

MINUTES
Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, November 14, 2023

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 Assistant Planner, Alex Lopez-Vega, Planning & Building Director, Roberta Feliciano, and Public Works Director, Richard Simonitch

2. Approval of Minutes.

The ADR Group approved the minutes from the September 19, 2023, meeting.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

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.

Mark Fritts

- Supports retaining wall and San Diego Buff color for the pavement

Joey Buckingham

- Supports the retaining wall and San Diego Buff color for the pavement
- The wall should match the homeowners current wall

Mark Kruttschnitt

- Supports the wall and San Diego Buff color for the pavement

Laura Dewar

- Supports the wall and San Diego Buff color for the pavement
- Supports the Safe Pathways project
- Appreciates the homeowner at 77 Laurel grove is working with the Town
- Would like the town to provide additional screening for the owner

Stephen Sutro

- Agrees with ADR members
- Supports the wall and San Diego Buff color for the pavement

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.

Mark Kruttschnitt

- Does not support pool equipment in the setback due to noise
- Hard to support a Variance with no support from neighbors
- Does not recommend approval

Laura Dewar

- The pool is too close to adjacent neighbors
- Challenging to support the project

Stephen Sutro

- Feels the same way as other ADR members that the pool is too close to neighbors.
- If owner had support from neighbors on 83 Sir Francis Drake Blvd, he might be fine with the pool

- If project goes to Council the pool equipment needs to be underground or enclosed since it's too exposed on a pad and not appropriate

Joe Buckingham

- The lot does not lend itself to a pool
- Whole backyard is in the setback
- Does not support the project as drawn

c.

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.

Continued to the December 12, 2023, ADR Meeting.

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.

Stephen Sutro

- Does not find a reason why the patios need to be extended into the setback

- Comfortable with the project as proposed as long as the patios don't encroach into the setback
- Recommends more screening but its hard to figure where it goes because everything is pushed to the property line
- Requested more mature screening
- If lighting is included, the project should comeback to ADR for review
- Okay with the pool and pool equipment since its in the buildable envelope
- Requested that the pool equipment be enclosed

Mark Kruttschnitt

- Agrees with Stephen Sutro's comments (patios being drawn back and more screening)
- Believes both neighbors have shared obligation for screening
- Both neighbors can plant taller hedges or trees
- Would like to see more mature screening
- Agrees that if the project adds lighting, it should come back to ADR for review
- Is fine with the pool because its not in the setback
- Requests a sound enclosure with the pool equipment
- Noted countless examples around Ross that have pools in the front yard

Joey Buckingham

- Issues: the proposal of the new swimming pool, removal of a huge tree and no new screening
- The pool is out of the setbacks and there's nowhere else to put a pool on the lot
- Can support the pool, but the Town needs to keep in eye that the project follows all the rules
- The pool equipment needs to a sound enclosure
- A deal can be made where the applicant can provide screening on the other side of the garage for the property being affected most seriously, that will make it a better project
- If any lighting happens it needs to come back to ADR
- The stone patios need to be pulled out of the setbacks
- Suggests a pervious material for the driveway and satisfies the fire department

Mark Fritts

- Main points have been hit and agrees with both Stephen and Joey's comments

Laura Dewar

- In support with all ADR members comments
- No additional comments

5. Conceptual ADR

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 8:45 PM.

Next scheduled special meeting date and time: December 12, 2023, at 7:00 PM.