



AGENDA

Special Meeting of the
Ross Advisory Design Review (ADR) Group
December 12, 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 on November 14, 2023

4. Planning Projects/Applications.

- a. **Property Address:** 65 Wellington 
A.P.N.: 072-071-08
Applicant: Sutro Architects (John Simenic)
Property Owner: Heather and Matt Potts
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, a Nonconformity Permit, and a Hillside Lot Permit. The project includes interior and exterior remodeling at the single-family residence to include reconfiguring the front stairs of the home and adding a porch. The project proposes to add a primary suite on the second level that will be over existing space. The project will add a new roof and the house will be painted navy blue with a creamy white trim color. The project also includes new landscaping and hardscape throughout the property. A Nonconformity Permit is required to enlarge, extend, reconstruct, or structurally alter existing nonconforming structures. A separate application has been submitted for ministerial review for a new Junior Accessory Dwelling Unit.

5. Conceptual Advisory Design Review

- a. **Property Address:** 200 Lagunitas Road [📍](#)
A.P.N.: 073-131-23
Applicant: Brooks McDonald Architecture
Property Owner: Scott and Sarah Niehaus
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: X (Minimal Flood Risk)

Project Summary: The applicant requests conceptual Advisory Design Review for a proposed addition to the front and rear of an existing single-family residence.

- b. **Property Address:** 12 Canyon Road [📍](#)
A.P.N.: 072-031-52
Applicant: Imprints Landscape Architecture
Property Owner: Renaud Laplanche
Zoning: R-1:B-5A
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests conceptual Advisory Design Review to construct a new pickle ball court with a new wooden deck and wet bar at the lower rear yard.

6. Information, Discussion and New Agenda Items.

7. Adjournment.

Next scheduled regular meeting date and time: January 16, 2024, 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.