



Staff Report

Date: December 14, 2023
To: Mayor Brekhus and Council Members
From: Richard Simonitch, Public Works Director
Subject: Retaining Wall in front of 77 Laurel Grove

Recommendation

It is recommended that the Town Council adopt Resolution No. 2348 (**Attachment 1**) approving Design Review for the subject project as described below.

Property Address: Future public right of way in front of 77 Laurel Grove
A.P.N.: N/A
Applicant: Town of Ross
Property Owner: Town of Ross/Public Right of Way
Zoning: N/A
General Plan: N/A
Flood Zone: X (Minimal Risk)

Project Description:

The applicant is requesting approval for Design Review to allow for the construction of a new variable-height concrete wall along Laurel Grove Avenue. The new wall will be slightly over 100-feet long and a maximum height of four-feet nine-inches high, constructed of reinforced concrete with a decorative stone facade, and a one-foot debris bench behind the wall. The new wall is required to allow the realignment of Laurel Grove Avenue to accommodate the construction of the "Laurel Grove Safe Pathways Phase IIB" project (the Project). The wall will be located within portions of the existing and future public right of way along the frontage of 77 Laurel Grove Avenue and therefore, its construction is contingent upon the Council's acceptance of a pending Offer of Dedication of a portion of 77 Laurel Grove Avenue for roadway purposes. Some landscaping will be removed as part of the project and replaced to restore screening to the residence of 77 Laurel Grove Avenue. The amount of new landscaping is less than the 2,500 square foot trigger for Design Review.

Ancillary to this project and not subject to Design review is the selection of a specific color for patterned asphalt at the intersections of Laurel Grove Avenue and Canyon Road, Monte Alegra, and Walters Road. Staff is requesting Town Council consideration of the color that was recommended by ADR which is "San Diego Buff". There is neighborhood support for this color.

Project plans are included as **Attachment 2**; Project wall façade materials and the four asphalt pavement colors as recommended by the Marin Safe Routes Task Force, are included as **Attachment 3**.

The proposed project is subject to the following permit approval:

- **Design Review Permit is required pursuant to RMC Section 18.41.020 (5) and (6)** to allow for construction of a new retaining wall greater than four feet in height and greater than 100 feet in length.

Advisory Design Review

Pursuant to Resolution No. 1990, Advisory Design Review is required for all applicants seeking discretionary land use permits, such as Design Review, a Demolition Permit, a Nonconformity Permit, Exceptions for Attics, a Hillside Lot Permit, and/or a Variance.

On November 14, 2023, the Advisory Design Review group (ADR) unanimously recommended that the project is consistent with the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100, and, therefore, recommended approval of Design Review.

Draft minutes of the November 14, 2023, ADR meeting are included as **Attachment 4**.

Discussion

The proposed project is subject to the following permit approvals pursuant to the Ross Municipal Code:

Design Review

Design Review is intended to guide new development to preserve and enhance the special qualities of Ross and to sustain the beauty of the town's environment. Other specific purposes include: provide excellence of design for all new development which harmonizes style, intensity and type of construction with the natural environment and respects the unique needs and features of each site and area; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, and maintain the serene, quiet character of the town's neighborhoods; and preserve lands which are unique environmental resources including scenic resources (ridgelines, hillsides and trees), vegetation and wildlife habitat, creeks, threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

The Town Council may approve, conditionally approve or deny an application for design review. The Town Council shall include conditions necessary to meet the purpose of Design Review pursuant to Chapter 18.41 and for substantial compliance with the criteria set forth in this chapter. If Council intends to approve Design Review, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- **The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. (Section 18.41.070 (b) (1))**
- **The project is in substantial compliance with the design criteria of Section 18.41.100. (Section 18.41.070 (b) (2))**
- **The project is consistent with the Ross General Plan and zoning ordinance. (Section 18.41.070 (b) (3))**

Staff recommends approval of Design Review, as summarized below and as supported by the findings in Exhibit "A" of the attached Resolution.

The project enhances important community entryways, local travel corridors and the area in which the project is located; and promotes and implements the design goals, policies, and criteria of the Ross General Plan. The proposed project is not monumental or excessively large and is compatible with others in the neighborhood and does not attract attention to themselves. The project proposes materials and colors that minimize visual impacts, blend with the existing landforms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

Fiscal, Resource and Timeline Impacts

If approved, the project would be funded by the Roadway Fund. The cost of the project is included as part of the overall fiscal year 2023/2024 (FYE24) budget for the Laurel Grove Safe Pathways Phase II project. The actual cost of the wall will not be known until bids are received and the project is awarded to the lowest responsive bidder. The project is scheduled to bid in Spring of 2024. If additional funding is required to balance the FYE24 Roadway Fund, staff will need to return to the Town Council to request additional funding from another budget source.

Alternative actions

1. Continue the item to gather further information, conduct further analysis, or revise the project; or
2. Make findings to deny the application.

Environmental Review

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines

Section 15301 (Existing Facilities), because it consists of the minor alteration of an existing public street for the purpose of the addition of pedestrian facilities without adding additional automobile lanes.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date and no comments were received at the time of writing this report.

Attachments

1. Resolution No. 2348
2. Project Plans
3. Project Application and Materials
4. Draft ADR Meeting Minutes, November 14, 2023

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2348

**RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW TO
CONSTRUCT A NEW 4.75-FOOT-HIGH CONCRETE WALL
ALONG LAUREL GROVE AVENUE
LOCATED IN THE PROPOSED RIGHT-OF-WAY NEAR 77 LAUREL GROVE AVENUE**

WHEREAS, applicant Town of Ross has submitted an application requesting approval of Design Review to construct a new 4.75-foot-high concrete wall in the future public right of way along Laurel Grove Avenue near 77 Laurel Grove Avenue (herein referred to as “the Project”).

WHEREAS, the project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), because it consists of the minor alteration of an existing public street for the purpose of the addition of pedestrian facilities without adding additional automobile lanes.; and

WHEREAS, on December 14, 2023, the Town Council held a duly noticed public hearing to consider the Project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit “A”, and approves Design Review to allow the Project, subject to the Conditions of Approval attached as Exhibit “B”.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 14th day of December 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Elizabeth Brekhus, Mayor

ATTEST:

Cyndie Martel, Town Clerk

EXHIBIT "A"
FINDINGS

Proposed Right-of-Way of Laurel Grove Avenue near 77 Laurel Grove Avenue

A. Findings

I. In accordance with Ross Municipal Code (RMC) Section 18.41.070, Design Review is approved based on the following mandatory findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010.

As recommended by the Advisory Design Review (ADR) Group, the Project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010. It provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhances the area in which the Project is located; and promotes and implements the design goals, policies and criteria of the Ross general plan.

b) The project is in substantial compliance with the design criteria of RMC Section 18.41.100.

As recommended by the Advisory Design Review (ADR) Group, the Project is in substantial compliance with the design criteria of RMC Section 18.41.100. The proposed project is not monumental or excessively large and is compatible with others in the neighborhood and does not attract attention to themselves. The project proposes materials and colors that minimize visual impacts, blend with the existing landforms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

c) The project is consistent with the Ross General Plan and zoning ordinance.

The Project enhances important community entryways, local travel corridors and the area in which the project is located, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

EXHIBIT “B”
CONDITIONS OF APPROVAL
Proposed Right-of-Way of Laurel Grove Avenue near 77 Laurel Grove Avenue

1. The building permit shall substantially conform to the plans entitled, “Proposed Right of Way and Wall Exhibit” and dated November 2023, and reviewed and approved by the Town Council on December 14, 2023. The exposed surfaces of the wall shall be covered with the stone façade “Carolina Rubble – Sandstone.” The facade shall cover the wall so that it is screened, and the concrete is not visible.
2. Except as otherwise provided in these conditions, the Project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
3. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the Project and will not extend the permitted construction period.
4. The Project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD).
5. The Town staff reserves the right to require additional landscape screening for up to three (3) years from project final to ensure adequate screening for the properties that are directly contiguous to the project site. The Town staff will only require additional landscape screening if the contiguous neighbor can demonstrate through pre-project existing condition pictures that their privacy is being negatively impacted as a result of the Project.
6. BEFORE FINAL INSPECTION, the applicant shall call for a Planning staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the Project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent re-inspections.
7. A Tree Permit shall not be issued until the project grading or building permit is issued.
8. The Project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within

the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

- b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the Project. Any additional costs incurred by the Town, including costs to inspect or review the Project, shall be paid as incurred and prior to project final.
- d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (i.e., temporary seeding and mulching or straw matting).
- e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the Project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
- f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director.
- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the allowable working hours as identified in the below condition 10n.
- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading

activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the Project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).

- j. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the Project and the construction management plan.
- k. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- l. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- m. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- n. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).
- o. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely

covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

- q. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- r. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- s. The Project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.
- t. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- w. BEFORE FINAL INSPECTION, the Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
 - i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc., are implemented.
 - ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.

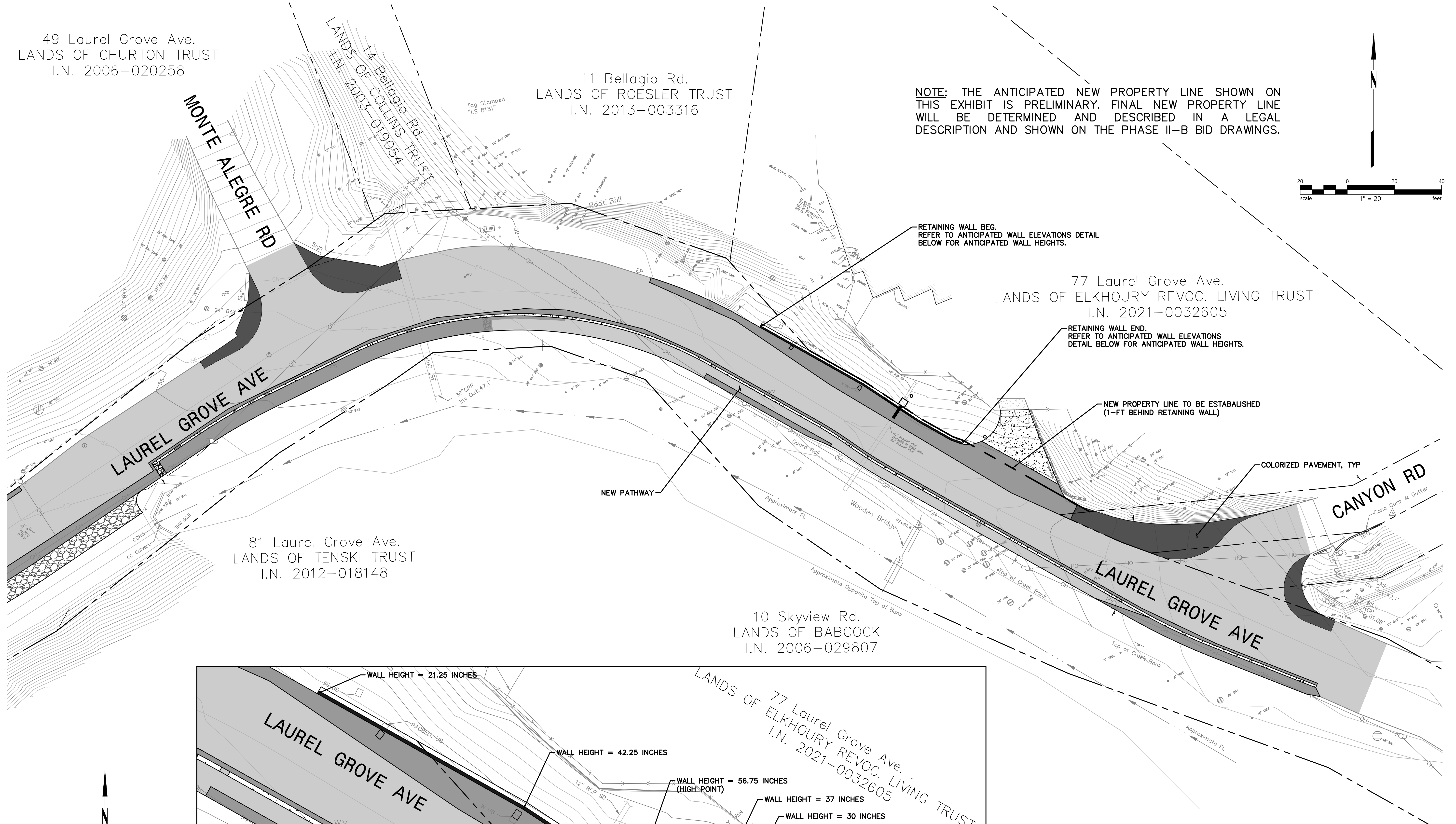
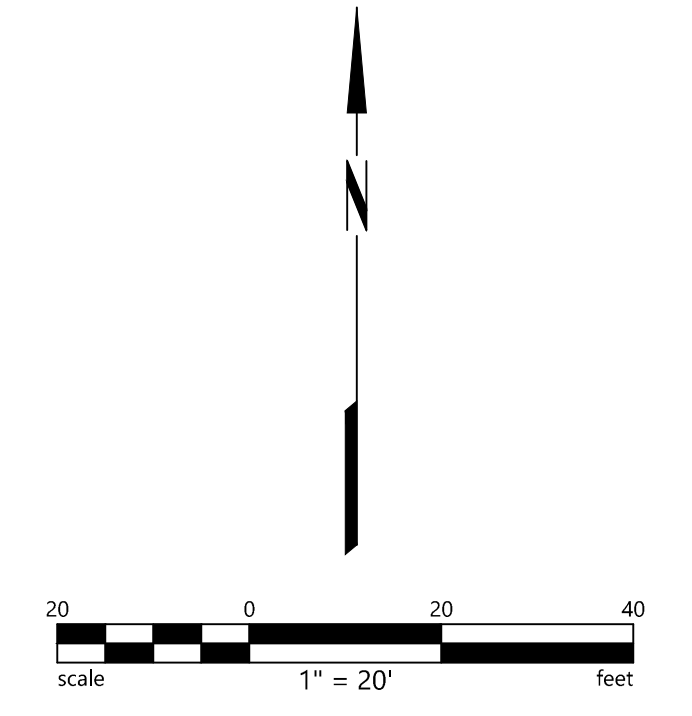
- iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.
9. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding (“action”) against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the Project or alleging any other liability or damages based upon, caused by, or related to the approval of the Project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorney fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

49 Laurel Grove Ave.
LANDS OF CHURTON TRUST
I.N. 2006-020258

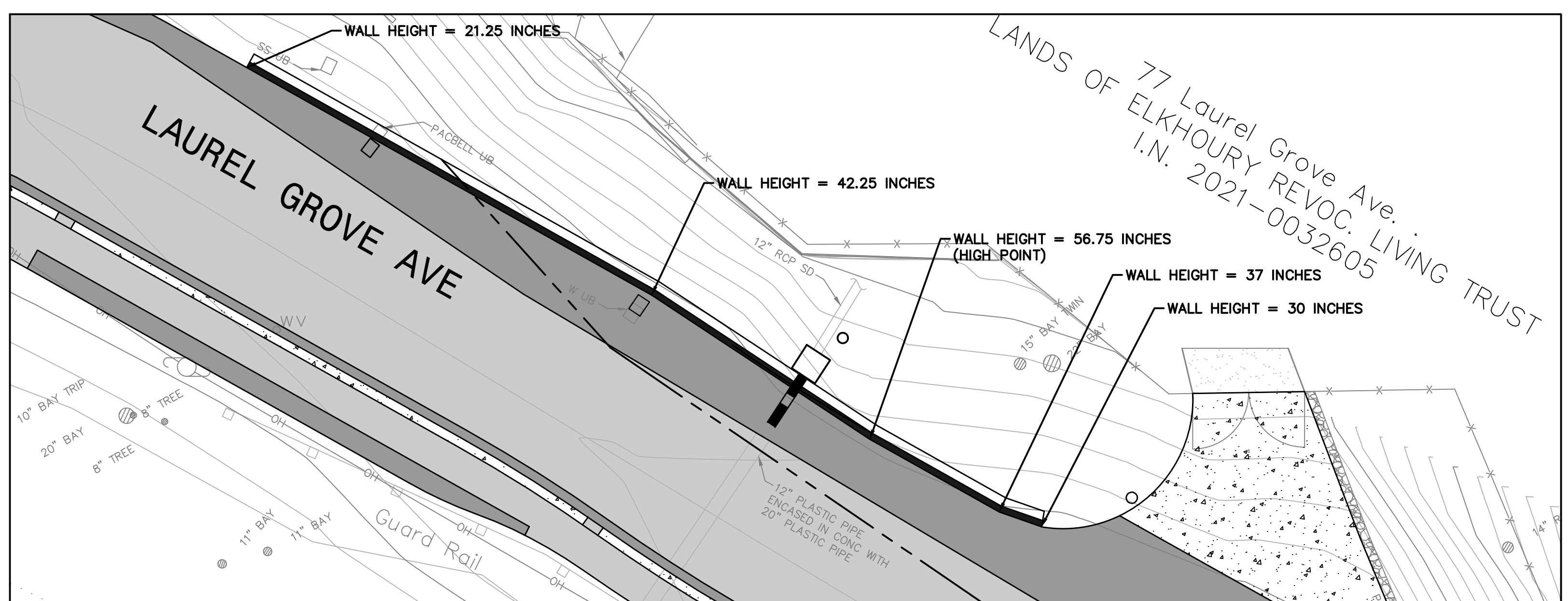
11 Bellagio Rd.
LANDS OF ROESLER TRUST
I.N. 2013-003316

NOTE: THE ANTICIPATED NEW PROPERTY LINE SHOWN ON THIS EXHIBIT IS PRELIMINARY. FINAL NEW PROPERTY LINE WILL BE DETERMINED AND DESCRIBED IN A LEGAL DESCRIPTION AND SHOWN ON THE PHASE II-B BID DRAWINGS.



81 Laurel Grove Ave.
LANDS OF TENSKI TRUST
I.N. 2012-018148

10 Skyview Rd.
LANDS OF BABCOCK
I.N. 2006-029807



ANTICIPATED WALL ELEVATIONS
NOTE: WALL HEIGHT IS MEASURED FROM TOP OF WALL TO TOP OF FOOTING

PROPOSED RIGHT-OF-WAY & WALL EXHIBIT

LAUREL GROVE PATHWAY
TOWN OF ROSS, CALIFORNIA

NOVEMBER 2023

PREPARED BY

200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com



RHOMBUS CALIFORNIA



PODOCARPUS GRACILIOR



77 LAUREL GROVE RESIDENCE

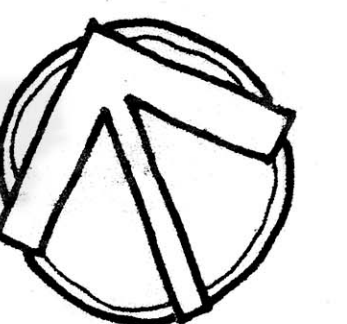
PARKING AREA/
HARDSCAPE

PROPOSED RETAINING WALL

LAUREL GROVE AVENUE

PROPOSED PHASE IIB PATHWAY

PROPOSED PHASE IIB PATHWAY



WOODWARDIA FIMBRIATA



SEQUOIA SEMPERVIRENS



PLANT LEGEND

TREES					
ABBREVIATION	COMMON NAME	SIZE	Q	HT. / WIDTH	NOTE
SS	SEQUOIA SEMPERVIRENS COAST REDWOOD	24" B	8		
SHRUB / PERENNIALS / GRASSES / LIST					
ABBREVIATION	COMMON NAME	SIZE	Q	HT. / WIDTH	NOTE
PG	PODOCARPUS GRICILLIOR	24" B	10	12 X 6"	E W F
RC	RHAMNUS CALIFORNICA COFFEEBERRY	15 G	13	10 X 6"	EN W F
WF	WOODWARDIA FIMBRIATA CHAIN FERN	5 G	16	4 X 4"	EN W F

LEGEND

- E = EVERGREEN
- D = DECIDUOUS
- N = CALIFORNIA NATIVE
- W = LOW WATER USE REQUIREMENTS
- F = LOW FIRE / NON - PYROPHYTIC

NOTE: ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS

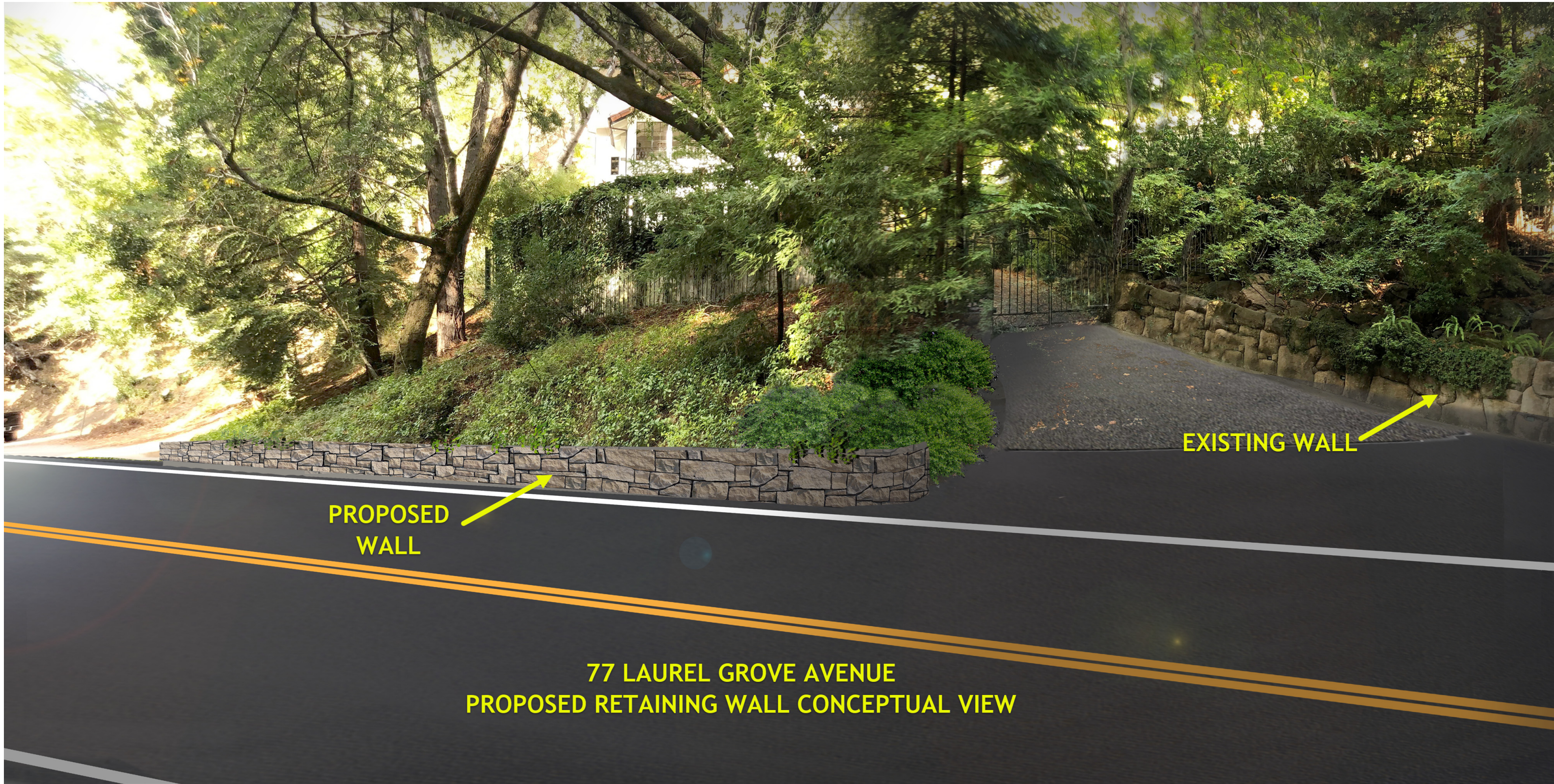
Laurel Grove Pathway
Town of Ross, CA.
Date: 4 / 22 / 2022 Scale: 1/8"=1'-0"
Landscape Concept Plan



Revised: 10 / 30 / 2023

Revised: 11 / 2 / 2023

202 Rosemont Mill Valley CA 94941
(415) 380-0755
brad@imprintsgardens.com
www.imprintsgardens.com



**PROPOSED
WALL**

EXISTING WALL

**77 LAUREL GROVE AVENUE
PROPOSED RETAINING WALL CONCEPTUAL VIEW**

ATTACHMENT 3



Carolina Rubble - Sandstone

Wall façade materials for 77 laurel Grove



Colorized Asphalt swatches for intersections

ATTACHMENT 4

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: Laura Dewar, Mark Fritts, Stephen Sutro, and Joey Buckingham

Assistant Planner Alex Lopez-Vega and Planning & Building Director Roberta Feliciano 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: 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 regular meeting date and time: December , 2023, at 7:00 PM.