



## Agenda Item No. 18

### Staff Report

**Date:** August 24, 2023

**To:** Mayor Brekhus and Council Members

**From:** Alex Lopez-Vega, Assistant Planner

**Subject:** Kronenthal Residence, 10 Shady Lane

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### Recommendation

It is recommended that the Town Council adopt Resolution No. 2330 (**Attachment 1**) approving Design Review and Variances for the subject project as described below.

**Property Address:** 10 Shady Lane  
**A.P.N.:** 073-191-25  
**Applicant:** Polsky Perlstein Architecture  
**Property Owner:** Courtney Kronenthal  
**Zoning:** R-1:B-A  
**General Plan:** L (Low Density)  
**Flood Zone:** AE (Floodway)

### Project Data

	Code Standard	Existing	Proposed
Lot Area	1 Acres	16,200 SF	No change
Floor Area (FAR)	15%	3,278 SF (20.1%)	3,277 SF (20.1%)
Building Coverage	15%	3,647 SF (22.3%)	3, 669 SF (22.5%)
Front Setback	25'	32'	No Change

	Code Standard	Existing	Proposed
<b>Left Side Setback</b>	25'	15'	No Change
<b>Right Side Setback</b>	25'	15' 4"	No Change
<b>Rear Setback</b>	40'	83'	80'3"
<b>Building Height</b>	30'	16' 8"	No Change
<b>Parking</b>	4 (2 Covered)	4 (2 Covered)	No Change
<b>Impervious Surface Coverage</b>	Minimize and/or mitigate for any increase.	7,594 SF	No Change

**Project Description:**

The applicant requests approval of Design Review and Variances. The project includes demolishing existing storage sheds in the rear yard totaling 130 square feet and transferring the 130 square feet to the main house. The project also includes modifying four closets totaling 36 square feet by lowering the ceiling height to less than seven feet, to further assure that this space would not be counted towards floor area and be transferred to the main house. RMC Section 18.12.130 states that Floor Area Ratio shall not include... basement space used only for storage with less than seven feet of ceiling height and finished attic space used only for storage that does not meet building code requirements for habitable space. The reduction of the height of the closets would be used to transfer that square footage, 36 square feet, as well as the additional 130 square feet, totaling 165 square feet to enlarge the kitchen area to provide a family sitting room by 94 square feet and expanding the entryway, which is flanked by two wings facing the front parking area facing Shady Lane by, 71 square feet for a total of 165 square feet. A Variance is required to exceed the allowable lot coverage by 22 square feet. A Variance is also required to allow for the expansion of the kitchen area to encroach into the side yard setback.

Project plans are included as **Attachment 2**; Project Application and Materials are included as **Attachment 3**.

The proposed project is subject to the following approvals:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow for construction of a new building exceeding 200 square feet of a new floor area; fences and gates greater than 48" in height adjacent to the street right-of-way; a project resulting in more than 50 cubic yards of grading or filling; a project resulting in over 1,000 square feet of new impervious landscape surface; and redevelopment, rehabilitation, and/or renovation of existing landscape over 2,500 square feet,... and other site modifications that could affect the visual and/or physical character of the site and neighborhood, whether or not a building permit is required.
- **Variances are required pursuant to RMC 18.48.010** to exceed the allowable floor area, building coverage, and to expand the kitchen area which is nonconforming with respect to the side yard setback.

### Background

The project site is a 16,200 square-foot rectangular lot on Shady Lane. The lot has a single-family residence which includes a detached garage. The property is located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone AE, which is defined as an area subject to inundation by the 1-percent-annual-chance flood event (also referred to as the base flood or 100-year flood).

### 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 July 18, 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, although indicated concerns about the applicants request to exceed allowable FAR.

*Since the last ADR meeting, the applicant has worked with staff concerning the maximum allowed FAR. The applicant has lowered the ceiling height of four closets to less than seven feet, the minimum to meet building code requirements for habitable space; therefore, the closets would no longer be counted as habitable space and floor area. Accordingly, the applicant will not need a Variance to exceed the allowable FAR, however, will still need a Variance to exceed the allowable lot coverage and to expand the kitchen area which is nonconforming with respect to the side yard setback.*

Draft minutes of the July 18, 2023, ADR meeting are included as **Attachment 5**.

**Discussion**

The proposed project is subject to the following 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 Approval. 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 for this application as summarized below and supported by the findings in the attached Resolution (Exhibit "A").

The proposed project design is consistent with the scale and quality of existing development; preserves and enhances the historical "small town," provides low-density character and identity that is unique to the Town of Ross; preserves 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. The project is not monumental or excessively large in size and is compatible with other development in the neighborhood. 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. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. Landscaping protects

privacy between properties, all proposed lighting is down lit with covered bulbs. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

### ***Variance***

Pursuant to RMC Section 18.48.010, where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of the zoning ordinance may result from the strict application of certain provisions thereof, variances, exceptions and adjustments may be granted, by the Town Council in appropriate cases, after public notice and hearing as provided in the zoning ordinance. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

In accordance with RMC Section 18.48.010 (c), a Variance is recommended for approval to construct an addition within the side yard setback and to exceed the allowable building coverage and floor area based on the following mandatory findings:

**1) That there are special circumstances or conditions applicable to the land, building or use referred to in the application.**

Analysis: The special circumstances and conditions applicable to the land include the substandard lot size which is 16,297 SF less than an acre, which is much less than the minimum lot size of one acre for the district. The special circumstances and conditions applicable to the land include not only lot size, but, additionally, the narrow lot shape, and the existing development pattern on the property including nonconforming setbacks and nonconforming building coverage, which make it difficult to construct new improvements that are entirely compliant with the minimum required yard setbacks and maximum allowed building coverage.

**2) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.**

Analysis: The additional 22 SF of new building coverage improves the livability and functionality of the existing home. The project will accommodate an expanded family and provide a sitting/living space and a more functional entryway, similar to those in the neighborhood. Granting of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

**3) That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Analysis: The proposed new building coverage would not adversely affect the health and safety of nearby residents as the lot has a thick screening of trees and bushes and is adjacent to St. John Episcopal Church which approves of the project. The project would also be constructed in compliance with the building code and fire codes and all conditions of approval.

### **Fiscal, Resource and Timeline Impacts**

If approved, the project would be subject to one-time fees for a building permit and associated impact fees, which are based on the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no net funding impact on the Town associated with the project.

### **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 operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

### **Public Comment**

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date pursuant to the Ross Municipal Code. At the time of writing the staff report comments have been received from the adjacent neighbor at 2- Shady Lane and the neighbor at 1 Ames Avenue included as **Attachment 4**.

### **Attachments**

1. Resolution No. 2330
2. Project Plans
3. Project Application and Materials
4. Correspondence
5. Draft ADR Meeting Minutes, July 18, 2023

# ATTACHMENT 1

# **TOWN OF ROSS**

## **RESOLUTION NO. 2330**

### **RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW AND VARIANCES TO ENLARGE THE KITCHEN AREA AND EXPAND THE ENTRYWAY, AS WELL AS EXCEED THE ALLOWABLE LOT COVERAGE BY 22 SQUARE FEET AT 10 SHADY LANE A.P.N. 073-191-25**

**WHEREAS**, applicant Polsky Perlstein Architecture, on behalf of property owner Courtney Kronenthal has submitted an application requesting approval of Design Review and Variances to demolishing the existing storage sheds in the rear yard totaling 130 square feet and transferring the 130 square feet to the main house. The project also includes modifying four closets by lowering the ceiling height to less than seven feet, the minimum to meet the building code requirements for habitable space; therefore, the closets would no longer be counted as habitable space and floor area. Additionally, the project involves some minor additions and alterations to include enlarging the kitchen area to provide a family sitting room by 94 square feet and expanding the entryway, which is flanked by two wings facing the front parking area facing Shady Lane by, 71 square feet for a total of 165 square feet. A Variance is required to exceed the allowable lot coverage by 22 square feet. A Variance is also required to allow for the expansion of the kitchen area to encroach into the side yard setback at 10 Shady Lane APN 073-191-25 (herein referred to as “the Project”).

**WHEREAS**, the Project is determined to be 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 operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and

**WHEREAS**, on August 24, 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 and Variances 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 24<sup>th</sup> day of August 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Cyndie Martel, Town Clerk

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Elizabeth Brekhus, Mayor

**EXHIBIT "A"**  
**FINDINGS**  
**10 Shady Lane**  
**A.P.N. 073-191-25**

**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; preserves 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 site would be kept in harmony with the general appearance of neighboring landscape. Lot coverage and building footprints would be minimized, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. New buildings constructed on sloping land are designed to relate to the natural landforms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site. Buildings would use materials and colors that minimize visual impacts and blend with the existing landforms and vegetative cover, including wood and stone. Good access, circulation and off-street parking would be provided consistent with the natural features of the site. Open fencing would be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse. Landscaping would be integrated into the architectural scheme to accent and enhance the appearance of the development, including attractive, fire-resistant, native species and replacement trees for trees removed by development. Landscaping would create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire. The Project would maximize permeability and reduce the overall impervious surface coverage on the property, by removing existing impervious surfaces to more than offset the new development, so that the post-development 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 is consistent with the allowed uses and general development standards associated with the Low-Density land use designation of the General Plan, the Single-Family Residence and Special Building Site zoning regulations, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

**II. In accordance with Ross Municipal Code (RMC) Section 18.48.010(c), Variance is approved based on the following mandatory findings:**

**a) That there are special circumstances or conditions applicable to the land, building or use referred to in the application.**

The Special circumstances and conditions applicable to the land include the substandard lot size which is 16,297 SF less than an acre, which is much less than the minimum lot size of one acre for the district. The special circumstances and conditions applicable to the land include not only lot size, but, additionally, the narrow lot shape, and the existing development pattern on the property including nonconforming setbacks and nonconforming building coverage, which make it difficult to construct new improvements that are entirely compliant with the minimum required yard setbacks and maximum allowed floor area and building coverage.

**b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.**

The additional new building coverage improves the livability and functionality of the existing home. The project will accommodate an expanded family and provide a sitting/living space and a more functional entryway, similar to those in the neighborhood. Granting of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

**c) That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

The proposed building coverage would not adversely affect the health and safety of nearby residents as the lot has a thick screening of trees and bushes and is adjacent to St. John Episcopal Church which approves of the project. The project would also be constructed in compliance with the building code and fire codes and all conditions of approval.

**EXHIBIT “B”**  
**CONDITIONS OF APPROVAL**  
**10 Shady Lane**  
**A.P.N. 073-191-25**

1. The building permit shall substantially conform to the plans entitled, “Kronenthal Residence” and dated 7/18/2023, and reviewed and approved by the Town Council on August 24, 2023.
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. The three closets shall be modified to reduce the ceiling height so that it’s less than seven feet so as not to be counted as floor area.
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 requirements 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 a 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 8n.

- 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.

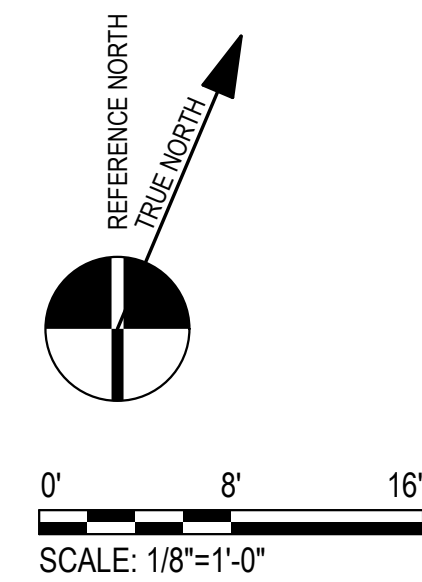
- p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All 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



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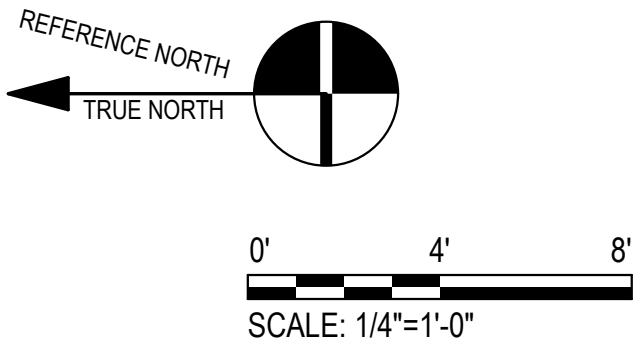
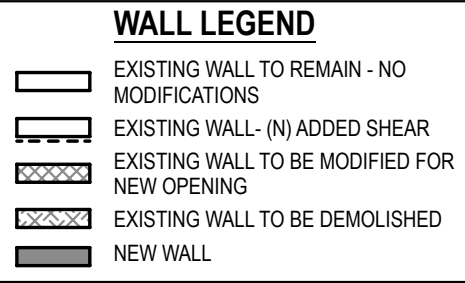
A1.0 SITE PLAN/ INFORMATION SHEET/ VICINITY MAP  
A1.1 FLOOD PLAIN CERTIFICATE  
A1.2 EXISTING FLOOR PLAN  
A1.3 DEMOLITION PLAN  
A1.4 PROPOSED FLOOR PLAN  
A2.1 EXISTING ELEVATIONS  
A2.2 PROPOSED ELEVATIONS  
A3.1 BUILDING SECTIONS  
SURVEY  
SCOPE OF WORK  
A 94 S.F. ADDITION OF A FAMILY ROOM OFF THE KITCHEN,  
A 71 S.F. ADDITION AT THE ENTRY  
REMODEL OF ENTRY HALL, LAUNDRY, BATHROOMS  
REMODEL OF THE KITCHEN  
REMOVAL OF 130 S.F. STORAGE SHEDS ON THE BACK OF THE  
GARAGE, LOWER CEILING HEIGHTS OF 4 CLOSETS TO REDUCE F.A.R.  
SO NET CHANGE IS -1 S.F.  
ADDITION OF 4 NEW SKYLIGHTS AND ROOF REPAIRS/ ADDITION IN  
AREA OVER ENTRY

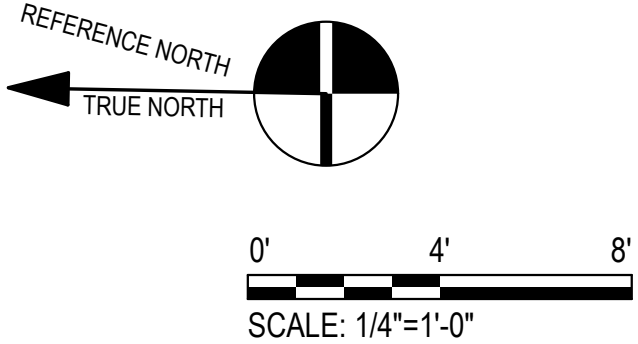
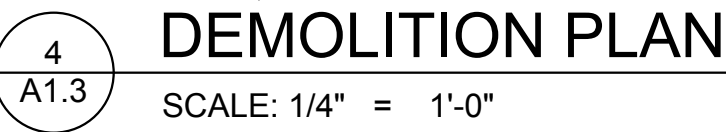
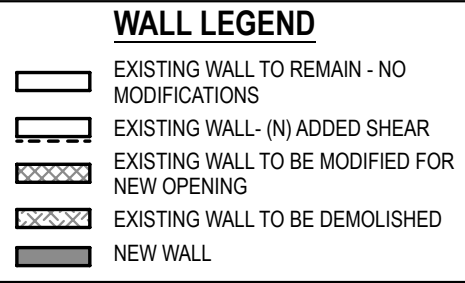
OWNER:  
Courtney Kronenthal  
10 Shady Lane  
Ross, CA  
617 733-7626  
courtneykronenthal@gmail.com

ARCHITECT:  
Polsky Perlstein Architects  
469 B Magnolia Ave  
Larkspur, CA 94939  
415 927-1156 x 303  
patrick@polskyarchitects.com

**SURVEYOR:**  
White and Prescott Civil Engineers  
and Land Surveyors  
1400 Grant Ave., Novato, CA. 94945  
415 506-4268

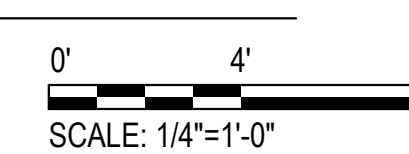
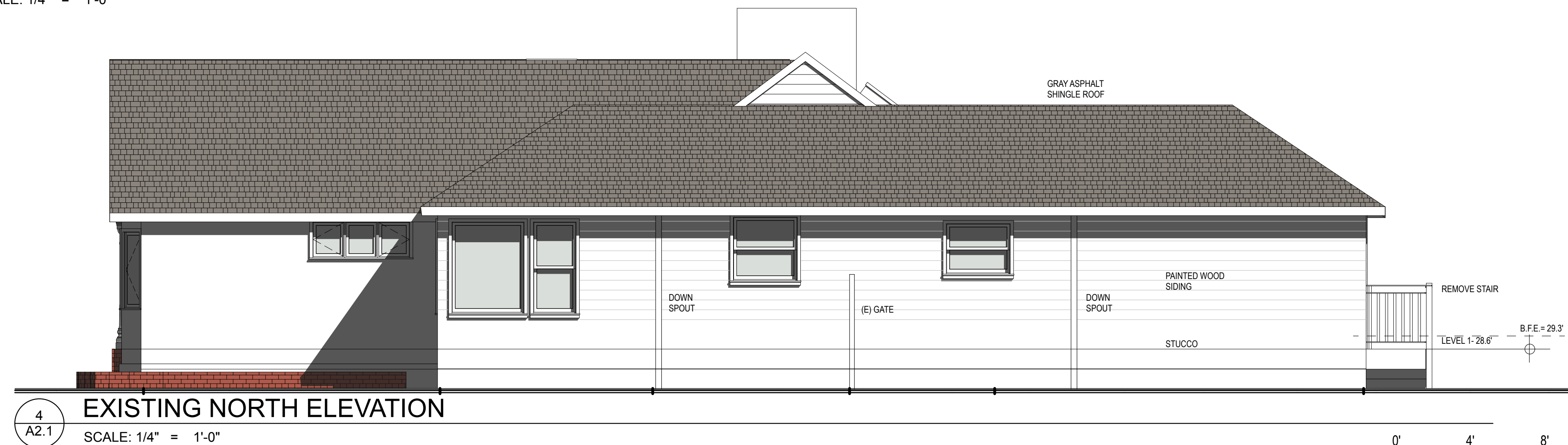
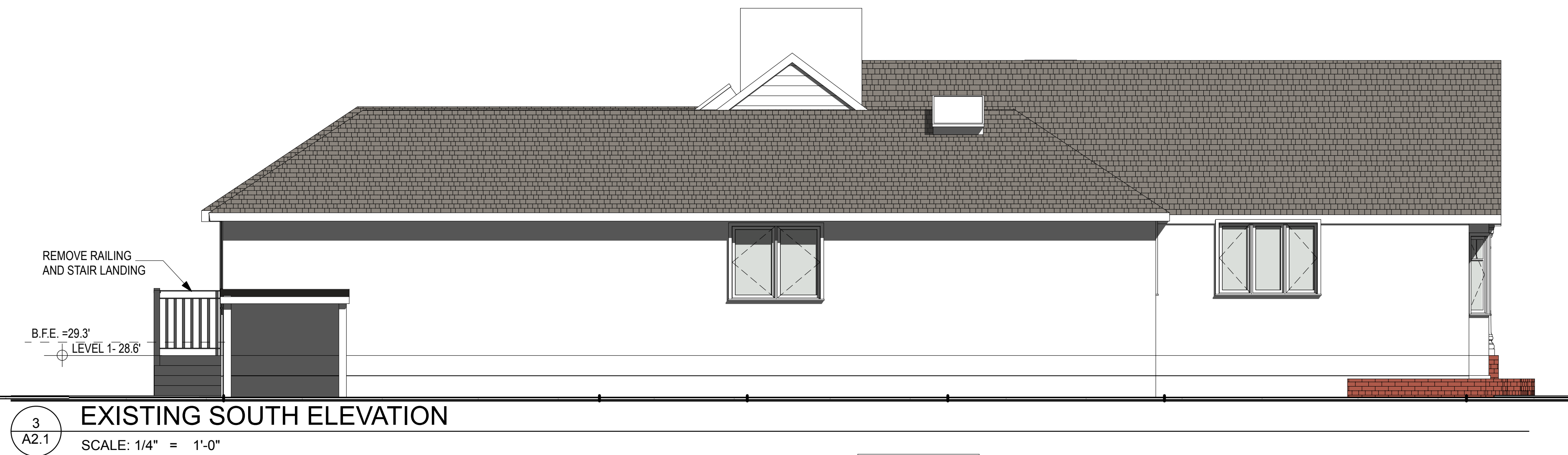
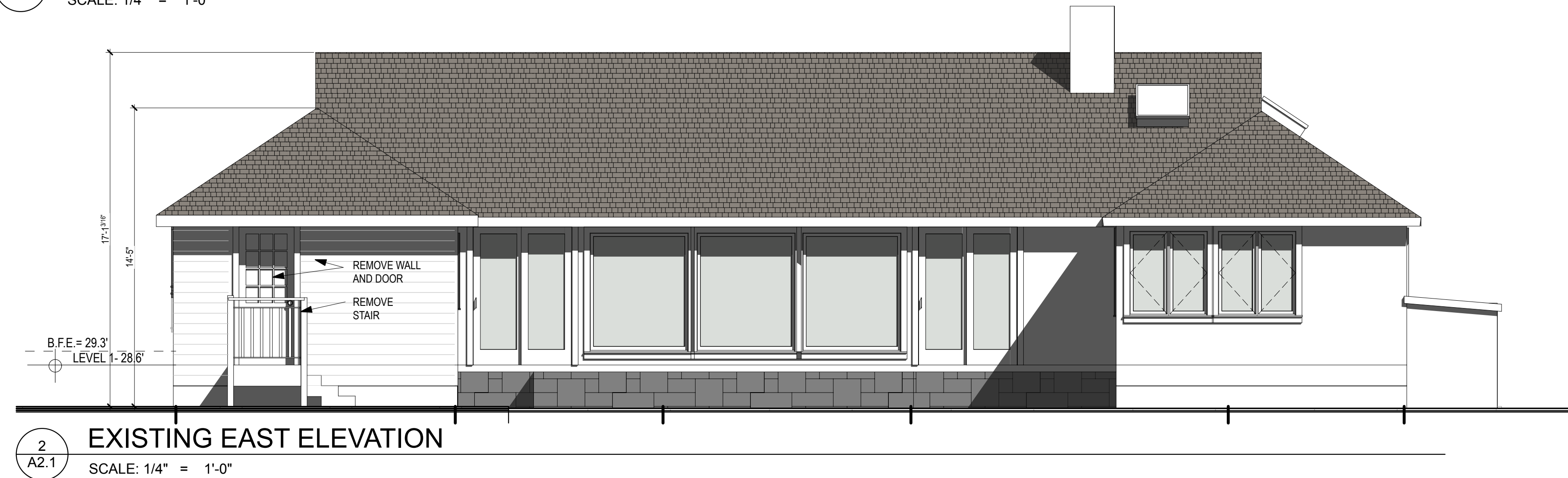
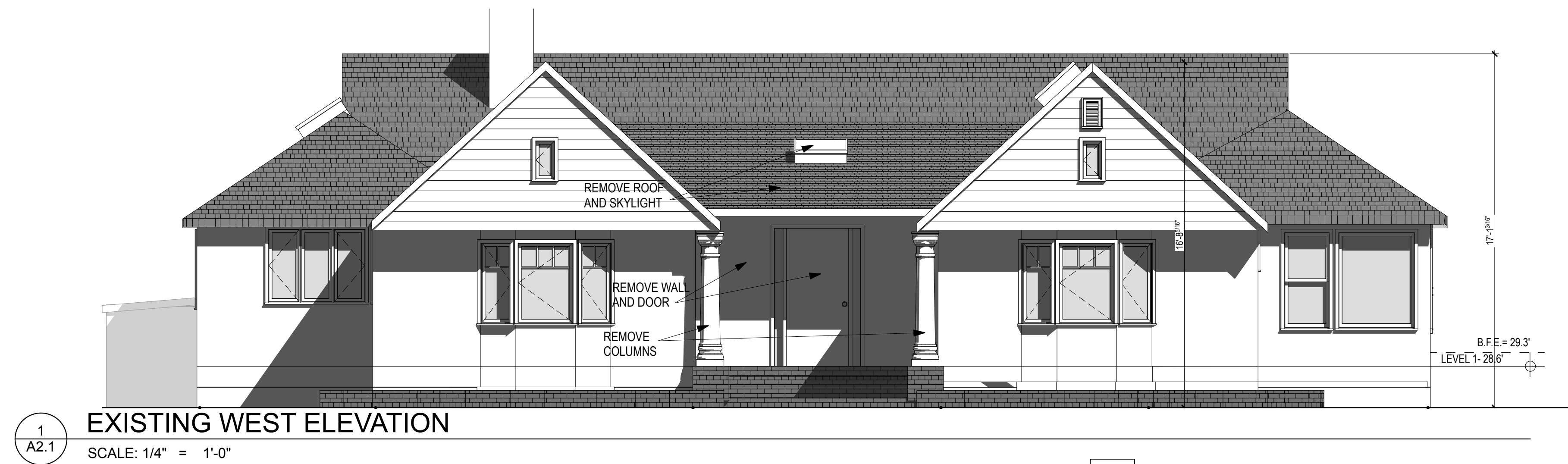
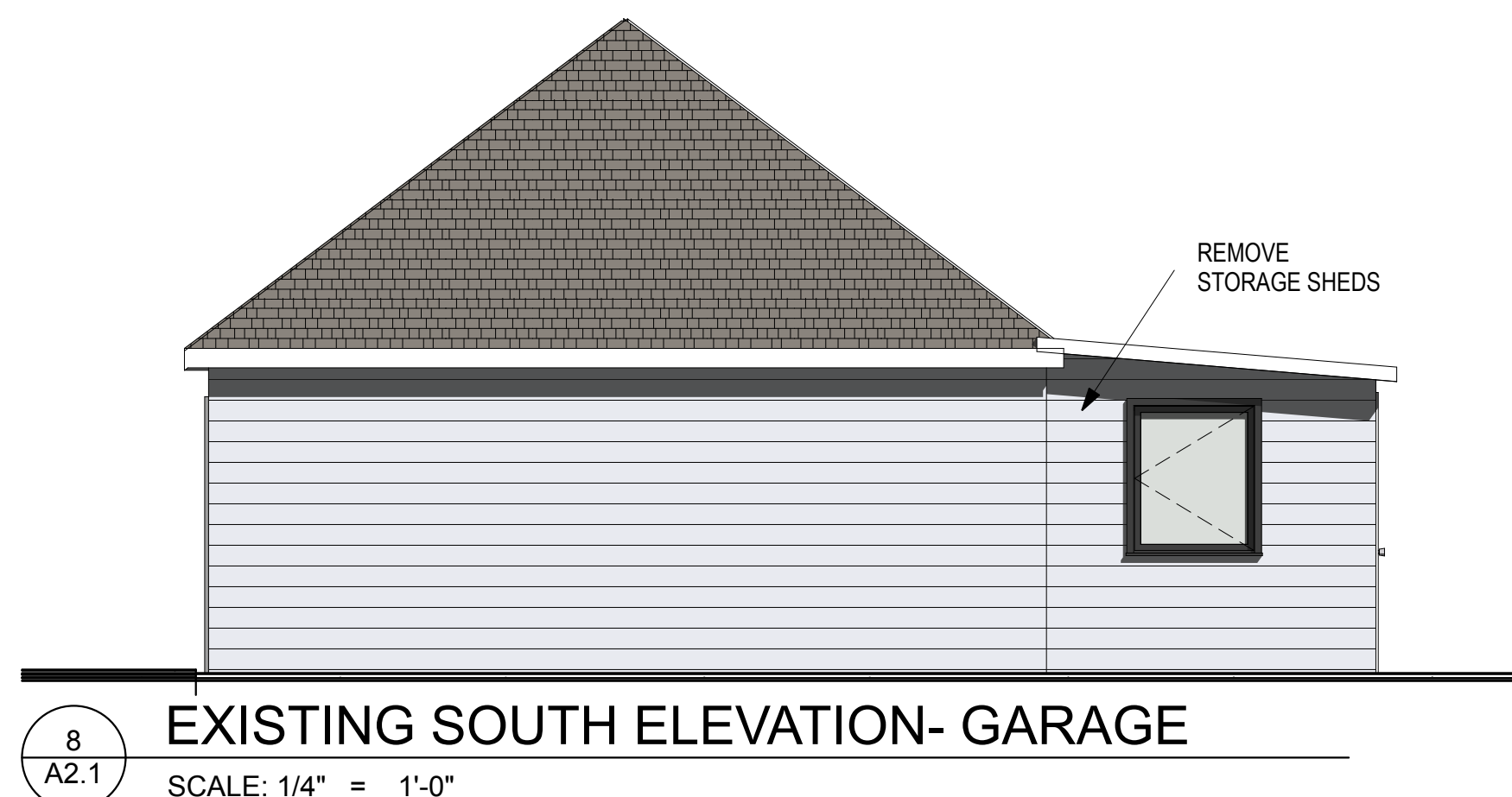
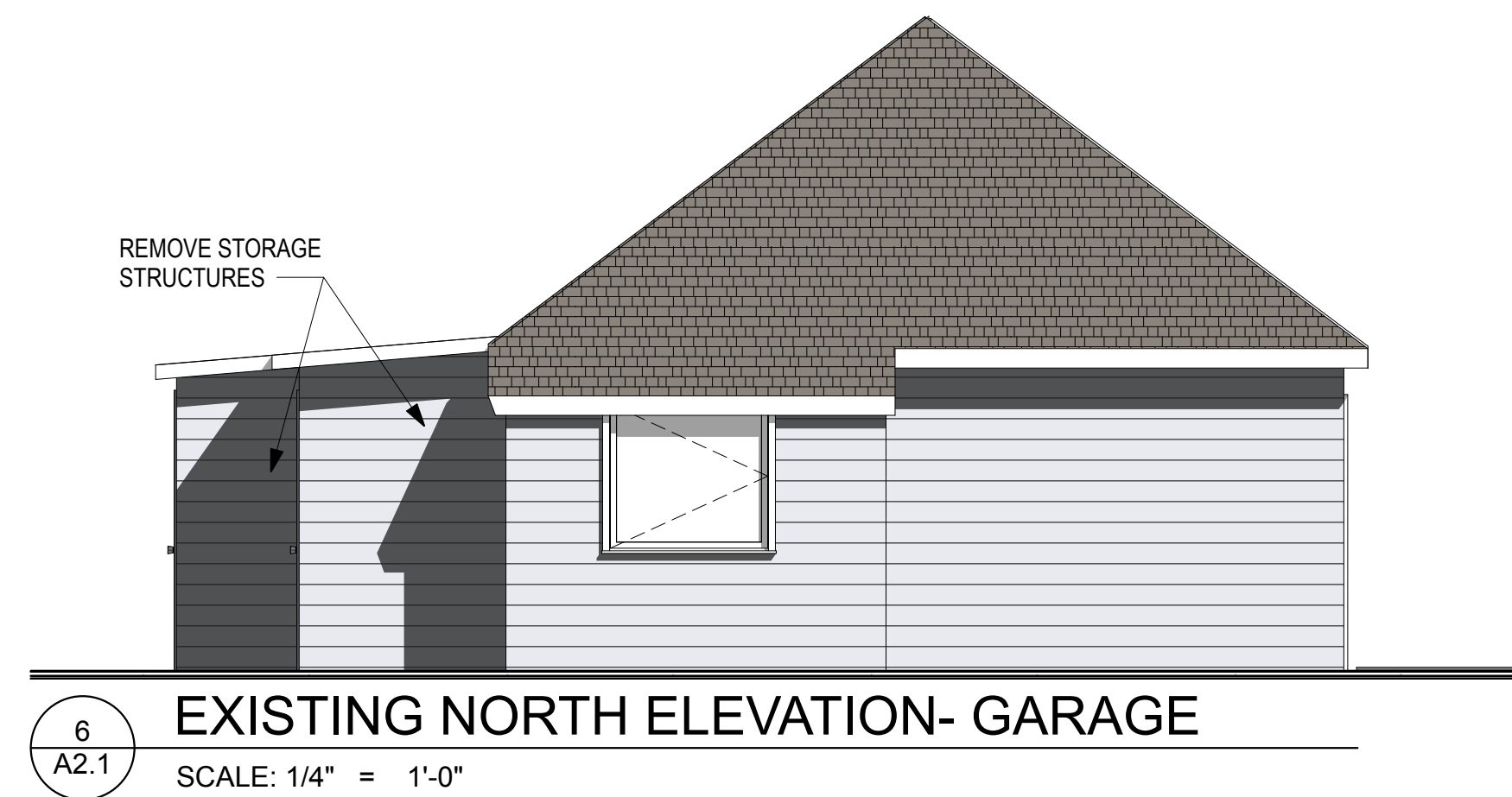
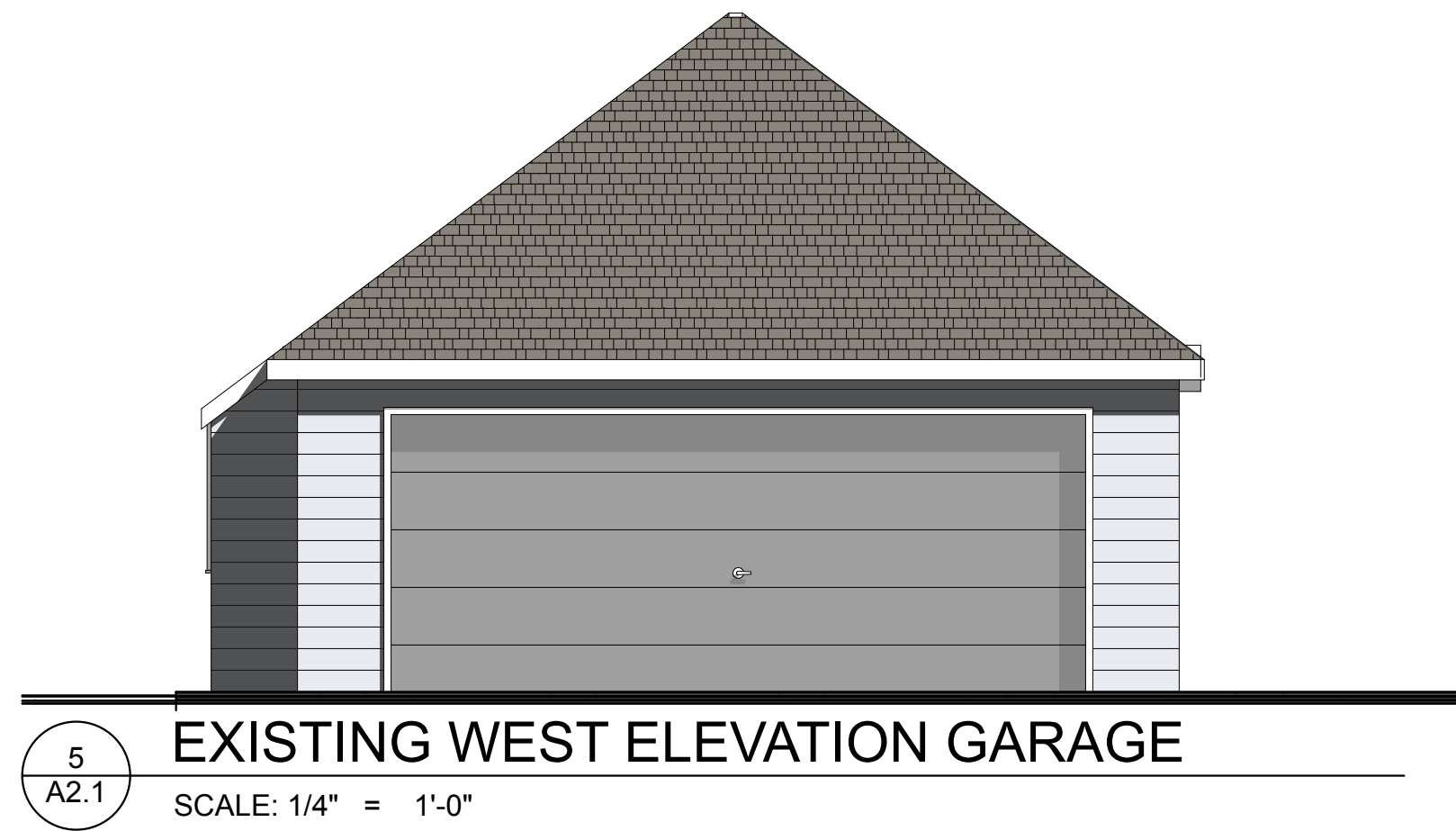










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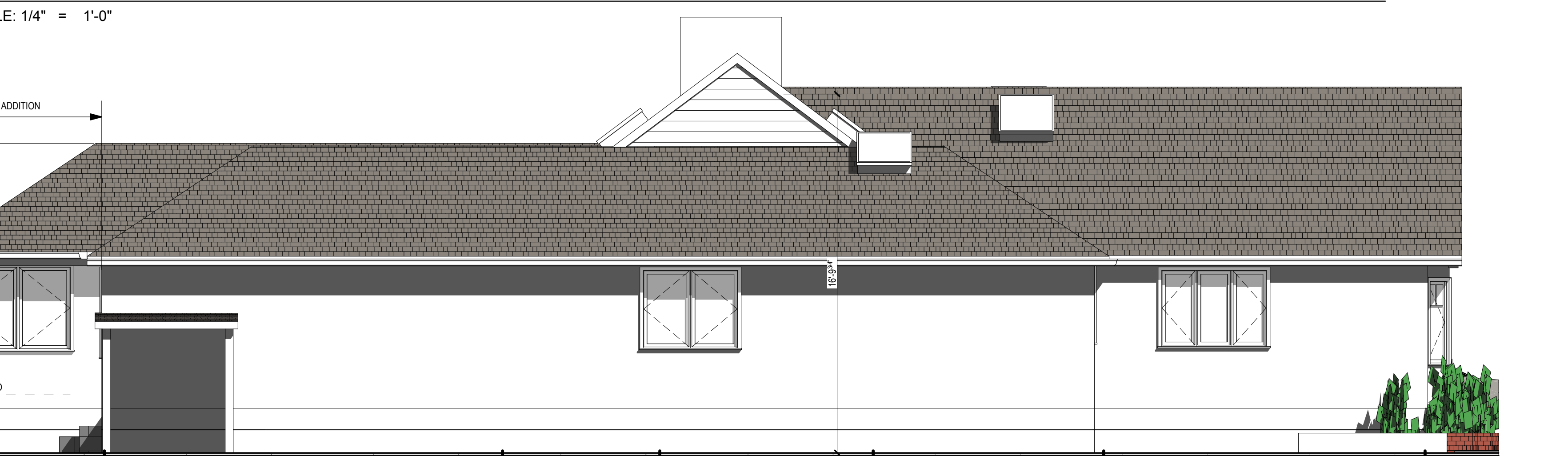




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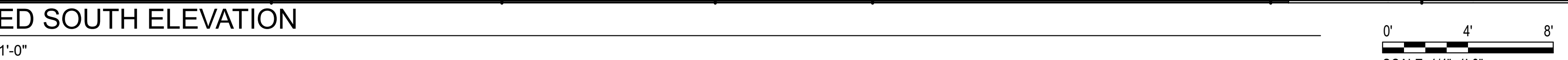
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### FRONT DOOR SCONCES

## PLANNING REVIEW

[illegible]

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF POLSKY PERLSTEIN ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF POLSKY PERLSTEIN ARCHITECTS

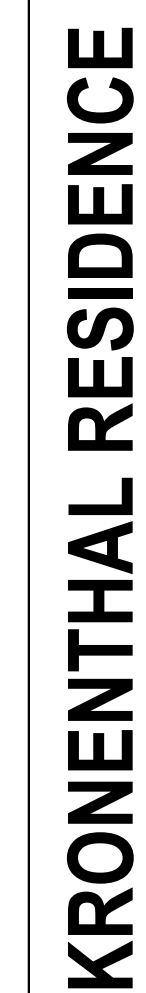
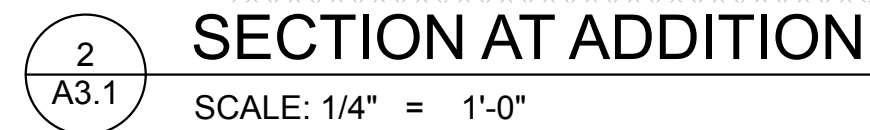
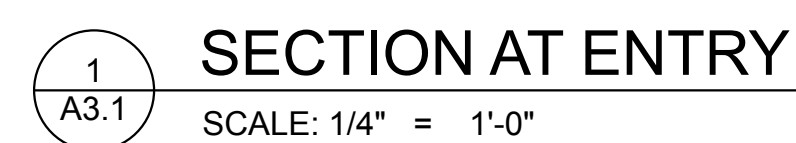
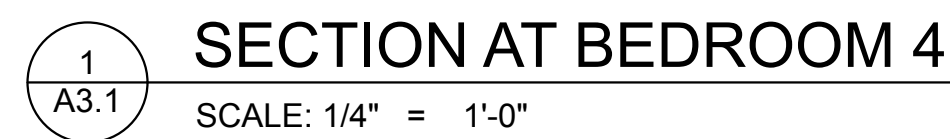
PRINT DATE	8/9/23
DRAWN	PL
JOB #	2306
SCALE	NOTED

## PROPOSED EXTERIOR ELEVATIONS

HEET

## A2.2



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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF POLSKY PERLSTEIN ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF POLSKY PERLSTEIN ARCHITECTS.

PRINT  
DATE 8/9/23

DRAWN	PL
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JOB #	2306
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SCALE	NOTED
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## BUILDING SECTIONS

SHEE

### A3.1



# ATTACHMENT 3



## Town of Ross

### Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121 Fax (415) 453-1950

www.townofross.org

#### PLANNING APPLICATION FORM

##### Type of Application (check all that apply):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Advisory Design Review | <input type="checkbox"/> Minor Exception         |
| <input type="checkbox"/> Appeals                           | <input type="checkbox"/> Non-conformity Permit   |
| <input type="checkbox"/> Basement and Attics Exception     | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Certificate of Compliance         | <input type="checkbox"/> Tentative Map           |
| <input type="checkbox"/> Demolition Permit                 | <input type="checkbox"/> Tentative Map Amendment |
| <input type="checkbox"/> Design Review                     | <input type="checkbox"/> Time Extension          |
| <input type="checkbox"/> Design Review- Amendment          | <input type="checkbox"/> Use Permit              |
| <input type="checkbox"/> Final or Parcel Map               | <input checked="" type="checkbox"/> Variance     |
| <input type="checkbox"/> General Plan Amendment            | <input type="checkbox"/> Zoning Ordinance        |
| <input type="checkbox"/> Hillside Lot Permit               | <input type="checkbox"/> Amendment Other:        |
| <input type="checkbox"/> Lot Line Adjustment               | <input type="checkbox"/> Other:                  |

##### To Be Completed by Applicant:

Assessor's Parcel No(s): 073-191-25

Project Address: 10 Shady Lane Ross CA 94957

Property Owner: Courtney Kronenthal

Owner Mailing Address (PO Box in Ross): PO Box 1694

City/State/Zip: Ross CA 94957 Owner's Phone: 617-733-7626

Owner's Email: COURTNEYKRONENTHAL@gmail.com

Applicant: Polisky Perlstien Architects

Applicant Mailing Address: 469 Magnolia Ave #B

City/State/Zip: Larkspur CA 94939 Applicant's Phone: 415-927-1156 x301

Applicant's Email: javed@poliskyarchitects.com patrick@poliskyarchitects.com

Primary point of Contact Email: ☒ Owner ☐ Buyer ☐ Agent ☐ Architect

##### To Be Completed by Town Staff:

Date Received: \_\_\_\_\_

Application No.: \_\_\_\_\_

Zoning: \_\_\_\_\_

Planning 5300 \_\_\_\_\_

Tree Permit 5305 \_\_\_\_\_

Fee Program Administration 5315-05 \_\_\_\_\_

Record Management 5316-05 \_\_\_\_\_

Record Retention 5112-05 \_\_\_\_\_

Technology Surcharge 5313-05 \_\_\_\_\_

TOTAL FEES: \_\_\_\_\_

Date paid: \_\_\_\_\_

Make checks payable to Town of Ross. Fees may not be refunded if the application is withdrawn.

**SUBDIVISION INFORMATION ONLY**

Number of Lots: \_\_\_\_\_

**LOT LINE ADJUSTMENT ONLY**Describe the Proposed Lot Line Adjustment: \_\_\_\_\_  
\_\_\_\_\_

Existing Parcel Size(s)

*Parcel 1:**Parcel 2:*

Adjusted Parcel Size(s)

*Parcel 1:**Parcel 2:***PARCEL ONE****PARCEL 2**

Owners Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Owner's Name (Please Print): \_\_\_\_\_

Owner's Name (Please Print): \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

\* If there are more than two affected property owners, please attach separate letters of authorization.

**REZONING OR TEXT AMENDMENT ONLY**

The applicant wishes to amend Section \_\_\_\_\_ of the Ross Municipal Code Title 18.

The applicant wishes to Rezone parcel \_\_\_\_\_ from the \_\_\_\_\_ Zoning District to \_\_\_\_\_.

**GENERAL OR SPECIFIC PLAN AMENDMENT ONLY**Please describe the proposed amendment: \_\_\_\_\_  
\_\_\_\_\_**CERTIFICATION AND SIGNATURES**

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials, are true and accurate to the best of my knowledge

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_


**SIGNATURE:**

I hereby authorize employees, agents, and/or consultants of the Town of Ross to enter upon the subject property upon reasonable notice, as necessary, to inspect the premises and process this application.

I hereby authorize Town staff to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I further certify that I understand the processing procedures, fees, and application submittal requirements.

*I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the Town of Ross. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at*

10 Shady Lane, Ross, California on 5/14/23  


Signature of Property Owner(s) and Applicant(s) Signature of Plan Preparer

**Notice of Ordinance/Plan Modifications**

- ☒ Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town determines that the proposal is reasonably related to your request for a development permit.

**Alternate Format Information**

*The Town of Ross provides written materials in an alternate format as an accommodation to individuals with disabilities that adversely affect their ability to utilize standard print materials. To request written materials in an alternate format please contact us at (415) 453-1453, extension 105.*

**Consultant Information**

The following information is required for all project consultants.

**Landscape Architect**

Firm \_\_\_\_\_  
 Project Landscape Architect \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_  
 Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Civil/ Geotechnical Engineer**

Firm White & Prescott  
 Project Engineer Dale White  
 Mailing Address 1400 Grant Avenue Ste 204  
 City Novato State CA ZIP 94945  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email dale@whiteandprescott.comcastbiz.net  
 Town of Ross Business License No. 4397 Expiration Date 9/30/23

**Arborist**

Firm \_\_\_\_\_  
 Project Arborist \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_  
 Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Other**

Consultant Jared Polsky (architect) Polsky Perlstein Architects  
 Mailing Address 469 B Magnolia Ave  
 City Larkspur State CA ZIP 94939  
 Phone 415-927-1156 x301 Fax \_\_\_\_\_  
 Email jared@polskyarchitects.com  
 Town of Ross Business License No. C 14125 Expiration Date 7/31/23

**Other**

Consultant \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_  
 Town of Ross Business License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

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**Written Project Description – *may be attached.***

A complete description of the proposed project, including all requested variances, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, be thorough in the description. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

Please see attached.

---

**Mandatory Findings for Variance Applications**

*In order for a variance to be granted, the following mandatory findings must be made:*

**Special Circumstances**

That because of special circumstances applicable to the property, including size, shape, topography, location, and surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. **Describe the special circumstances that prevent conformance to pertinent zoning regulations.**

*Attached.*

**Substantial Property Rights**

That the variance is necessary for the preservation and enjoyment of substantial property rights. **Describe why the project is needed to enjoy substantial property rights.**

*Attached.*

**Public Welfare**

**That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. Describe why the variance will not be harmful to or incompatible with other nearby properties.**

*Attached.*



Kronenthal, Courtney  
10 Shady Lane, Ross CA 94957  
073-191-25

### **Written Project Description**

The project proposes two small additions, one addition of 94 square feet on one wing into the rear yard to expand the kitchen area to provide a family sitting room. The other 71 square foot addition is at the entry which is flanked by two wings facing the front parking area facing Shady Lane. 130 s.f. of storage sheds are proposed to be removed to balance the net additions and subtractions.

The current house exceeds the F.A.R. allowance as well as the allowable lot coverage. The allowable lot coverage for this zoning is 15%. The existing house is 22.3% and the proposed would be 22.5%. The allowable F.A.R. is 15%. The existing F.A.R. is 20.1% and the proposed would be 20.3%.

The house encroaches into the required 25 foot side yard setbacks by 9'-11" on the north side and 9'-7" on the south side. The family room addition, an extrusion/ extension of the kitchen wing would align with the existing wall, maintaining the non-conformance but without further non-conformance.

### **Mandatory Findings**

#### **Special Circumstances**

*That because of special circumstances applicable to this property, including size, shape, topography, location and surroundings, the strict application of the Zoning Ordinance deprives the property of the privileges enjoyed by other properties in the vicinity and under identical zoning classification. Describe the special circumstances that prevent conformance to the pertinent zoning regulations*

This lot is located in the R-1:B-A where the minimum lot area is 1 acre (43,560 s.f.) This lot, at 16,297 s.f. is significantly smaller than this designation at 37%. As a result, a number of the planning overlay requirements are challenging to meet. The buildable width of the lot would only be 40' by meeting the side yard setback requirements. Similarly, the footprint of the house is quite modest compared to other homes on Shady Lane at 2,839 s.f. By reviewing the vicinity map one can surmise that the house is significantly smaller than most on Shady Lane and the other lots are anywhere from 2 to 4 times larger.

The additions marginally impact the mass and bulk of the home. On the front entry it will be almost imperceptible since it is setback from the front of the house and sandwiched between two bedrooms. The rear addition will not be visible from the street. The design removes storage areas mitigating the impact of the additions from a strictly numbers point of view.

**Substantial Property Rights**

*That the variance is necessary for the preservation and enjoyment of substantial property rights. Describe why the project is needed to enjoy substantial property rights.*

The project is needed to accommodate an expanded family and provide a sitting/living space immediately adjacent to the kitchen for family daily living and entertaining guests as well as a more functional entryway that is similar to those in the neighborhood. The owners would like to update the floor plan layout to accommodate a family's lifestyle.

**Public Welfare**

*That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. Describe why the variance will not be harmful to or incompatible with other nearby properties.*

The additions are quite modest. One is virtually indiscernible at the front due to being sandwiched between two wings and not visible from the street due to a thick screening of trees and bushes. The addition in the back is a small 7'-0" extension of an existing wing as seen from the property to the south (St. John's Episcopal Church.) These additions would not impact the public welfare or be injurious to other properties due to the small visual impact of the additions.

## Neighbor Outreach for renovation plans at 10 Shady Lane

I reached out to all immediate neighbors and discussed the proposed plans. All are in support of my project.

Address	Name	Dates of outreach	Feedback
14 Lagunitas Road	St. John's Rev Chris Rankin-Williams	Spoke in person June 8 and shared proposed design. I was notified of their support June 21.	Supportive of plans
20 Shady Lane	Roskelley Family	Spoke in person June 8 and shared proposed design. I was notified of their support June 21.	Supportive of plans
10 Lagunitas Road	Gruber Family	Spoke in person June 8 and shared proposed design. I was notified of their support June 24.	Supportive of plans
1 Shady Lane	Coates Family	Emailed/texted June 14 and shared proposed design. I was notified of their support June 24.	Supportive of plans
1 Ames Ave	Mozaffarian Family	Spoke in person June 7 and shared proposed design. I was notified of their support June 8.	Supportive of plans

Thank you,  
Courtney Kronenthal

# ATTACHMENT 4

## 10 Shady Lane - neighbor input



Cris Roskelley <crisroskelley@me.com>  
To Alex Lopez-Vega



Fri 7/7/2023 7:46 PM

To whom it may concern,

We live at 20 Shady Lane, which is next door to 10 Shady Lane. We have had an opportunity to review their proposed project and support the plans overall. We have two requests pertaining to this project proposal:

- 1) We would like to ensure that any grading of the property at 10 Shady Lane does not cause any additional flooding to our property.
- 2) We ask that extra precautions be taken to minimize dust throughout the project due to our child's medical concerns.

Thank you,  
Cris Roskelley  
415-385-2550

## Support for Plans at 10 Shady Lane



Erin Mozaffarian <eringmoz@gmail.com>

To Alex Lopez-Vega

Cc Courtney Kronenthal; Darius Mozaffarian



Sat 7/8/2023 2:13 PM

Start your reply all with:

Received, thank you.

Thank you so much for your support.

Thank you for your support!

Feedback

Dear Mr. Lopez-Vega,

We are the owners of 1 Ames Avenue and we are writing to express our support for Courtney Kronenthal's construction plans at 10 Shady Lane. 10 Shady Lane is adjacent to our property. We have had several meetings to discuss and review their proposed project. We are in full support and hope that ADR and Town Council approve the project as planned.

Thank you,

Erin & Darius Mozaffarian  
1 Ames Ave.

# ATTACHMENT 5

**MINUTES**  
Meeting of the  
Ross Advisory Design Review Group  
7:00 PM, Tuesday, July 18, 2023

Video and audio recording of the meeting is available online at the Town's website at:  
[townofross.org/meetings](https://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 the 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:** 2 Crest Road  
**A.P.N.:** 072-023-27  
**Applicant:** Imprints Landscape Architecture  
**Property Owner:** Benjamin and Laura Dewar  
**Zoning:** R-1:B-5A  
**General Plan:** VL (Very Low Density)  
**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests approval of Design Review, a Nonconformity Permit, and a Variance. The project is requesting new landscape structures including a new pool/spa, pool equipment, wood deck, outdoor kitchen, concrete retaining walls, a small addition, and new fencing and gates. The nonconformity permit is required to exchange floor area for new floor area, with no increase to the total floor area. A Variance is requested to allow for the construction of new landscape structures within the side and rear yard setback.

Mark Fritts

- Likes how the applicant reduced the size of the pool
- Supports the project as modified



Joey Buckingham

- Great project
- Appreciated the adjustments made from last hearing and supports the project as modified

Stephen Sutro

- Appreciates saving the redwood trees in the middle of the buildable area

Mark Kruttschnitt

- Agrees with Joey's comments, nothing to add

b.

**Property Address:** 10 Shady Lane  
**A.P.N.:** 073-191-25  
**Applicant:** Polsky Perlstein Architects  
**Property Owner:** Courtney Kronenthal  
**Zoning:** R-1:B-A  
**General Plan:** L (Low Density)  
**Flood Zone:** AE (Floodway)

**Project Summary:** The applicant requests approval of Design Review and Variances. The project includes demolishing existing storage sheds in the rear yard totaling 134 square feet. The project proposes some minor additions and alterations to include enlarging the kitchen area by 94 square feet and expanding the entry way by 71 square feet for a total of 165 square feet. A Variance is required to exceed the allowable floor area and lot coverage by 31 square feet. A Variance is also required to allow the expansion of the kitchen area to encroach into the side yard setback.

Joey Buckingham

- Agrees with Mark Kruttschnitt's comments, but believes findings could be made by removing additional structures

Laura Dewar

- Slight increase in massing, but doesn't feel like it's bigger
- Likes removing of the columns in the entry
- Likes all the changes
- Supports the design of the project
- Challenging to send the project to TC for FAR increase

Mark Fritts

- Agrees with comments made by Laura and Joey

- From an architectural standpoint it's a great project
- Much more useable home

Stephen Sutro

- Generally agrees with other ADR member comments
- Project looks great; should go forward

Mark Kruttschnitt

- Supports project, but believes it should not exceed the FAR
- May be difficult to make findings to exceed FAR

c.

**Property Address:** 39 Allen Avenue  
**A.P.N.:** 073-261-05  
**Applicant:** Polsky Perlstein Architects  
**Property Owner:** Matthew and Lauren Barshied  
**Zoning:** R-1:B-10  
**General Plan:** ML (Very Low Density)  
**Flood Zone:** X (Moderate Risk)

**Project Summary:** The applicant requests approval of Design Review, a Nonconformity Permit, a Hillside Lot Permit, and a Variance. The project includes renovations to the exterior materials, features, and appearance of the existing single-family residence, including additions and alterations on the lower level. The project includes reducing the size of an existing nonconforming deck which encroaches into the side yard setback. The project also includes new landscaping and hardscape throughout the property. The Variance is required to exceed the allowable floor area by 70 square feet. A separate application has been submitted for ministerial review for a new Accessory Dwelling Unit.

Joey Buckingham

- Great project, big improvement
- Beautiful home as drawn
- So many findings the TC can consider for this project: new ADU, taking an unsafe entry making it to a traditional home
- Does not feel like a hillside lot
- Suggest earth tone color instead of white

Laura Dewar

- Huge improvement in the design of the home.
- Moving the entryway to the lower level is good move; a good reason to support the FAR increase
- Consider using more natural tones, instead of white shingles.
- East side of the house window may be a concern, make sure to respect neighbor privacy.

Mark Fritts

- Agrees with Mark Kruttschitt comments
- Architectural design is a significant improvement
- The house is visually more appealing from the street
- Façade in the front is vastly improved, and a more modern feel
- Some level of replacement of trees is needed
- If applicant can find 70 SF to reduce, it would be helpful

Stephen Sutro

- Agrees with both Marks' comments; the design is a great improvement
- Existing entry is unsafe and ugly; new entry is a significant upgrade
- House is already there, makes sense for increase in FAR, given the overall design improvements

Mark Kruttschnitt

- House will look better with the changes.
- May be difficult for TC to have findings to increase FAR, especially a house that is over the limit
- Replacement trees needed if old trees are removed
- More earth tone color instead of white

**5. Conceptual Advisory Design Review.**

**6. Information and Discussion.**

**7. New Agenda Items.**

**Adjournment, 7:47 PM.**

**Next scheduled regular meeting date and time: August 15, 2023, at 7:00 PM.**