1:B5A  
**General Plan:** VL (Very Low Density)  
**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests a recommendation to the Town Council for Design Review. The project proposes to construct a new 30' x 60' sports court with an 8-ft high stainless-steel rope net. New stone steps with handrails will be provided to have access to the new sport court. The new sport court will be adjacent to the ADU, and stone patio located on the eastern part of the lot.

## **5. Conceptual Advisory Design Review (No items)**

## **6. Information, Discussion and New Agenda Items.**

- a.** Update on ADR Group Appointments
- b.** Design Review for exterior wall coverings
- c.** Selection of the ADR Chair for 2024

## **7. Adjournment.**

**Next scheduled regular meeting date and time: April 16, 2024, at 6:00 PM.**

*Staff reports and project plans are available for review at the Town of Ross website at [www.townofross.org/meetings](http://www.townofross.org/meetings). The ADR Group invites interested parties to submit written comments in advance of the meeting. Written comments may be submitted via email to [designreview@townofross.org](mailto:designreview@townofross.org). Comments received by the ADR Group are public record.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (415) 453-1453, extension 105 or [cmartel@townofross.org](mailto:cmartel@townofross.org). Notification at least 48 hours prior to the meeting will enable the town to make reasonable accommodation to help insure accessibility to this meeting.*