

MINUTES

Meeting of the Ross
Advisory Design Review Group
May 21, 2024, 6:00pm

Video and audio recording of the meeting is available online at the Town's website at:
townofross.org/meetings.

1. 6:00 p.m. Commencement

Chair Kruttschnitt called the meeting to order.

Present: Mark Kruttschnitt, Mark Fritts, Joey Buckingham, and Laura Dewar; Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)

Absent: Stephen Sutro

2. Approval of Minutes.

The ADR Group approved the minutes from the April 16, 2024, meeting.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

- a. **Property Address:** 9 Thomas Court
 Property Owner: Leland and Kristin Clemons
 Applicant: Jochum Architects
 Parcel Number: 073-232-36
 Zoning: R-1: B-10
 General Plan: ML (Medium Low Density)
 Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review, and a Demolition Permit. The project includes removing the existing board lap siding and replacing it with cedar shingles with wood trim. The project also proposes to replace the existing windows with new insulated windows, and a new garage door. A demolition permit is required to alter more than twenty-five percent of the exterior wall coverings of a residence.

Joey Buckingham (Recused)

Mark Fritts

- The massing of the project is good
- Not too sure about the lattice below the stairs going up to the ADU
- Can run with the project

Mark Kruttschnitt

- Agrees with Mark F design comments
- Does not recommend approval of the second story deck
- Overall great project

Laura Dewar

- Agrees with Mark F comments about design but it's the owners decision can go either way
- Project has many improvements
- Cannot support second story deck

b.

Property Address: 40 Upper Road
Property Owner: Pamela Sher
Applicant: Hsiaochien Chuang
Parcel Number: 073-071-08
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review, a Hillside Lot Permit, and a Variance. The project proposes to rehabilitate the existing side yard landscaping to include a new infinity swimming pool, raised wooden deck, pool equipment enclosure, terraced patios and stairs, retaining walls, plantings for screening, and exterior light fixtures. A variance is required to construct the new pool, wooden deck and retaining walls over 6-feet within the side yard setback.

Mark Kruttschnitt

- Recommends combining the two lots
- It would be very ease for Town Council to approve a non-Variance pool in the same spot if the lots were adjusted
- It's a steep location for the pool
- Massive retaining pool, however no one else can see it
- Agrees with Joey to have an inground pool
- If the owner does not wish to do a lot line adjustment then he recommends two options,
1. Tuck the pool in closer to the house or 2. Construct the pool in the flat area

Laura Dewar

- Since the owner owns both properties, it seems like not an issue, but what if they sell the property
- Supports the project in order to protect trees

Joey Buckingham

- The second lot is unbuildable, nowhere to build on the lot
- The pool does not affect anyone adversely
- The pool location sounds like such a stretch since it's a canyon
- Would recommend the pool be moved to the front so its an inground pool instead of having huge retaining walls along the canyon

Mark Fritts

- No visual impact
- The pool is the wrong spot
- 13-foot retaining wall is too high
- Recommends that the pool be more tucked in toward the home to lower heights of the retaining wall and less impact to the site overall
- Much more space to the northwest of the lot where the pool can be moved

- c. **Property Address:** 51 Sir Francis Drake
 Property Owner: Noah Berry
 Applicant: James Coy Architect
 Parcel Number: 073-161-25
 Zoning: R-1:B-20
 General Plan: L (Low Density)
 Flood Zone: AE (Floodway)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review. The project includes an interior renovation and a new rear addition to the existing 1,734 square-foot home. The project proposes to add a new laundry room, bedroom, and primary bedroom suite with a total of 632 square-feet of new floor area. Design Review is required for additions exceeding two hundred square feet of new floor area. All exterior materials for the rear addition will match the existing house.

Mark Kruttschnitt, Joey Buckingham, Mark Fritts and Laura Dewer

- No comments, fully supports the project

5. Conceptual Advisory Design Review

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 7:15 PM.

Next scheduled regular meeting date and time: June 11, 2024, at 6:00 PM.