

AGENDA

Regular Meeting of the Ross Advisory Design Review November 14, 2023, 7:00 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/84792777943

or join by phone: Meeting ID: 847 9277 7943# or Call-in Number: +1 (669) 900-9128

Submit public comment remotely by:

- 1. Emailing designreview@townofross.org prior to the meeting; or
- 2. Emailing designreview@townofross.org during the meeting; or
- 3. Selecting the "Raise Hand" icon in the Zoom meeting or pressing *9 if calling in to the meeting. Comments shall be limited to 3 minutes.
- 1. Commencement. Call to Order.
- 2. Open Time for Public Comments.

Limit 3 minutes per speaker on items not on agenda.

3. Approval of Minutes. 💻

Meeting of September 19, 2023

- 4. Planning Projects/Applications.
- a. Property Address: 77 Laurel Grove Avenue 📃

A.P.N.: 072-031-15 Applicant: Town of Ross **Property Owner:** Jad and Stacie Elkhoury

Zoning: R-1:B-5A

General Plan: VL (Very Low Density)

Flood Zone: Zone X

Project Summary: The applicant requests approval for Design Review. The project includes a 100-foot long retaining wall within the public right-of-way along the frontage of 77 Laurel Grove Avenue and new landscaping on the 77 Laurel Grove property to replace vegetative screening that will be removed by the Town of Ross' Laurel Grove Safe Pathways Phase IIB project. The height of the retaining wall varies from 1-foot high to just over 4-feet high, measured from the top of footing.

b. Property Address: 98 Shady Lane 💂

A.P.N.: 073-052-37

Applicant: Joshua Thompson **Property Owner:** Alexander Hagan

Zoning: R-1:B-10

General Plan: ML (Medium Low Density)

Flood Zone: AE (Floodway)

Project Summary: The applicant requests approval for Design Review and a Variance. The project involves construction of a new in-ground pool, spa and pool equipment. A Variance is required to construct the pool and spa within the rear yard setback and to construct the pool equipment within the side yard setback.

c. Continued to the December 19, 2023, ADR Meeting.

Property Address: 12 Garden Road **A.P.N.:** 072-153-05

Applicant: Polsky-Perlstein Architects **Property Owner:** Michael and Margot Edde

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, an ADU Permit, and a Variance. The project includes remodeling and renovating the existing single-family home. The project also proposes to construct a 1,000 square-foot Accessory Dwelling Unit (ADU) within the footprint of the existing single-family home. The Variance is required to exceed the allowable floor area. New landscaping and hardscape is also proposed throughout the property.

d. Property Address: 20 Allen Avenue

A.P.N.: 073-241-17

Applicant: Matthew Kennedy

Property Owner: Steve Akram **Zoning:** R-1:B-7_5

General Plan: ML (Medium Low Density)

Flood Zone: AE (Floodway)

Project Summary: The applicant requests approval for Design Review. The project involves rehabilitating and renovating of existing landscaping over 2,500 square feet, including new hardscape, vegetation modifications, impervious surfaces and other site modifications. The project proposes a new pool in the front yard.

- 5. Information and Discussion.
- 6. New Agenda Items.
- 7. Adjournment.

Next scheduled regular meeting date and time: December 19, 2023, at 7:00 PM.

Staff reports and project plans are available for review at the Town of Ross website at 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. 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. Notification at least 48 hours prior to the meeting will enable the town to make reasonable accommodation to help insure accessibility to this meeting.