

MINUTES

Meeting of the Ross
Advisory Design Review Group
January 16, 2024, 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;
Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)

2. Approval of Minutes.

The ADR Group approved the minutes from the December 12, 2023, meeting.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

- a.
- | | |
|--------------------------|--------------------------|
| Property Address: | 18 Canyon Road |
| A.P.N.: | 072-031-55 |
| Applicant: | Robert Ludlow, Architect |
| Property Owner: | Robert and Sandra Ludlow |
| Zoning: | R-1: B-5A |
| 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 Hillside Lot Permit. The project proposes to legalize the existing nonconforming hot tub located within the rear yard setback and the hot tub equipment located in the side yard setback. The existing hot tub is made up of cedar and is integrated into the wood deck attached to the single-family residence.

Mark Fritts

- No issues at all

Joey Buckingham

- Agrees with ADR group
- No problem with the hot tub since it's a hillside and nobody can see it or hear it

Mark Kruttschnitt

- Is okay with the hot tub since its far away from neighbors and it's existed for 10 years
- No neighbor complaints

Laura Dewar

- Agrees with Mark K.
- No impact on neighbors
- Lot is irregular and its next to a private driveway
- Supports the project

Stephen Sutro

- Agrees with ADR group
- Does not create any impact

b.

Property Address: 15 Skyland way
A.P.N.: 072-201-16
Applicant: Pederson Associates
Property Owner: Horatio LLC
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: X (Minimal Flood Risk)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review and a Hillside Lot Permit. The project proposes to rehabilitate and renovate the existing front and side landscape. The project will expand the existing driveway and construct retaining walls, gates and fences measuring up to 5' - 6" in height, construct stone stairs, a landing, paved paths to the garage, along with realigned gravel paths to the existing pool area. Plantings will be incorporated in all disturbed areas, and exterior light fixtures within the project area will undergo renovation. Lighting will be shielded or directed downward to illuminate paved surfaces.

Mark Kruttschnitt

- Agrees with the group that the project looks great
- It will make the driveway safer
- Also agrees that the lower retaining wall should be painted an earthtone color
- Good to have a wall that will fade away with the planting

Stephen Sutro

- Fine with the project as designed
- The idea of painting the lower wall green or brown is a great idea
- With the change of painting the lower wall, supports the project as designed

Laura Dewar

- Agrees with the comment of painting the lower wall
- The larger the planting for the lower wall the better

Mark Fritts

- The lower wall shall be earthtone
- The upper wall can remain the color as part of the home

- Perhaps pull in gate more for it to be a pedestrian gate instead of a vehicular gate which will not increase impervious surface
- Supports the project and the improvements.

Joey Buckingham

- Applauds the design
- Contributes to the safety of that corner
- Driveway expansion is very positive
- Concern with increase of impervious surface but can make the findings based on improving safety in that corner
- Retaining walls should be an earthtone color

5. Conceptual Advisory Design Review

No items

6. Information and Discussion.

2024 ADR Meeting dates-

During the meeting, the ADR group agreed to update the start time of all future meetings to 6:00 PM. The February meeting was changed to February 13, 2023 and the June meeting was changed to June 11, 2024. All other meeting dates will be the third Tuesday of the month.

7. New Agenda Items.

Adjournment, 7:40 PM.

Next scheduled regular meeting date and time: March 19, 2024, at 6:00 PM.