



Staff Report

Date: November 9, 2023

To: Mayor Brekhus and Council Members

From: Roberta Feliciano, Planning and Building Director

Subject: Lagunitas Country Club Design Review for fourth platform paddle (tennis) court and Use Permit Amendment for nighttime lighting and use

Recommendation

It is recommended that the Town Council adopt Resolution No. 2344 (Attachment 1) approving a Design Review Permit (DRP22-0036) to add a fourth platform paddle (tennis) court, and a Use Permit Amendment for nighttime lighting and use.

Project Information

Property Owner: Lagunitas Country Club
Applicant: Oliver Dibble, Chair, House and Grounds Committee
Street Address: 205 Lagunitas Road
Parcel Number: 073-211-40
Zoning: R-1: B-A (Single Family Residence)
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Description

Lagunitas Country Club, 205 Lagunitas Road, Assessor's Parcel No. (APN) 73-211-40, R-1: B-A (Single Family Residence, 1-Acre Minimum Lot Size) is requesting Design Review approval to add an additional platform paddle tennis court (DRP22-0036), and nighttime lighting and use until 8:30 PM daily. The 60-foot long by 30-foot-wide court will have 12-foot-high fencing with steel tubing and a hexagonal wire mesh. Six (6) 20-foot-high pole mounted, downward directed and shielded LED lights are proposed at the court perimeter (a use permit amendment is required for nighttime lighting and use.) Design review is required for 1,200 cubic yards of cut and construction of two, terraced retaining walls totaling 190 feet in length, maximum height 9 feet. Tree removal is requested to allow the removal of four bay trees ranging in diameter of 11"-15" and two redwood trees 10" and 12" diameter.

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

The proposed project is subject to the following permit approvals:

- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.010** to allow construction 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.
- **Use Permit Amendment is required pursuant to RMC Section 18.16.030(b)** to allow uses permitted but requiring a use permit including nighttime use and lighting of tennis courts.

Background

On March 21, 2023, the Advisory Design Review Group reviewed the proposed project providing support with the condition that the retaining walls match the existing. On August 24, 2023, the Town Council reviewed the Use Permit Amendment providing conditional approval to allow a fourth platform paddle (tennis) court and included its representation that the Lagunitas Country Club’s facilities will solely be for the use of its members and members’ invited guests, both now and in the future, and the facilities will not be available to the public under any circumstances.

Discussion

The overall purpose of the Design Review is 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 providing excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical “small town”, low-density character and identity that is unique to the Town of Ross; preservation of lands which are unique environmental resources; enhancing important community entryways, local travel corridors and the area in which the project is located; promoting and implement the design goals, policies and criteria of the Ross general plan; discouraging the development of individuals buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preservation of buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserving natural hydrology and drainage patterns and reduce stormwater runoff associated with development.

Design Review

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 conditional approval of Design Review, as summarized below and as supported by the findings in the attached Resolution (Attachment 1).

The project provides design consistent with the scale and quality of the existing club development and site; 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 proposes materials that minimize visual impacts, blend with the existing landforms and vegetative cover, and are compatible with the area. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby.

Use Permit Amendment

The Town Council may approve, conditionally approve, or deny an application for a use permit amendment. If Council intends to approve the use permit amendment, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- **The establishment, maintenance, or conducting of the use for which the use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of the use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood. (Section 18.44.030)**

Staff recommends conditional approval of the Use Permit Amendment, as summarized below and as supported by the findings in the attached Resolution (Attachment 1).

The Use Permit Amendment to allow nighttime lighting and use until 8:30 PM daily would further the Town's General Plan goals and policies relative to encouraging specialized recreational and cultural activities. Furthermore, the project would not be detrimental to the public welfare or injurious to properties in the neighborhood as the project would need to demonstrate

compliance with all regulatory agencies, including the Town of Ross Planning and Building Department and Public Works Department.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. At the time of writing the staff report there were no public comments received.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Sections 1, Class 1 (Existing Facilities) as the project would have a negligible or no expansion of the existing use.

Fiscal, resource and timeline impacts:

There are no fiscal, resource, or timeline impacts to the Town anticipated.

Attachments

1. Resolution No. 2344
2. Project Plans
3. Project Application and Materials
4. ADR Minutes dated March 21, 2023

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2344

A RESOLUTION OF THE TOWN OF ROSS APPROVING A USE PERMIT AMENDMENT TO ALLOW CONSIDERATION OF A FOURTH PLATFORM PADDLE (TENNIS) COURT BASED ON THE REPRESENTATION BY LAGUNITAS COUNTRY CLUB THAT THE CLUB IS NOT SUBJECT TO ACCESSIBILITY REQUIREMENTS AT 205 LAGUNITAS ROAD, APN 073-211-40 AND 073-222-01

WHEREAS, Oliver Dibble, Chair, House & Grounds Committee, Lagunitas Country Club, submitted a Use Permit amendment application to allow consideration of a fourth platform paddle (tennis) court at 205 Lagunitas Road, APN 073-211-40 and 073-222-01 (the “project”); and

WHEREAS, As part of the application, the Lagunitas Country Club represented that the Lagunitas Country Club facilities will solely be for the use of its members and members’ invited guests, both now and in the future, and that the facilities will not be available to the public under any circumstances, and not subject to accessibility requirements; and

WHEREAS, the Town has determined the proposed amendments to the Municipal Code are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), general rule, which applies to any action where can be seen with certainty that there is no possibility that the project may have a significant effect on the environment; and

WHEREAS, on August 24, 2023, the Town Council held a duly noticed public hearing to consider the proposed 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; ratifies the findings set forth in Exhibit "A", and approves 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 9th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Elizabeth Brekhus, Mayor

Cyndie Martel, Town Clerk

**EXHIBIT "A"
FINDINGS
205 Lagunitas Road
APN 073-211-40 AND 073-221-01**

A. Findings

- I. In accordance with Ross Municipal Code Section 18.44.030, a Use Permit amendment is approved based on the following finding:**

The establishment, maintenance, or conducting of the use for which the use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of the use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The Use Permit would further the Town's General Plan goals and policies relative to encouraging specialized recreational and cultural activities. Furthermore, the project would not be detrimental to the public welfare or injurious to properties in the neighborhood as the project would need to demonstrate compliance with all regulatory agencies, including the Town of Ross Planning and Building Department and Public Works Department.

- II. In accordance with Ross Municipal Code Section 18.20.030(b), a Use Permit amendment is approved in the Limited Specialized Recreational/Cultural District based on the following findings:**

(1) The use permit amendment is consistent with the public welfare;

The project will be implemented in accordance with applicable laws and the requirements of regulatory agencies, including the Town of Ross.

(2) The proposed use will not be detrimental to or change the character of adjacent or neighboring properties in the area the use is proposed to be located;

The Lagunitas Country Club is a long-standing existing use at the subject location and implementation of this use permit must be in accordance with applicable laws and the requirements of regulatory agencies including the Town of Ross. No change is expected to the neighboring properties.

(3) The property on which the proposed use is to be located is suitable for the proposed use;

The project is within the existing Lagunitas Country Club property, and is a use consistent with its property's Zoning classification of R-1:B-A and General Plan designation of RC (Limited Specialized Recreational/Cultural).

(4) The traffic-generating potential and/or the operation of the proposed use will not place an unreasonable demand or burden on existing municipal improvements, utilities or services;

The limited and seasonal use of the proposed project is not expected to increase impacts to the existing municipal improvements, utilities, or services.

(5) Adequate consideration has been given to assure protection of the environment;

The use permit amendment is exempt the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), general rule, which applies to any action where can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. Therefore, no further environmental review is necessary. Additionally, the project will be implemented in accordance with applicable laws and the requirements of regulatory agencies, including the Town of Ross.

(6) The proposed use is consistent with applicable zoning provisions and the objectives of the general plan; and

The project is within the existing Lagunitas Country Club property, and is a use consistent with its property's Zoning classification of R-1:B-A and General Plan designation of RC (Limited Specialized Recreational/Cultural).

(7) Adequate consideration has been given to assure conservation of property values, the suitability of the particular area for the proposed use and the harmony of the proposed use with the planned development and future land use of the general area.

The project is located in the R-1:B-A Zoning district RC (Limited Specialized Recreational/Cultural) General Plan land use designated area which is suitable for this area, and the use permit amendment is in harmony with the existing land use.

EXHIBIT "B"
CONDITIONS OF APPROVAL
205 Lagunitas Road
APN 073-211-40 AND 073-221-01

1. This approval authorizes an amendment to the Use Permit for the Lagunitas Country Club subject to the following:

a. This Use Permit shall permit the operation of an existing recreational club. Existing facilities include a clubhouse, six tennis courts, **four** platform tennis courts, a swimming pool and snack bar, two storage buildings and two locker rooms. Permitted club activities include indoor and outdoor barbecues and social and athletic events and activities.

The Lagunitas Country Club has provided information to the Town that the Club is exempt from the Americans with Disabilities Act ("ADA") because it is a private club and has no public accommodation. The Town is relying on this representation, and as such, the Lagunitas Country Club's facilities will solely be for the use of its members and members' invited guests, both now and in the future, and the facilities will not be available to the public under any circumstances. Since the Lagunitas Country Club has provided information that there is no public accommodation, and they claim it is not subject to the accessibility requirements, the Town is not imposing any such requirements. Should a public accommodation be deemed to exist, the Lagunitas Country Club must meet all applicable requirements legally mandated under the ADA.

b. Club membership shall not exceed 160 senior family memberships and 75 sustaining memberships (members over age 65).

c. Member events shall be permitted to have live indoor amplified music. The maximum number of live indoor amplified music events shall be six (6) per year. During all live amplified music events, doors and windows shall be kept closed. Outdoor live non-amplified music shall be allowed three (3) times per year. All music for these events shall end no later than 10:45PM.

d. Non-member indoor and outdoor amplified or non-amplified events are prohibited unless sponsored by a member.

e. An on-site manager shall be available to address any on-going neighborhood complaints during all scheduled events. The on-site manager's phone number shall be shown on the homepage of the Club's website. This condition will allow neighbors to contact the Club during the event to address and remedy the complaint.

f. The Club shall send out a courtesy notice to property owners within 500 feet of the project site 10-days prior to a scheduled event. The courtesy notice would describe the date and time of the amplified music event as well the phone number of the on-site manager's name and phone number.

g. All member-related outdoor parties shall end no later than 10:30PM. Parties with outdoor dining, followed by indoor dancing, may continue indoors and end no later than 10:45PM.

h. Other indoor parties with closed windows for noise control shall end no later than 10:45PM.

i. The Club shall require facility users to refrain from "unsportsmanlike" behavior, such as swearing, unnecessary shouting, etc., while using outdoor areas proximate to surrounding public areas. Signs shall be posted at the tennis courts, pool and clubhouse to advise club users of the rules of conduct.

j. No blower use shall be permitted on Sundays. Blowers may be used for tournaments held on 10 Saturdays each year. Blowers may be used up to 3 days per week. No blower use shall be permitted prior to 9 a.m. Only electric leaf blowers shall be allowed and shall be the quietest model available.

k. All exterior lighting shall meet code requirements. Exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. All lighting, including paddle court lighting, shall be shielded and directed downward. Parking lot lights shall be low and deflected downward.

l. Outdoor activities shall not commence prior to 7:30AM.

m. The Town Council shall review the amended Use Permit annually for the first two years. The first review shall occur in February 2018 and the second annual review shall occur in February 2019. A biannual review shall occur thereafter commencing in February 2021.

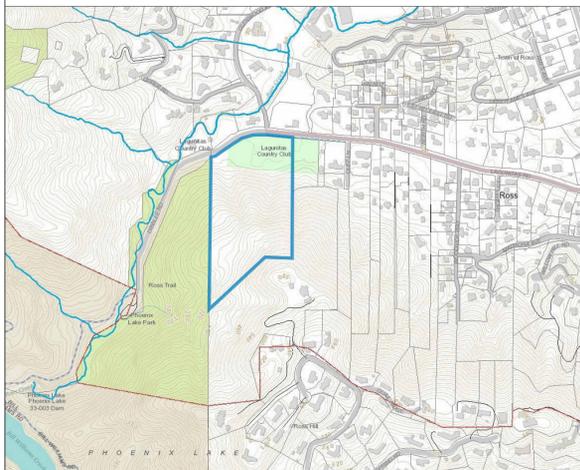
2. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with

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 attorneys' fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

(Note: **Bolded** text reflects current amendment language)

ATTACHMENT 2

VICINITY MAP AND ZONING INFORMATION



PROJECT LOCATION
205 LAGUNITAS ROAD
ROSS, CA 94957

APN
073-211-40

ZONING DISTRICT
R-1 B-A, SINGLE FAMILY RESIDENTIAL (NO CHANGE)

NET LOT AREA
16.47 AC., 717,433 S.F.
(NO CHANGE)

APPLICABLE CODES
THE 2022 CALIFORNIA BUILDING CODE
THE 2022 CALIFORNIA ELECTRICAL CODE
THE 2022 CALIFORNIA ENERGY CODE
THE 2022 CALIFORNIA MECHANICAL CODE
THE 2022 CALIFORNIA PLUMBING CODE
THE 2022 CALIFORNIA FIRE CODE
THE 2022 CALIFORNIA GREEN BUILDING CODE

PROJECT DESCRIPTION

SCOPE OF WORK: ADD NEW PADDLE COURT, RETAINING WALL AND BENCH SEATING.

SHEET INDEX

SHEET NUMBER	SHEET NAME
A0.00	TITLE SHEET
A0.11	SITE PLAN
A0.21	SITE SECTION
A0.31	FRONT ELEVATION RENDERINGS
A1.01	PLAN
C1.01	DRAINAGE PLAN

GENERAL NOTES

205 LAGUNITAS ROAD
ROSS, CA 94957

Owner:
LAGUNITAS COUNTRY CLUB
205 LAGUNITAS ROAD
ROSS, CA 94957
415-453-8706

Architect:
dion + cole
954 POWELL STREET
SAN FRANCISCO, CA 94108
ERIC COLE - PRINCIPAL
ERIC@DIONCOLE.COM
415-919-7151

Civil Engineer:
STEVE MOORE
STEVENMOORE@COMCAST.NET
415-730-0089

General Contractor:

PROJECT INFORMATION

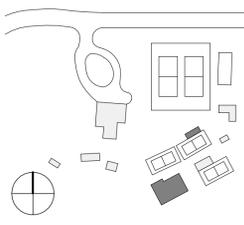
PROJECT ITEM	ZONING STANDARD	EXISTING	PROPOSED
LOT AREA	MIN 1 ACRE	717,433 SF (16.47 ACRES)	NO CHANGE
LOT COVERAGE	107,615 SF (15%)	12,330 SF	14,285 SF
FRONT YARD SETBACK	25'	25'	25'
SIDE YARD SETBACK	25'	25'	25'
REAR YARD SETBACK	40'	40'	40'

ABBREVIATIONS

A/C	Air Conditioning	(E)	Existing	LPT	Low Point	REV	Revised / Revision
AV	Audio Visual	EA	Each	LR	Living Room	RF	Resilient Flooring
ACT	Acoustical Ceiling Tile	EIFS	Exterior Insulated Finish System	LTG	Lighting	RH	Right Hand
AD	Area Drain	EJ	Expansion Joint	LVR	Louver(ed)	RM	Room
ADDL	Additional	EL	Elevation (Grade)			RND	Round(ed)
ADJ	Adjacent	ELAST	Elastomeric	MACH	Machine	RO	Rough Opening
ADR	Access Door	ELEC	Electrical	MAINT	Maintain / Maintenance	ROT	Rotated
AFF	Above Finished Floor	ELEC CL	Electric Closet	MATL	Material	ROW	Right of Way
AGGR	Aggregate	ELEV	Elevator	MAX	Maximum	RPM	Revolutions per Minute
AHU	Air Handling Unit	ELEV	Elevation (Bldg)	MECH	Mechanical	RR	Railroad
ALT	Alternate	EMER	Emergency	MED	Medium	RS	Roofing System
ALUM	Aluminum	ENCL	Enclosure / Enclose(d)	MEZZ	Mezzanine		
ANOD	Anodized	ENTR	Entrance	MFR	Manufacturer	S	South
APPROX	Approximate(y)	EOS	Edge of Slab	MH	Manhole	SAN	Sanitary
APT	Apartment	EQ	Equal	MIN	Minimum	SCHED	Schedule(d)
ARCH	Architect(ural)	EQUIP	Equipment	MISC	Miscellaneous	SE	Sealant
AUTO	Automatic	ESC	Escalator	ML	Metal Lath	SECT	Section
AUX	Auxiliary	EXH	Exhaust	ML WK	Millwork	SHR	Shower
AVG	Average	EXIST	Existing	MLDG	Molding	SHT	Sheet
		EXP	Exposed	MTD	Mounted	SHTHG	Sheathing
BD	Board	EXPN	Expansion	MTL	Metal	SIM	Similar
BEV	Beveled	EXT	Exterior	MUL	Mulion	SPEC	Specification(s)
BLDG	Building					SQ	Square
BLKG	Block(ing)	F	Fahrenheit	N	North	SQ FT	Square Foot / Feet
BM	Beam	FA	Fire Alarm	(N)	New	STL ST	Stainless Steel
BMK	Benchmark	FAB	Fabric	NA	Not Applicable	ST	Stone
BOC	Bottom of Curb	FD	Floor Drain	NC	Noise Criteria	STC	Sound Transmission Class
BR	Bedroom	FDMPR	Fire Dampener	NIC	Not in Contract	STD	Standard
BRK	Brick	FE	Fire Extinguisher	NO	Number	STL	Steel
BRZ	Bronze	FEC	Fire Extinguisher Cabinet	NOM	Nominal	STOR	Storage
BSMT	Basement	FH	Fire Hydrant	NRC	Noise Reduction Coefficient	STRUCT	Structure / Structural
BS	Brass	FHC	Fire Hose Cabinet	NTS	Not to Scale	SURF MTD	Surface Mounted
BTU	British Thermal Unit(s)	FHR	Fire Hose Rack (Reel)			SUSP	Suspend(ed) / Suspension
		FIN	Finish(ed)	OA	Outside Air	SWBD	Switchboard
CAP	Capacity	FIN FL	Finish Floor	OC	On Center	SYMM	Symmetrical
CB	Catch Basin	FIN GR	Finish Grade	OD	Outside Diameter		
CCTV	Closed Circuit Television	FLEX	Flexible	OF	Outside Face	T	Tread
CFM	Cubic Feet Per Minute	FLMT	Flush Mounted	OFD	Overflow Drain	T&G	Tongue and Groove
CG	Corner Guard(s)	FLR	Floor(s)	OFF	Office	T/	Top of
CI	Cast Iron	FLUOR	Fluorescent	OPH	Opposite Hand	TC	Traffic Coating
CJ	Control Joint	FO	Finished Opening	OPNG	Opening	TD	Trench Drain
CL	Center Line	FP	Fireproofing	OPP	Opposite	TEL	Telephone
CLG	Ceiling	FRM	Frame	OPR	Operating / Operable	TEMP	Temperature
CLG HT	Ceiling Height	FT	Feet (Foot)	ORD	Overflow Roof Drain	TER	Terrazzo
CLO	Closet	FTG	Footing	OZ	Ounce	THK	Thick(ness)
CLR OPNG	Clear Opening					THRES	Threshold
CMU	Concrete Masonry Unit(s)	G	Gas	PA	Public Address	TOC	Top of Curb
CO	Cleanout	GA	Gauge	PAR	Parallel	TOPO	Topography Map
COL	Column	GAL	Gallon(s)	PART	Partial	TRANS	Transom
CONC	Concrete	GALV	Galvanized	PAV	Pavers	TV	Television
CONF	Conference	GFRG	Glass Fiber Reinforced Concrete	PERF	Perforated	T.W.	Tread Width
CONN	Connect(ion)	GFRG	Glass Fiber Reinforced Gypsum	PERP	Perpendicular	TYP	Typical
CONSTR	Construction	GL	Glass	PLA	Plaster		
CONT	Continuous / Continue	GL BLK	Glass Block	PLYWD	Plywood	UC	Undercut
CORR	Corridor	GND	Ground	PNEU	Pneumatic	UNFIN	Unfinished
CPT	Carpet(ed)	GPM	Gallons per Minute	POL	Polished	UNO	Unless Noted Otherwise
CSK	Countersink / Countersunk	GRD	Grade	PR	Pair	UPS	Uninterrupted Power Supply
CSWK	Casework	GRL	Grille	PREFAB	Prefabricate(d)		
CT	Ceramic Tile	GSW	Gypsum Wallboard	PROJ	Project(s)	VAC	Vacuum
CTR	Center(ed)			PROP	Property	VERT	Vertical
CU	Cubic	ID	Inside Diameter	PSF	Pounds per Square Foot	VEST	Vestibule
CW	Cold Water	INCL	Include(d) / Inclusive / Including	PSI	Pounds per Square Inch	VIF	Verify in Field
		INFO	Information	PT	Paint(ed)	VNR / VE	Veneer
DB	Decibel	INS	Insulation / Insulate(d)	PTN	Partition	VOL	Volume
DBL	Double	INT	Interior	PVC	Polyvinyl Chloride		
DD	Deck Drain			PVG	Paving	W	West
DEG	Degree(s)	JF	Joint Filler	PWR	Power	W/	With
DEPT	Department	JT	Joint			W/O	Without
DET	Detail(s)			QT	Quarry Tile	WB	Wood Base
DIA	Diameter	KD	Knockdown	QTY	Quantity	WC	Wheel Chair
DIAG	Diagonal	KIT	Kitchen			WD	Wood
DIFF	Diffuser(s)	KPL	Kickplate	RAD	Radius	WI	Wrought Iron
DIM	Dimension(s)	/	Angle	RB	Resilient Base	WP	Work Point
DIV	Divide / Division	LAB	Laboratory	RC	Reinforced Concrete	WPS	Waterproofing System
DL	Dead Load	LAM	Laminated(d)	RD	Roof Drain	WR	Weather Resistant
DN	Down	LAV	Lavatory	RECPT	Receptacle	WS	Weatherstrip(ping)
DR	Dining Room	LBS	Pound(s)	RECT	Rectangle	WT	Weight
DRP	Drapery	LD	Linear Diffuser	REF	Reference	WTR	Window Treatment
DWG	Drawing(s)	LH	Left Hand	REFR	Refrigerator	WV	Wood Veneer
DWTR	Dumbwater	LIN	Linear	REG	Register	WWF	Welded Wire Fabric
		LIN	Linear	REINF	Reinforce(d, -ing, -ment)		
E	East	LONG	Longitudinal	REQD	Required		

No.	Description:	Date:
1	PLANNING REVIEW	11/18/22
2	PLANNING REVIEW #2	02/15/23
3	TOWN COUNCIL REVIEW	09/13/23

Key Plan:



Seal & Signature:

Sheet Name:
TITLE SHEET

Project No.:
2216

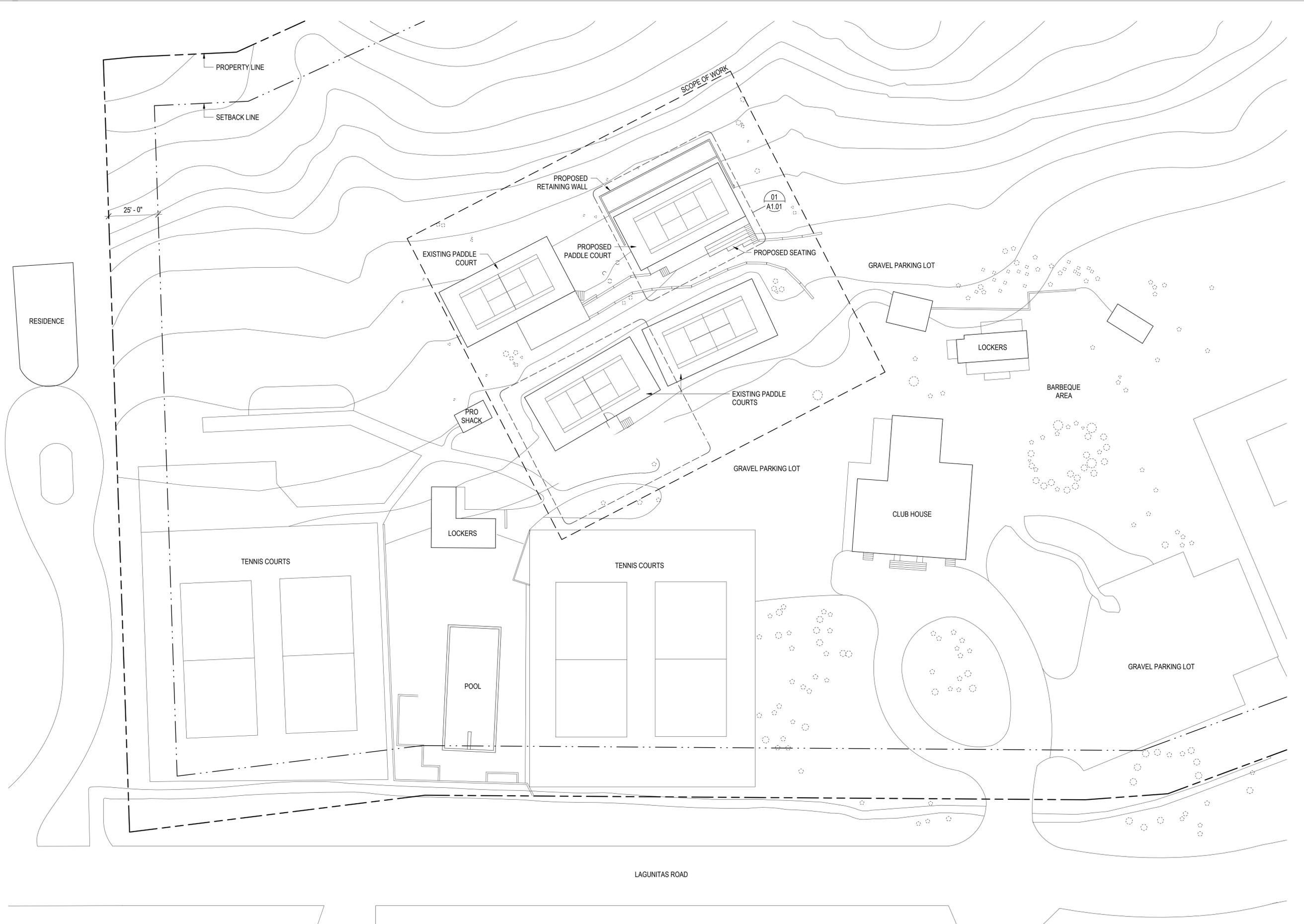
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Owner:
LAGUNITAS COUNTRY CLUB
205 LAGUNITAS ROAD
ROSS, CA 94957
415-453-8706

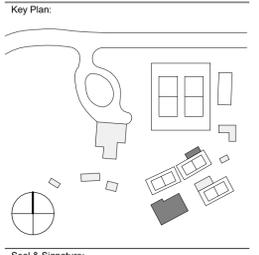
Architect:
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ERIC@DIONCOLE.COM
415-919-7151

Civil Engineer:
STEVEN MOORE
STEVENMOORE@COMCAST.NET
415-730-0089

General Contractor:



No.:	Description:	Date:
1	PLANNING REVIEW	11/18/22
2	PLANNING REVIEW #2	02/15/23
3.	TOWN COUNCIL REVIEW	9/13/23



Seal & Signature:

Sheet Name:
SITE PLAN

SITE PLAN 01
SCALE: 3/64" = 1'-0"

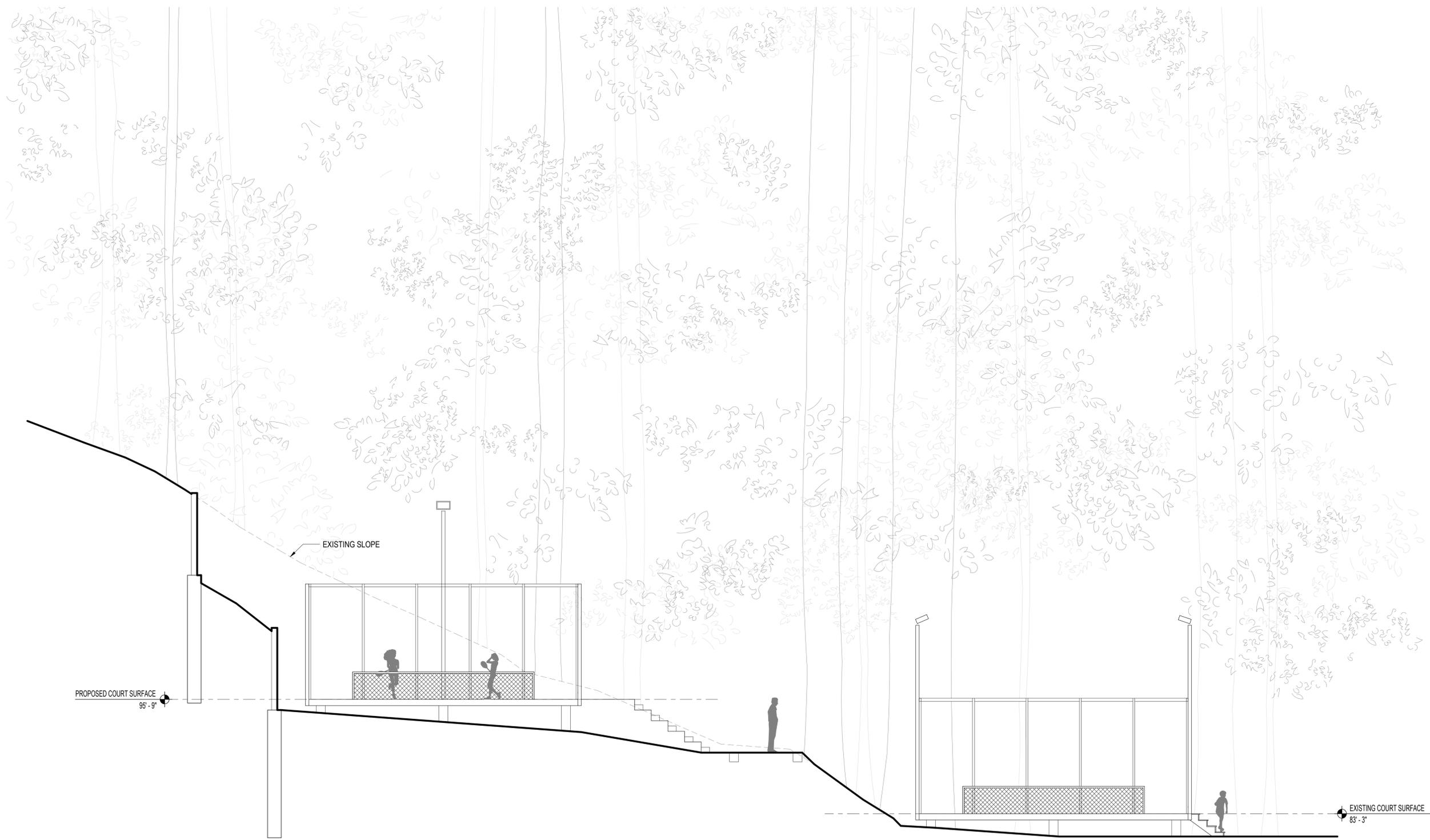
Project No.:	2216	Sheet No.:	A0.11
Scale:	3/64" = 1'-0"		

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205 LAGUNITAS ROAD
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415-453-8706

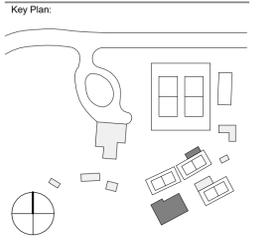
Architect:
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ERIC COLE - PRINCIPAL
ERIC@DIONCOLE.COM
415-919-7151

Civil Engineer:
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STEVENMOORE@COMCAST.NET
415-730-0089

General Contractor:



No.:	Description:	Date:
1	PLANNING REVIEW	11/18/22
2	PLANNING REVIEW #2	02/15/23
3	TOWN COUNCIL REVIEW	09/13/23



Seal & Signature:

Sheet Name:
SITE SECTION

SECTION 01
SCALE: 3/16" = 1'-0"

Project No.:	2216	Sheet No.:	A0.21
Scale:	3/16" = 1'-0"		

Owner:
LAGUNITAS COUNTRY CLUB
205 LAGUNITAS ROAD
ROSS, CA 94957
415-453-8706

Architect:
dion + cole
954 POWELL STREET
SAN FRANCISCO, CA 94108
ERIC COLE - PRINCIPAL
ERIC@DIONCOLE.COM
415-919-7151

Civil Engineer:
STEVEN MOORE
STEVENMOORE@COMCAST.NET
415-730-0089

General Contractor:



SPORT COURT



COURT LIGHT FIXTURE



PERIMETER FENCE



SEATING



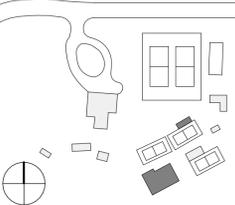
EXISTING SITE VIEW



PROPOSED SITE VIEW

No.:	Description:	Date:
1	PLANNING REVIEW	11/18/22
2	PLANNING REVIEW #2	02/15/23
3	TOWN COUNCIL REVIEW	09/13/23

Key Plan:



Seal & Signature:

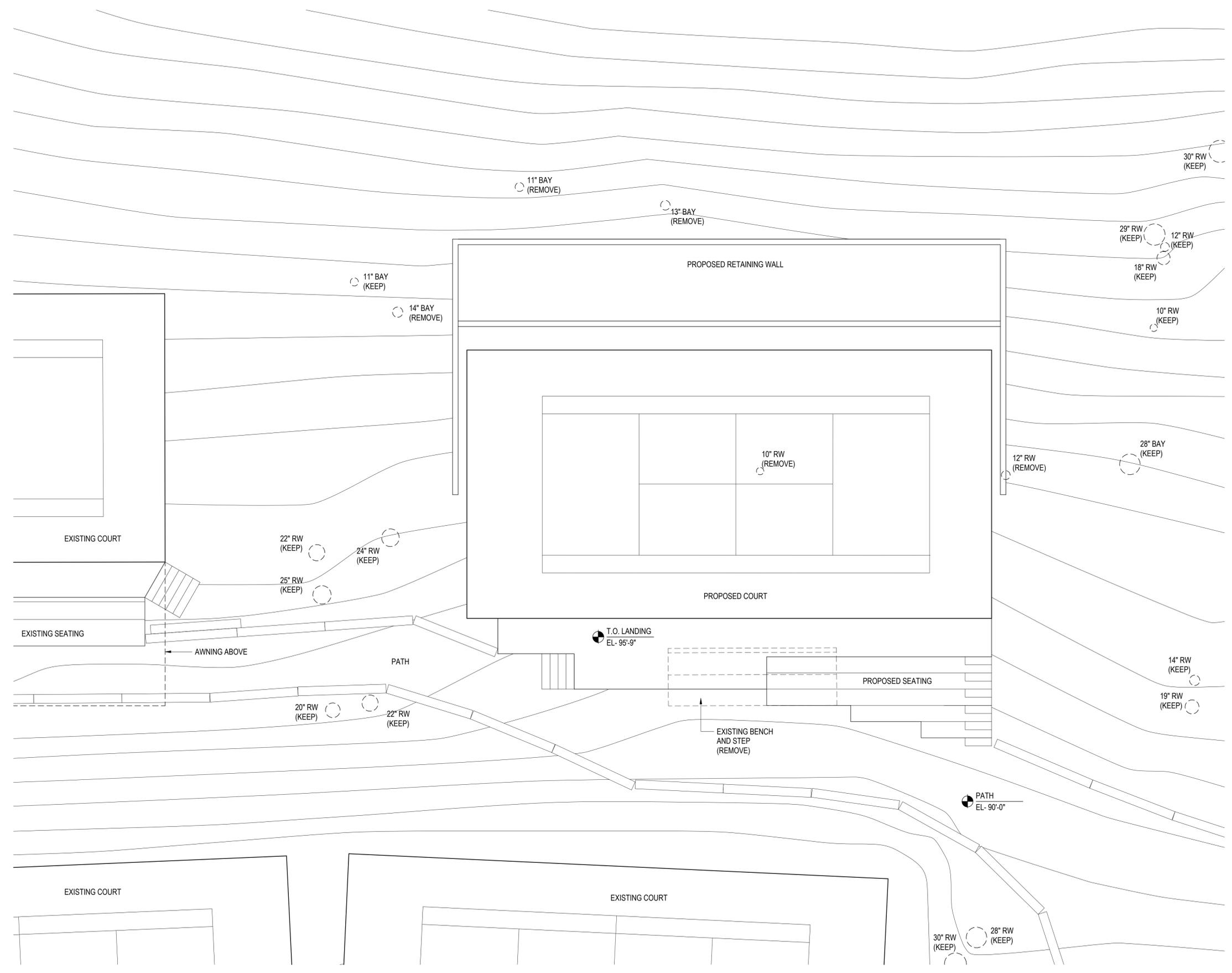
Sheet Name:
**FRONT ELEVATION
RENDERINGS**

Owner:
LAGUNITAS COUNTRY CLUB
205 LAGUNITAS ROAD
ROSS, CA 94957
415-453-8706

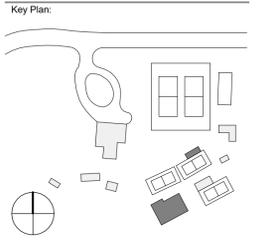
Architect:
dion + cole
954 POWELL STREET
SAN FRANCISCO, CA 94108
ERIC COLE - PRINCIPAL
ERIC@DIONCOLE.COM
415-919-7151

Civil Engineer:
STEVE MOORE
STEVENMOORE@COMCAST.NET
415-730-0089

General Contractor:



No.	Description:	Date:
1	PLANNING REVIEW	11/18/22
2	PLANNING REVIEW #2	02/15/23
3	TOWN COUNCIL REVIEW	9/13/23 0



Seal & Signature:

Sheet Name:
PLAN

PROPOSED PLAN 01
SCALE: 3/16" = 1'-0"

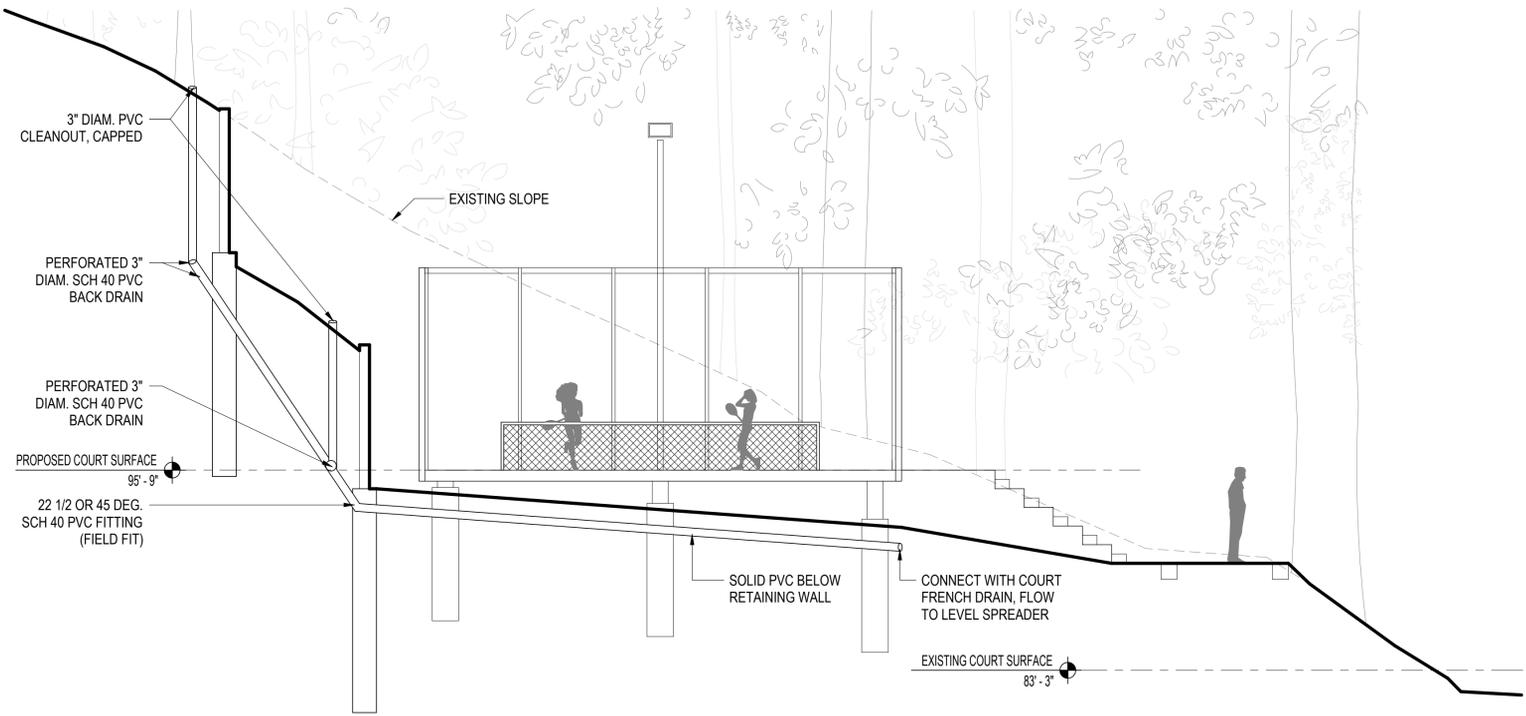
Project No.:	2216	Sheet No.:	A1.01
Scale:	3/16" = 1'-0"		

Owner:
LAGUNITAS COUNTRY CLUB
205 LAGUNITAS ROAD
ROSS, CA 94957
415-453-8706

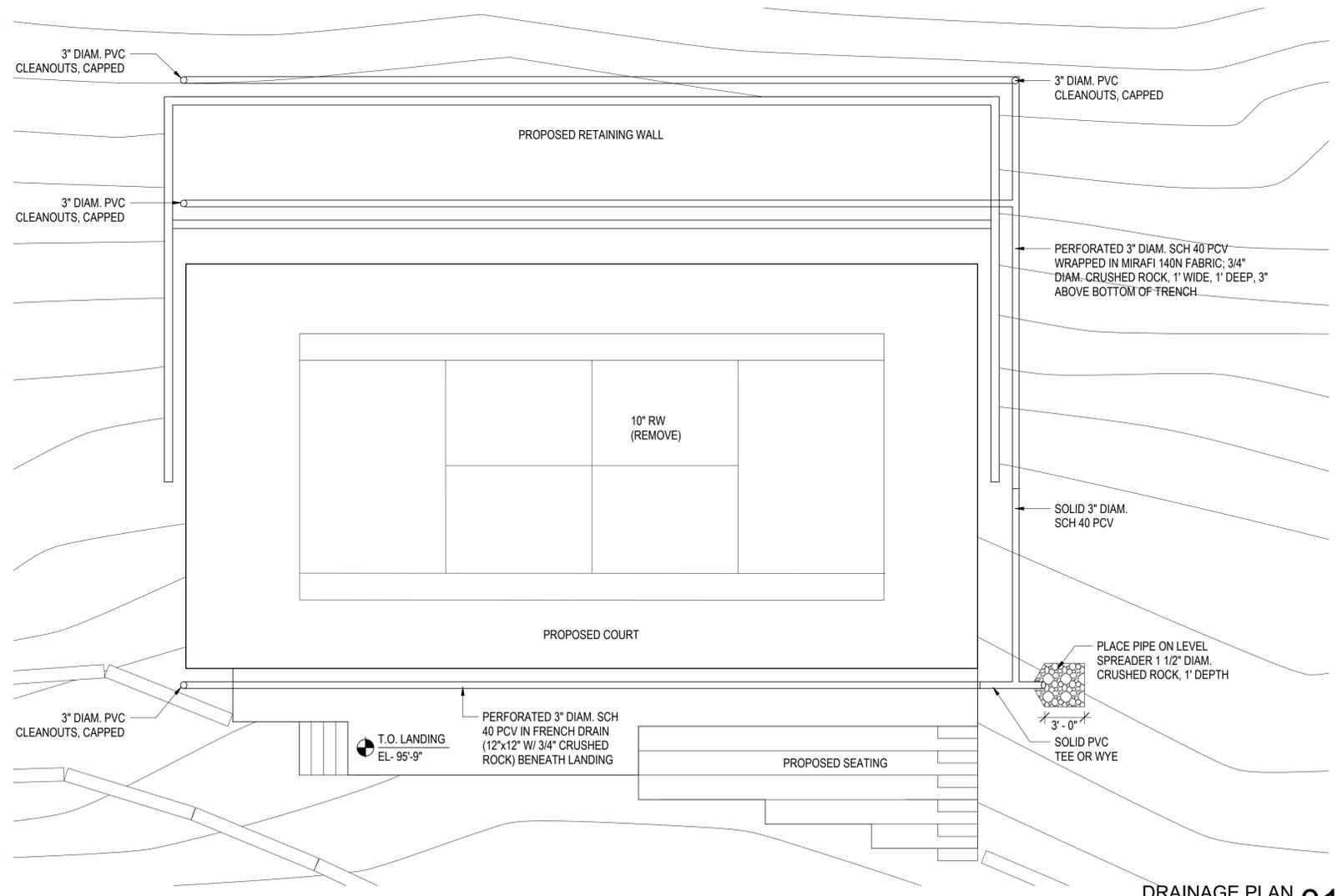
Architect:
dion + cole
954 POWELL STREET
SAN FRANCISCO, CA 94108
ERIC COLE - PRINCIPAL
ERIC@DIONCOLE.COM
415-919-7151

Civil Engineer:
STEVE MOORE
STEVENMOORE@COMCAST.NET
415-730-0089

General Contractor:

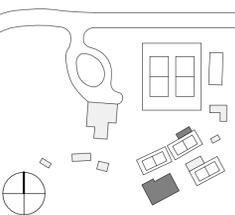


DRAINAGE SECTION 02
SCALE: 3/16" = 1'-0"



No.	Description:	Date:
2	PLANNING REVIEW #2	02/15/23
3	TOWN COUNCIL REVIEW	09/13/23

Key Plan:



Seal & Signature:

Sheet Name:

DRAINAGE PLAN

Project No.:

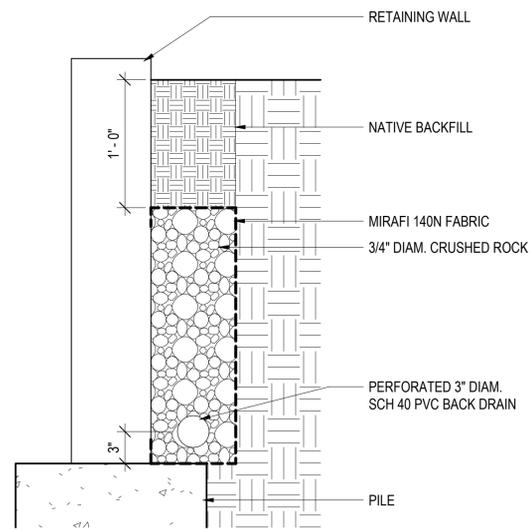
2216

Scale:
As indicated

Sheet No.:

C1.01

DRAINAGE PLAN 01
SCALE: 3/16" = 1'-0"



RETAINING WALL SECTION 03
SCALE: 1/2" = 1'-0"

ATTACHMENT 3


Lagunitas Country Club

September 13, 2023

Town of Ross, Planning Department
P.O. Box 320 Ross, CA 94957
David Woltering, Planning & Building Director
via email: dwoltering@townofross.org

re: 4th Paddle Court Town Council Review
Lagunitas Country Club
205 Lagunitas Rd. Ross, CA. 94957
APN #073-211-40 & 073-221-01

Dear David:

As we discussed, I have reviewed our project submission in light of the adopted Resolution 2334, and Findings Exhibit “A” and Conditions of Approval Exhibit “B”, which accept our representations that we meet the classification of a Private Club and thereby are not subject to accessibility requirements.

All of the required Use Permit reviews have been completed to date. The Club has been found in full compliance with the Use Permit.

We have analyzed the impacts of the proposed project as follows:

- Impact to wildlife and trees has been assessed and mitigated by means of inspections before and during construction as requested by the Planning Staff and supported by our Environmental Consultant, LSA.
- Hours of use as documented in the existing Conditional Use permit will not be changed, remaining from 7:30 AM – 8:30PM.
- There is no additional impact to Staff and no additional employees will be required to service the new installation.
- There is no expected impact to traffic with the new court. Existing users will be redistributed to all of the courts and no additional parking or traffic activity is expected.
- Six new advanced LED fixtures will be used to illuminate the court. In the previous conditions, the fixtures were required to be on the downhill side of the court. These new fixtures are able to be aimed so that the lights can be on both sides of the court. In addition, the pittosporum hedge has grown significantly and adds an additional visual barrier to the court and the lights.

Attached are the following documentation supporting this revised application:

- Revised Use Permit Application
- Updated set of Plans
- Biological assessment performed by LSA Associates
- Resolution 2334


Lagunitas Country Club

Town of Ross Planning Department
Revised Use Permit Application
Page Two

Thank you for your consideration of our application.

Sincerely,



Oliver Dibble, Chair House & Grounds Committee

Cc: Eric Robbe, Senior Building Inspector
Nick Hoppe, President Lagunitas Country Club
Brittany Anderson, Lagunitas Country Club Manager
Tom Mayes

Attachment: Revised Planning Application Form
Proposed Project Drawings
LSA Biotic Resources Analysis
Town of Ross Resolution 2334



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 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 checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Final or Parcel Map | <input type="checkbox"/> Variance |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zoning Ordinance |
| <input type="checkbox"/> Hillside Lot Permit | <input checked="" type="checkbox"/> Amendment Other: Use Permit Amendment |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other: |

To Be Completed by Applicant:

Assessor's Parcel No(s): 073-211-40

Project Address: 205 Lagunitas Rd. Ross, CA 94957

Property Owner: Lagunitas Country Club

Owner Mailing Address (PO Box in Ross): P.O.Box 1367

City/State/Zip: Ross, CA 94957 Owner's Phone: (415) 453-8706

Owner's Email: office@lagunitasclub.org

Applicant: Oliver Dibble, Chair House & Grounds Committee

Applicant Mailing Address: c/o Lagunitas Country Club

City/State/Zip: P.O.Box 1367 Ross, CA 94957 Applicant's Phone: 415-515-0932

Applicant's Email: odibble@comcast.net

Primary point of Contact Email: Owner Buyer Agent Architect

To Be Completed by Town Staff:

Date Received:	_____	Planning 5300	_____
Application No.:	_____	Tree Permit 5305	_____
Zoning:	_____	Fee Program Administration 5315-05	_____
		Record Management 5316-05	_____
		Record Retention 5112-05	_____
		Technology Surcharge 5313-05	_____
Date paid:	_____	TOTAL FEES:	_____

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: No Adjustment Requested

Existing Parcel Size(s)	<i>Parcel 1:</i>	<i>Parcel 2:</i>
Adjusted Parcel Size(s)	<i>Parcel 1:</i>	<i>Parcel 2:</i>

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 N/A of the Ross Municipal Code Title 18.

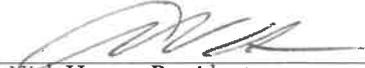
The applicant wishes to Rezone parcel _____ from the _____ Zoning District to _____.

GENERAL OR SPECIFIC PLAN AMENDMENT ONLY

Please describe the proposed amendment: N/A

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: 11/18/22
Nick Hoppe, President

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: 11/18/22
Nick Hoppe President

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

Ross

November 18, 2022

, California on



Signature of Property Owner(s) and Applicant(s) Signature of Plan Preparer
Nick Hoppe, President Oliver Dibble, Applicant Eric Cole, Architect

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 N/A
 Project Landscape Architect _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Civil/ Geotechnical Engineer

Firm Salem Howes Associates Inc.
 Project Engineer Vincent Howes
 Mailing Address 1202 Grant Ave. Suite F
 City Novato State CA ZIP 94945
 Phone 415-892-8528 Fax _____
 Email howesgeo@aol.com
 Town of Ross Business License No. _____ Expiration Date _____

Arborist

Firm Marin County Arborists
 Project Arborist Ken Bovero
 Mailing Address 170 Gary Place
 City San Rafael State CA ZIP 94901
 Phone 415-457-8733 Fax _____
 Email mackenzie@marincoutyarborists.com
 Town of Ross Business License No. _____ Expiration Date _____

Other

Consultant Cole Design, Inc. dba: dion+cole
 Mailing Address 1210 Leavenworth St.
 City San Francisco State CA ZIP 94109
 Phone 415-919-7151 Fax _____
 Email eric@dioncole.com
 Town of Ross Business License No. _____ Expiration Date _____

Other

Consultant LSA Associates, Inc.
 Mailing Address 157 Park Place
 City Point Richmond State CA ZIP 94801
 Phone 510-236-6810 Fax _____
 Email malcolm.sproul@lsa.net
 Town of Ross Business License No. _____ Expiration Date _____

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).

Addition of a fourth regulation platform tennis court adjacent to the three existing courts. Proposed design conforms to American Platform Tennis Association (APTA) standards and is largely identical to the other courts on the site, with a regulation platform and perimeter screens, and regulation LED lighting programed to illuminate the court without casting glare on the surrounding area. All of the courts are screened with mature pitisporum hedge which shields them from the Club parking lot and neighbors on Lagunitas Rd.

Other than brush removal, we will propose to cut four bay trees ranging in diameter from 11 - 14" and two redwood trees 10" and 12" in diameter. We have engaged the services of an arborist to ensure that no damage to other surrounding trees will occur during construction.

The platform structure and screen is set on drilled piers minimizing impact on the landscape. The structure is bordered by retaining walls that are similar to the others on the site and adjacent courts. This will ensure the court sits at the lowest elevation possible in relation to the surrounding topography.

Materials and colors are selected to minimize any bulk and blend in with the surrounding landscape.

No modifications to existing path access or parking areas is required.

A drainage plan is being developed to use natural dissipation available on the site. This will achieve low impact for the management of stormwater.

An observation deck is planned adjacent to the court to allow viewing of play. The design will be all wood, and similar to that which exists at the adjacent court.

As outlined in Town of Ross Resolution 2334, Findings Exhibit "A", and Conditions of Approval Exhibit "B", the Club represents its status as a Private Club and thereby is not subject to accessibility requirements.



CARLSBAD
 CLOVIS
 IRVINE
 LOS ANGELES
 PALM SPRINGS
 POINT RICHMOND
 RIVERSIDE
 ROSEVILLE
 SAN LUIS OBISPO

August 5, 2022

Oliver Dibble
 Lagunitas Country Club
 odibble@comcast.net

Subject: Biotic Resources Analysis, Paddleball Court Site
 Lagunitas Club, Town of Ross

Dear Oliver:

This letter report presents the results of our assessment of the biological resources present on the site of the proposed paddleball court on the Lagunitas Club property located at 205 Lagunitas Road in the Town of Ross. The paddleball court site was surveyed on July 25, 2022. The club is located in the Ross Hills in a residential area with nearby homes on three sides. An analysis of historical archives indicates the club has existed since 1903.

The site vegetation on and in the vicinity of the proposed paddleball court can be categorized as coast redwood forest. Nearly all the trees within the site vicinity consist of coast redwood, California bay, and tanoak. Several large coast redwood and California bay trees surround the proposed paddleball court area. Coast redwood, California bay and tanoak saplings exist within the court boundaries. Understory vegetation is comprised of sword fern, coastal wood fern, Marin iris, California blackberry, poison oak, and English ivy. English ivy is an exotic invasive species.

Wildlife species observed or sign of their presence detected were species commonly found in coast redwood forests in southern Marin County. These include Anna’s hummingbird, California scrub-jay, American crow, chestnut-backed chickadee, spotted towhee, and dark-eyed junco. A variety of other common wildlife species would be detected if more extensive field time was spent onsite.

The project site is located on a slope and there are no streams, springs or wetlands on or in the immediate vicinity of the proposed court. The closest stream/watercourse is located approximately 300 feet to the north of the site. Runoff from the site drains to Ross Creek which flows to Corte Madera Creek, a tributary of San Francisco Bay.

SPECIAL STATUS SPECIES

The following special status species recorded from within two miles of the project site in the California Natural Diversity Database (CNDDB) is listed below:

Species	Status
Northern spotted owl <i>Strix occidentalis caurina</i>	State and Federal Threatened

Spotted owls are an inhabitant of mature forests in Marin County dominated by coast redwood, Douglas fir, Bishop pine, and frequently intermixed with evergreen hardwoods such as California bay, coast live oak, and tanoak. They are most often found in forests of moderate to high canopy

closure with a layered structure. Nesting occurs in natural tree cavities or platforms of accumulated debris or old raptor nests. The closest reported nest sites are from the vicinity of Phoenix Lake (CNDDDB, 2022). The CNDDDB also contains several spotted owl observations from Natalie Coffin Greene Park but does not record an occupied territory is present at that location. The proposed paddleball court is located in a larger area of suitable spotted owl foraging habitat. We found no evidence of nesting or suitable nest sites (old stick nests, etc.) on or in the vicinity of the proposed paddleball court.

CONCLUSION

The construction of the proposed paddleball court will result in the removal of approximately 2,040 square feet of habitat and an incremental increase in the amount of disturbance associated with use of the court. The proposed court is bordered on two sides by existing courts and adjacent to larger areas of use by the Lagunitas Club. Wildlife in the area are likely habituated to human activity and would continue to use areas of adjacent undisturbed habitat. The project does result in the loss of approximately 0.05 acre of spotted owl foraging habitat. The proposed project is not likely to adversely affect spotted owl use of the project area.

MITIGATION MEASURES

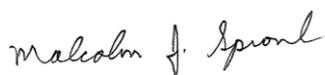
- If project activities are scheduled to begin between March 1 and August 15 conduct a preconstruction survey for spotted owl presence/activity on the proposed paddleball court site and the forested slope above (south) and west of the proposed court site. The survey will document if any spotted owls are detected, if any platforms or tree cavity potential nest sites are located and if any raptor roost sites identified by the presence of white wash accumulations are present.

If no evidence of spotted owl presence/activity is detected project construction can begin. If the survey detects spotted owl presence/activity further survey work will be necessary to determine when construction could begin.

- A preconstruction survey for other nesting bird species is also necessary if work is scheduled between March 1 and August 31. It can be conducted in conjunction with the spotted owl preconstruction survey. If an active nest is detected buffer setbacks will need to be established, the width depending on the nesting species. The setback will need to be maintained until the young have fledged or the nesting attempt has failed.

Please let me know if you have any questions about the information contained in this report.

Sincerely,
LSA Associates, Inc.



Malcolm J. Sproul
Principal

TOWN OF ROSS

RESOLUTION NO. 2334

A RESOLUTION OF THE TOWN OF ROSS APPROVING A USE PERMIT AMENDMENT TO ALLOW CONSIDERATION OF A FOURTH PLATFORM PADDLE (TENNIS) COURT BASED ON THE REPRESENTATION BY LAGUNITAS COUNTRY CLUB THAT THE CLUB IS NOT SUBJECT TO ACCESSIBILITY REQUIREMENTS AT 205 LAGUNITAS ROAD, APN 073-211-40 AND 073-222-01

WHEREAS, Oliver Dibble, Chair, House & Grounds Committee, Lagunitas Country Club, submitted a Use Permit amendment application to allow consideration of a fourth platform paddle (tennis) court at 205 Lagunitas Road, APN 073-211-40 and 073-222-01 (the "project"); and

WHEREAS, As part of the application, the Lagunitas Country Club represented that the Lagunitas Country Club facilities will solely be for the use of its members and members' invited guests, both now and in the future, and that the facilities will not be available to the public under any circumstances, and not subject to accessibility requirements; and

WHEREAS, the Town has determined the proposed amendments to the Municipal Code are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), general rule, which applies to any action where can be seen with certainty that there is no possibility that the project may have a significant effect on the environment; and

WHEREAS, on August 24, 2023, the Town Council held a duly noticed public hearing to consider the proposed 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; ratifies the findings set forth in Exhibit "A", and approves 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 24th day of August 2023, by the following vote:

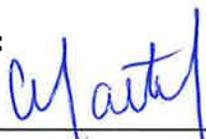
AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:



Cyndie Martel, Town Clerk



Elizabeth Brekhus, Mayor

EXHIBIT "A"
FINDINGS
205 Lagunitas Road
APN 073-211-40 AND 073-221-01

A. Findings

- I. In accordance with Ross Municipal Code Section 18.44.030, a Use Permit amendment is approved based on the following finding:**

The establishment, maintenance, or conducting of the use for which the use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of the use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The Use Permit would further the Town's General Plan goals and policies relative to encouraging specialized recreational and cultural activities. Furthermore, the project would not be detrimental to the public welfare or injurious to properties in the neighborhood as the project would need to demonstrate compliance with all regulatory agencies, including the Town of Ross Planning and Building Department and Public Works Department.

- II. In accordance with Ross Municipal Code Section 18.20.030(b), a Use Permit amendment is approved in the Limited Specialized Recreational/Cultural District based on the following findings:**

(1) The use permit amendment is consistent with the public welfare;

The project will be implemented in accordance with applicable laws and the requirements of regulatory agencies, including the Town of Ross.

(2) The proposed use will not be detrimental to or change the character of adjacent or neighboring properties in the area the use is proposed to be located;

The Lagunitas Country Club is a long-standing existing use at the subject location and implementation of this use permit must be in accordance with applicable laws and the requirements of regulatory agencies including the Town of Ross. No change is expected to the neighboring properties.

(3) The property on which the proposed use is to be located is suitable for the proposed use;

The project is within the existing Lagunitas Country Club property, and is a use consistent with its property's Zoning classification of R-1:B-A and General Plan designation of RC (Limited Specialized Recreational/Cultural).

(4) The traffic-generating potential and/or the operation of the proposed use will not place an unreasonable demand or burden on existing municipal improvements, utilities or services;

The limited and seasonal use of the proposed project is not expected to increase impacts to the existing municipal improvements, utilities, or services.

(5) Adequate consideration has been given to assure protection of the environment;

The use permit amendment is exempt the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), general rule, which applies to any action where can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. Therefore, no further environmental review is necessary. Additionally, the project will be implemented in accordance with applicable laws and the requirements of regulatory agencies, including the Town of Ross.

(6) The proposed use is consistent with applicable zoning provisions and the objectives of the general plan; and

The project is within the existing Lagunitas Country Club property, and is a use consistent with its property's Zoning classification of R-1:B-A and General Plan designation of RC (Limited Specialized Recreational/Cultural).

(7) Adequate consideration has been given to assure conservation of property values, the suitability of the particular area for the proposed use and the harmony of the proposed use with the planned development and future land use of the general area.

The project is located in the R-1:B-A Zoning district RC (Limited Specialized Recreational/Cultural) General Plan land use designated area which is suitable for this area, and the use permit amendment is in harmony with the existing land use.

EXHIBIT "B"
CONDITIONS OF APPROVAL
205 Lagunitas Road
APN 073-211-40 AND 073-221-01

1. This approval authorizes an amendment to the Use Permit for the Lagunitas Country Club subject to the following:

a. This Use Permit shall permit the operation of an existing recreational club. Existing facilities include a clubhouse, six tennis courts, **four** platform tennis courts, a swimming pool and snack bar, two storage buildings and two locker rooms. Permitted club activities include indoor and outdoor barbecues and social and athletic events and activities.

The Lagunitas Country Club has provided information to the Town that the Club is exempt from the Americans with Disabilities Act ("ADA") because it is a private club and has no public accommodation. The Town is relying on this representation, and as such, the Lagunitas Country Club's facilities will solely be for the use of its members and members' invited guests, both now and in the future, and the facilities will not be available to the public under any circumstances. Since the Lagunitas Country Club has provided information that there is no public accommodation, and they claim it is not subject to the accessibility requirements, the Town is not imposing any such requirements. Should a public accommodation be deemed to exist, the Lagunitas Country Club must meet all applicable requirements legally mandated under the ADA.

b. Club membership shall not exceed 160 senior family memberships and 75 sustaining memberships (members over age 65).

c. Member events shall be permitted to have live indoor amplified music. The maximum number of live indoor amplified music events shall be six (6) per year. During all live amplified music events, doors and windows shall be kept closed. Outdoor live non-amplified music shall be allowed three (3) times per year. All music for these events shall end no later than 10:45PM.

d. Non-member indoor and outdoor amplified or non-amplified events are prohibited unless sponsored by a member.

e. An on-site manager shall be available to address any on-going neighborhood complaints during all scheduled events. The on-site manager's phone number shall be shown on the homepage of the Club's website. This condition will allow neighbors to contact the Club during the event to address and remedy the complaint.

f. The Club shall send out a courtesy notice to property owners within 500 feet of the project site 10-days prior to a scheduled event. The courtesy notice would describe the date and time of the amplified music event as well the phone number of the on-site manager's name and phone number.

g. All member-related outdoor parties shall end no later than 10:30PM. Parties with outdoor dining, followed by indoor dancing, may continue indoors and end no later than 10:45PM.

h. Other indoor parties with closed windows for noise control shall end no later than 10:45PM.

i. The Club shall require facility users to refrain from "unsportsmanlike" behavior, such as swearing, unnecessary shouting, etc., while using outdoor areas proximate to surrounding public areas. Signs shall be posted at the tennis courts, pool and clubhouse to advise club users of the rules of conduct.

j. No blower use shall be permitted on Sundays. Blowers may be used for tournaments held on 10 Saturdays each year. Blowers may be used up to 3 days per week. No blower use shall be permitted prior to 9 a.m. Only electric leaf blowers shall be allowed and shall be the quietest model available.

k. All exterior lighting shall meet code requirements. Exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. All lighting, including paddle court lighting, shall be shielded and directed downward. Parking lot lights shall be low and deflected downward.

l. Outdoor activities shall not commence prior to 7:30AM.

m. The Town Council shall review the amended Use Permit annually for the first two years. The first review shall occur in February 2018 and the second annual review shall occur in February 2019. A biannual review shall occur thereafter commencing in February 2021.

2. 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 attorneys' fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

(Note: **Bolded** text reflects current amendment language)

ATTACHMENT 4

MINUTES
Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, March 21, 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, Josefa Buckingham, and Stephen Sutro

Director Rebecca Markwick and Assistant Planner Alex Lopez-Vega were present representing staff.

2. Approval of Minutes.

The ADR Group minutes were unanimously approved.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

a. Property Address: 28 Walnut Avenue
A.P.N.: 073-171-03
Applicant: Bressack and Wasserman Architects
Property Owner: John and Gabrielle Bressack Gantus
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Demolition and Design Review applications. The project includes remodeling and a renovation of the existing single-family home, removing the office and deck in the side yard setback, replacing the various roof structures with one coherent roof design, and demolition of the carport at Walnut Avenue. New landscaping and hardscape is also being proposed throughout the property

Director Markwick presented the project, as well as the project architect, Phoebe Bressack.

Chris Solle spoke about the project and he was not supportive. Was concerned about the mass and the bulk of the home. Andrew Baskin, Hanson Bridgett LLP spoke on behalf of the owners of 15 Walnut and 10 Olive, he mentioned the email that was sent previously. He indicated that the project applicant did not change anything to the design, instead

changed the permitting strategy. There are still privacy issues for his client into their pool area. would impact his clients privacy. He suggested continuing the item so that the architect can go back to the drawing board. Mathilda Thompson spoke about the project and was supportive of the design, and supports the project.

Joey Buckingham

- Applauds the changes in the fenestration, elimination of the balcony, celebration of the front door.
- Could not come to an agreement about the bridge, thinks it adds to the mass of the project.
- Style changes are positive.
- Could support the bridge if the ADU was reduced in size and it has some character, for example all glazed.

Laura Dewar

- Changing the windows, removing the balcony and the front door are all positive improvements to the house.
- The storage space should be moved to the rear of the garage and follow the natural topography of the site.
- Can recommend the project

Stephen Sutro

- Primary façade looks good
- Likes the bridge, in the buildable area, it does not create bulk and mass
- Overall the home is well designed in the buildable area and supports the project.

Mark Kruttschnitt

- Agrees with all his colleagues.
- Does not like the bridge
- Storage space should be moved.
- Can support the project without the bridge.

b. Property Address: 205 Lagunitas Avenue

A.P.N.: 073-211-40

Applicant and Owner: Lagunitas Country Club

Zoning: R-1:B-A

General Plan: RC (Limited Specialized Recreational/Cultural)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Design Review to construct a platform tennis court adjacent to the existing court. The proposed design conforms to the American Platform Tennis Association standards and is largely identical to the other courts on site.

Director Markwick presented the project, there were no questions of staff.

Oliver Dibble, representing the Lagunitas Country Club presented the project. The ADR had questions about the material of the rear retaining wall.

Dellie Woodring, a member of the club had a question about the ADA component. Staff indicated that the ADA component would be taken into consideration at the time building permit.

Mark Kruttschnitt

- Looks fine, likes there are no neighbor objections to the lights
- Recommends approval

Stephen Sutro

- Recommends approval with a condition that the retaining walls match the existing or if that is cost prohibitive then plant the walls.

Laura Dewar

- Supports project, agrees with Stephens comments about the retaining walls.

c. Property Address: 101 Upper Road

A.P.N.: 073-022-13

Applicant: EAG Studios

Property Owner: Jessica and Lexi Viripaeff

Zoning: R-1:B-A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, Hillside Lot permit, and a Variance. The project requests the construction of new landscape structures at the single-family residential property. These structures and features include a new pool/spa, pool equipment, patio, firepit, outdoor kitchen, retaining wall, and an outdoor shower. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Assistant Planner Lopez presented the project. The project architect presented the project over Zoom.

Astrid and Bo Dahlin owners of 11 Upper Road spoke about the project. She owns the shared driveway and is concerned about the mass and bulk of the retaining walls, and the size of the project in relation to the home. She is very concerned about the outdoor shower. She suggested that the pool and decking move closer to the house.

Mark Kruttschnitt

- Project is too separated from the house, too much of the pool and patio are in the setbacks.
- Does not fit into the topography
- Should be within the buildable envelope, project encroaches too much
- Earthtones would be better for the retaining walls.

Steven Sutro

- A pool will fit, and a Variance could work, however there are some recommendations
- Guardrails on the roof of the ADU creates a nonconformity, they are obtrusive and should be removed
- Walls are too tall on the terrace for the BBQ
- Move outdoor shower
- Remove terrace at the BBQ side
- The fountain wall is too tall, pool equipment should be moved underground
- Material should be more earth toned.

Laura Dewar

- Agree the materials need to be earth toned
- Has questions about the pool, and patio being too far into the setbacks, suggests pulling it in towards the house.
- Likes the green roof however suggests removing the guardrail
- Outdoor shower needs to be moved

Joey Buckingham

- Agrees with her colleagues
- All improvements need to be moved outside of the setbacks
- Can support the pool if it is outside of the setbacks and public space dug into the hill.
- Minimize the portion that is cantilevered over the hill
- Materials should be earth toned.
- Remove the guardrail on the green roof.

d. Property Address: 50 Wellington Avenue
A.P.N.: 072-154-09
Applicant: Imprints Landscape Architecture
Property Owner: Elizabeth and Patrick Quigney
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, and a Variance Permit. The project requests the construction of new landscape structures at the single-family residential property. These structures and features include a new patio, 4-foot concrete wall, auto gate, fireplace, arbor structure, and an outdoor kitchen. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Assistant Planner Lopez presented the staff report. Brad Eigsti representing the property owners presented. There were no public comments.

Joey Buckingham

- beautiful project, supports as drawn.

- Findings can be made for the Variance, no impact to anyone.

Laura Dewar

- These improvements are buried into the hillside, no visual impact to the neighborhood.
- Question about the TV
- Supports the project.

Mark Kruttschnitt

- Supports the project.
- Agrees with Laura about the TV
- These improvements are built into the topography
- Can support the project.

Steven Sutro

- Supports the project as submitted
- There are existing improvements in the setbacks and these are replacing them.

e. Property Address: 1 El Camino Bueno

A.P.N.: 072-162-14

Applicant: David Bilsker

Property Owner: David Bilsker

Zoning: R-1:B-A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Variance to allow for the construction of a new 8-foot stamped concrete wall along Sir Francis Drake. The new stamped stone pattern wall will replace the existing wood fence.

Assistant Planner Lopez-Vega presented the project. Property owner Bilsker also presented the project.

Mark Kruttschnitt

- Supports the project and the planting on the wall looks great

Stephen Sutro

- Supports as submitted

Joey Buckingham

- Supports the project

Laura Dewar

- Supports the project

f. Property Address: 74 Baywood Avenue

A.P.N.: 072-131-10

Applicant: Paz Studio

Property Owner: Michael and Renad Cieplinski

Zoning: R-1:B-5A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, Hillside Lot Permit, an ADU permit, and a Variance. The project includes a new front yard fence and remodeling and renovating the existing single-family home. The project proposes to construct a 1,000 SF Accessory Dwelling Unit (ADU) which requires an ADU Permit. The Variance is required to exceed the allowable floor area and lot coverage. A Variance is also required to construct of a new pool within the side yard setback. New landscaping and hardscape is also being proposed throughout the property.

Assistant Planner Lopez-Vega presented the project. Architect Colleen Paz presented on behalf of the property owners.

ADR member, Laura Dewar recused.

Mark Kruttschnitt

- Supports the project

Joey Buckingham

- Supports the project, beautifully designed

Stephen Sutro

- Likes the dark color
- Pool is well designed
- Fenestration on ADU are small, could be more compatible with the house
- Great Project

g. Property Address: 2 Pomeroy Road
A.P.N.: 072-023-15
Applicant: Mark Lounsbury
Property Owner: Erica and David Bell
Zoning: R-1:B-5A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Demolition Permit. The project includes replacing old windows for new windows, the project also includes replacing the existing siding from T-11 to western red cedar shingles. A demolition permit is required to alter more than twenty-five percent of exterior wall coverings of a residence.

Assistant Planner Lopez Vega presented the project. Project contractor also presented, representing the property owners.

Mark Kruttschnitt

- Supports the project.

Stephen Sutro

- Looks great, supports the project

Joey Buckingham

- Great, supports the project

5. Conceptual ADR

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 9:00 PM.

Next scheduled regular meeting date and time: April 18, 2023, at 7:00 PM.