

THOMAS W. WEISEL

December 9, 2025

VIA E-MAIL to Cyndie Martel, Town Clerk; cmartel@townofross.org

Mayor Julie McMillan
Mayor Pro Tempore Elizabeth Robbins
Council Members Teri Dowling, C. William Kircher, Jr., and Matthew Salter
Town of Ross
31 Sir Francis Drake Boulevard
Ross, CA 949057

Re: December 11, 2025 Council Agenda Item No. 12 – Lagunitas Country Club Use Permit Review

Dear Mayor McMillan, Mayor Pro Tempore Robbins, and Councilmembers:

I write regarding the Town Council's bi-annual review of the Lagunitas Country Club's (the "Club's") compliance with the terms of its Conditional Use Permit ("CUP"). I am sending you this letter on the eve of your compliance review because for some reason the notice of this agenda item was sent to my business address, and it took several days to route the correspondence to me. I request that all future notices be sent to my home address (P.O. Box 996, Ross CA 94957).

My home, at 7 Upper Road, sits within a narrow canyon and is above the Club. As we all know, the Town's terrain efficiently transmits noise from each property to its neighbors, particularly those uphill. This unavoidable circumstance puts a heavy premium on neighborliness in order to accommodate each other's peaceful use and enjoyment of our properties.

The last several years of Club operations have generally, with a few exceptions discussed below, been less impactful on the neighborhood than has been the case in past years, and I thank the Council for their continued support via regular compliance reviews. Two areas stand out where improved compliance is needed.

With respect to the September 27, 2025 Club event, as noted in the Staff Report, the Club admits that they allowed outdoor amplification. The Club's CUP permits only: 1) indoor live amplified music events, during which all doors and windows must be kept closed, and limited to no more than six per year; and 2) outdoor non-amplified music events, no more than three per year. The Club's attached response to my September 29, 2025 letter, appears to hide behind a specious distinction between amplification of music versus amplification of speech or other forms of noise in order to claim the September 27, 2025 did not violate its CUP. This is, at a minimum, clearly contrary to the spirit of the Club's CUP and its conditions of approval.

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Town Code section 9.20.040(a) prohibits the operations of “any device, machine, apparatus, or instrument for the intensification or amplification of the human voice or any sound or noise, in such a manner that persons owning, using, or occupying property in the neighborhood are reasonably disturbed or annoyed.” The CUP’s conditions of approval reflect a Council determination that amplification at the Club, situated as it is within an otherwise purely residential neighborhood, is reasonably disturbing to neighbors, and therefore limits such amplification to no more than six times per year, indoors, with all doors and windows closed.

If the Club is unwilling to commit to limiting its use of amplification to indoors-only, an amendment to the CUP is called for. The unfortunate truth is that the Club also violated its CUP by renting its parking lot for off-site event valet operations – notwithstanding its repeated and strenuous representations to the Town that it is a purely private club and does not provide any public accommodations. If compliance can only be achieved with an amendment to the conditions of approval, they should be amended.

With respect to the use of the Club’s courts for pickle ball play, I have discussed with the Club’s President, Baird Connor- that use of widely available rackets and balls designed to reduce the very considerable noise distinctive to pickle ball would be very much appreciated by all within the neighborhood. I hope that the Council will join me in urging the Club to implement this simple improvement.

Thank you for your time and consideration.

Regards,



Thom Weisel

From: [Baird Conner](#)
To: [To: Brittany Anderson](#); [Cc: Janet Barnes](#); [Slader, Susie \(San Francisco\)](#); [Adams, Loni \(San Francisco\)](#); [DQuick@perkinscoie.com](#); [cjohnson@townofrossca.gov](#); [rfeliciano@townofrossca.gov](#); [rpata@townofross.org](#); [Weisel, Thomas \(San Francisco\)](#)
Subject: [EXTERNAL] Response to T Weisel Letter
Date: Wednesday, October 1, 2025 10:07:28 AM

Dear Mr. Weisel,

In response to your letter dated September 29, 2025 I am responding on behalf of Brittany Anderson our Club Manager at the Lagunitas Country Club. We held a wedding at our club on September 27 and we believe that we were in compliance with our Use Permit. Going forward, we will ensure that we continue to operate under the rules stipulated in our Use Permit. On the night of September 27 our club was visited by a member of the Ross Police Department, Officer Rubio, to whom Brittany demonstrated our compliance.

With respect,

Baird Conner
President