

MINUTES

Meeting of the Ross
Advisory Design Review Group
March 19, 2024, 6:00pm

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

1. 6:00 p.m. Commencement

Chair Kruttschnitt called the meeting to order.

Present: Mark Kruttschnitt, Joey Buckingham, Laura Dewar, and Mark Fritts; Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)

Absent: Stephen Sutro

2. Approval of Minutes.

The ADR Group approved the minutes from the January 16, 2024, meeting.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

- a.
- | | |
|--------------------------|-----------------------------|
| Property Address: | 12 Garden Road |
| Property Owner: | Michael and Margot Edde |
| Applicant: | Polsky Perlstein Architects |
| Parcel Number: | 072-153-05 |
| Zoning: | R-1: B-10 |
| General Plan: | 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.

Mark Fritts

- Agrees with ADR members.
- Massing is a nice improvement.
- Lacks some details, needs a little more character on the front façade.
- Felt a little plain
- Suggested the darker shade of linen for exterior stucco.

Joey Buckingham

- Agrees with Mark K. that the proposal is a huge improvement.
- Shares Laura's concern about the exterior color of the house being too white, it can be toned down.
- Expressed concern about side windows in terms of privacy, but maybe it's okay since the neighbors supported the project.
- Overall looks like a great project

Mark Kruttschnitt

- Project looks great, huge improvement.

Laura Dewar

- Great project
- Recommends painting the stucco a more natural color and not white.

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.

Mark Kruttschnitt

- Project looks fine
- Likes that the extra two columns are being removed front door

Laura Dewar

- Supports the project

Mark Fritts

- Recommends that the fascia be thicker
- Great project huge improvement

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 and a hillside Lot Permit. 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.

Joey Buckingham

- Supports the project as drawn
- The proposed court is out of the setback and far away from other houses
- They are mitigating many concerns such as plantings, pervious surface
- Many neighbors in that area have tennis courts and this is a huge lot

Mark Kruttschnitt

- Supports the project
- Since the project is not going over FAR or building in the setback
- Recommends approval

Laura Dewar

- The design is okay, with the lighting remaining low.
- Feels for the neighbors concerns

Mark Fritts

- The house has a lot of disturbance, the house already has a bocce court, pool, and lawn.
- Design guidelines states that projects should minimize disturbance in natural topography.
- Does not see a problem
- Supports the project, however would ask that the applicant look into sound mitigation as feasible.

5. Conceptual Advisory Design Review

No items

6. Information and Discussion.

- a. Update on ADR Group Appointments

- Staff conveyed the positive statements and re-appointment of all 5 ADR group member.
- b. Design Review for exterior wall coverings
 - The ADR group provided staff with comments on forming a committee of 2 members who would review replacements of wall covering over 25%.
- c. Selection of the ADR Chair for 2024
 - Chair Mark Kruttschnitt was re-selected to serve as the ADR Chair for 2024.

7. New Agenda Items.

Adjournment, 7:25 PM.

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

DRAFT