

**MINUTES**  
Meeting of the  
Ross Advisory Design Review Group  
7:00 PM, Tuesday, September 19, 2023

**Video and audio recording of the meeting is available online at the Town's website at:**  
[townofross.org/meetings](http://townofross.org/meetings).

**1. 7:00 p.m. Commencement**

ADR Group Chair Kruttschnitt called the meeting to order.  
Present: Laura Dewar, Mark Fritts, and Joey Buckingham  
Assistant Planner Alex Lopez-Vega and Interim Planning & Building Director David Woltering were present representing staff.

**2. Approval of Minutes.**

The ADR Group minutes were not approved.

**3. Open Time for Public Comments**

No comments were provided.

**4. Planning Applications/Projects**

a.

**Property Address:** 45 Poplar Avenue  
**A.P.N.:** 073-273-02  
**Applicant:** Geiszler Architects  
**Property Owner:** Kyle and Kathryn Rosseau  
**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, a Nonconformity Permit, and a Variance. The project includes interior and exterior remodeling at the single-family residence. The project proposes a first-floor addition to be added in the rear and a second-story addition. A Nonconformity Permit is required to enlarge, extend, reconstruct, or structurally alter existing nonconforming structures. A Variance is required for a new accessory structure within the rear yard setback. A Variance is also required to exceed the allowable building coverage.

Mark Fritts

- Screening on the north side of the lot
- Parking- grandfather non-conforming
- Was not sure about the pervious calculation
- Supports the project

Joey Buckingham

- Supports the project as drawn
- The design fits in out town
- Can support the shed in the setback since there's a public right of way (path) behind the home and other home in the neighborhood also have sheds in the rear yard

Mark Kruttschnitt

- Agrees with joeys comments
- Would suggest to have a new structure instead of rejigger the foundation
- Accessory structure is okay in the rear yard due to the loud tennis/pickle bar courts in the back

Laura Dewar

- Project is a great improvement for the property
- Will sit great with the neighborhood
- Little concern about the massing and privacy on the north side of the home
- Great job lowering the floor height to add the second-story
- Great job adding the JADU
- Good project

**5. Conceptual Advisory Design Review.**

**Property Address:** 30 Sir Francis Drake Boulevard  
**A.P.N.:** 072-231-23, 072-231-01, 072-231-02, 072-119-01  
**Applicant:** Marin Art and Garden Center/Fairchild Broms Design  
**Property Owner:** Marin Art and Garden Center  
**Zoning:** C-C (Communiuty Cultural)  
**General Plan:** RC (Limited Specialized Recreational/Cultural)  
**Flood Zone:** AE (Special Flood Hazard Area)

**Project Summary:** The application is being evaluated for required permits and approvals which may include, but not be limited to, the following: approvals for Design Review related to proposed fencing over 48" in a setback area near a public right-of-way, site work within 25' of a creek, renovation and expansion of landscaped areas and pathways over 2,500 square feet, alteration to existing structures including demolition, and a Variance related to reducing on-site parking to increase landscaped areas and permeable surfaces.

Joey Buckingham

- Genuinely support all of the improvements, since the garden is an asset for the community
- Entry kiosk seems a little cold
- Kiosk and buildings be more warmth and have more natural materials not too commercial
- Applaud to remove parking from the studio
- Evry right to have a deer fence since it's a garden
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Laura Dewar

- Appreciate all the changes and improvements
- Supports creating more green space and removing the parking in the studio area
- Improving the signage is great
- Adding the kiosk in the entry is great
- Keeping the deer makes sense
- Brings up, if you don't know MAGC is there people will just pass by it not knowing
- Does not look like it's a special garden center
- Adding more planting to the exterior side of the fence would be a nice touch, to make it more welcoming

Mark Fritts

- Entry gate did not relay of something that was there before, from an architectural point would want to see design pull from any building for example the Livermore room
- The site is confusing to wonder around
- Keep reenforcing on how to navigate the site so it can help people discover what's in the Marin Art Garden Center
- Asked if the der is a problem today
- Safety protocols, is the Marin Art & Garden Center ensuring safety of the site when it comes to people using electric scooters
- Agrees with the parking to the south is strange
- Restore renovations of the old buildings should be applauded
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Mark Krushnitt

- Agrees with Mark F and Joey comments about the arch way and pathways
- It's a good project
- Agrees with Laura comments about making the place more welcoming
- It's a tired site and agrees with all the improvements

**6. Information and Discussion.**

**7. New Agenda Items.**

**Adjournment, 8:45 PM.**

**Next scheduled regular meeting date and time: November 14, 2023, at 7:00 PM.**