



AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, NOVEMBER 10, 2016

- 1. 5:00 p.m. Commencement.**
- 2. Posting of agenda.**
- 3. Open time for matters pertaining to the closed session item in agenda item 4.**
- 4. Closed Session.**
Conference with Legal Counsel—Existing Litigation
Government Code Section 54956.9(d)(1)
In the Matter of the Appeal Regarding PERS Membership Eligibility of Gary Broad,
PERS Case No. 2014-914, OAH Case No. 201520995.
- 5. 6:00 p.m. Open Session. Council will return to open session and announce actions taken, if any.**
- 6. Minutes.**
- 7. Demands.**
- 8. Open Time for Public Expression. (5 minutes)**
Limited to three minutes per speaker on items not on agenda.
- 9. Mayor's Report. (5 minutes)**
- 10. Council Committee & Liaison Reports. (5 minutes)**
- 11. Staff & Community Reports. (10 minutes)**
 - a. Town Manager.**

Project applicants will be limited to no more than 15 minutes total for owner, architect, engineer, etc. presentations. All other speakers will be limited to a maximum of 3 minutes per item.

- b. **Marin Art & Garden Center.**
- c. **Ross Property Owners Association.**
- d. **Branson School**
- e. **Ross School.**

12. Consent Agenda. (5 minutes)

The following three items will be considered in a single motion, unless removed from the consent agenda:

- a. **Town Council acceptance of FY17 Q1 Investment Report. (Chinn)** 🗨️
- b. **Town Council acceptance of FY17 Q1 Financial Summary Report. (Chinn)** 🗨️
- c. **Town Council consideration of adoption of Resolution No. 1972 in support for the National Park System. (Chinn)** 🗨️

End of Consent Agenda.

13. Public Hearings on Planning Projects – Part I

Public hearings are required for the following planning applications. Staff anticipates that these items may be acted upon quickly with no oral staff report, Council discussion, or public comment. If discussion or public comment is requested for any item, the Council may consider the item later in the agenda. The Council will act on each item separately.

- a. **1 El Camino Bueno, Exception to Attics and Basement Permit No. 2016-042, and Town Council consideration of adoption of Resolution No. 1973. (Scoble, 3 minutes)** 🗨️
David Bilsker, 1 El Camino Bueno, A.P. No. 072-162-14, R-1:B-A (Single Family Residence, 1 acre min. lot size), Very Low Density (.1-1 unit/Acre). The applicant is requesting an Exception to the Attics and Basement regulations in order to allow the interior remodel and use of an existing attic space located above a garage. The project would convert an unimproved 387 square foot attic space into habitable space. Other site improvements would include the installation of an exterior stair to provide access to the improved habitable space, in addition to the installation of skylights on the north side of the existing roof and new windows.

Existing and proposed conditions:

Lot Area	29,568 square feet	
Existing Floor Area/Ratio	4,348 sq. ft.	14.6%
Proposed Floor Area/Ratio	4,735 sq. ft.	15.9%* (15% permitted)
Existing Lot Coverage	4,446 sq. ft.	14.9%
Proposed Lot Coverage	4,416 sq. ft.	14.8% (15% permitted)
Existing Impervious Surfaces	13,241 sq. ft.	44.5%
Proposed Impervious Surfaces	13,211 sq. ft.	44.4%

End of Public Hearings on Planning Projects – Part I.

Administrative Agenda

14. Town Council consideration of adoption of Ordinance No. 675 which adopts and amends the 2016 California Administrative Code, the 2016 California Building Code, the 2016 California Residential Code, the 2016 California Electrical Code, the 2016 California Mechanical Code, the 2016 California Plumbing Code, the 2016 California Energy Code, the 2016 California Historical Building Code, the 2016 California Fire Code, the 2016 California Existing Building Code, the 2016 California Green Building Standards Code, the 2016 California Referenced Standards Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 1997 Uniform Housing Code, 2015 International Property Maintenance Code, as codes applicable to all construction within the Town of Ross, with local modifications and other conforming changes to Title 15 of the Municipal Code as highlighted in the Ordinance. (Lucido, 2 minutes) 📄
15. Town Council consideration of adoption of Ordinance No. 676 which adopts the 2016 California Fire Code, portions of the 2015 International Fire Code, and Appendix A of the 2015 International Wildland-Urban Interface Code and amending Chapter 14.04 of the Ross Municipal Code as regulations governing conditions hazardous to life and property from fire or explosion in the Town of Ross. (Mills, 2 minutes) 📄
16. Town Council consideration of authorizing the Town Manager to execute a contract for up to \$25,000 to hire a qualified historical architect to prepare an existing conditions assessment, repair plan, general cost estimate, and biddable construction documents for the rehabilitation of the Three Bear Hut. (Scoble, 10 minutes) 📄
17. Town Council consideration of adoption of Resolution No. 1976 to approve Design Guidelines of Sidewalks and Pathways within the Public Right-of-Way. (Moe, 20 minutes) 📄
18. This item has been continued.
 - a. Town Council consideration of adoption of Urgency Ordinance No. 677, an Ordinance of the Town of Ross amending Ross Municipal Code Chapter 18.42 “Residential Second Units” to address development standards for Second Unit/Accessory Dwelling Unit.
 - b. Town Council consideration of introduction of Ordinance No. 678, an Ordinance of the Town of Ross amending Ross Municipal Code Chapter 18.42 “Residential Second Units” to address development standards for Second Unit/Accessory Dwelling Unit.

End of Administrative Agenda.

Public Hearings on Planning Projects – Part II

19. 26 Woodside Way, Design Review and Nonconformity Permit No. 2016-039, and Town Council consideration of adoption of Resolution No. 1974. (Scoble, 15 minutes) 📄

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Valentin Alexandrov, 26 Woodside Way, A.P. No. 073-251-05, R-1:B-6 (Single Family Residence, 6,000 sq. ft. min. lot size), Medium Density (6-10 Units/Acre). The applicant is requesting Design Review, a Nonconformity Permit, a Hillside Lot Permit, and a Tree Removal Permit to allow for the remodel and addition existing legal nonconforming single family residence. The residence was originally constructed with a nonconforming rear yard setback. The project would include a 1,756 square foot addition. The addition is comprised of a new two-car garage and an enlarged kitchen/family room, and a new second story loft and reconfigured interior stairway. The project would also include an interior remodel and reconfiguration of the living areas on both floors and the removal of a 14" Maple tree.

Existing and proposed conditions:

Lot Area	26,403 square feet	
Existing Floor Area/Ratio	2,165 sq. ft.	8.1%
Proposed Floor Area/Ratio	4,058 sq. ft.	15.3% (20% permitted)
Existing Lot Coverage	2,348 sq. ft.	8.8%
Proposed Lot Coverage	3,790 sq. ft.	14.3% (20% permitted)
Existing Impervious Surfaces	4,331 sq. ft.	16%
Proposed Impervious Surfaces	5,177 sq. ft.	19.6%

20. 1 Upper Road and 206 Lagunitas Road, Design Review, Hillside Lot Permit, Variance, Lot Line Adjustment Permit, and Tree Removal Permit No. 2016-040, and Town Council consideration of adoption of Resolution No. 1975. (Scoble, 15 minutes) 🖨

Alan Grujic and Kailey Lewis, 1 Upper Road and 206 Lagunitas Road, A.P. Nos. 073-122-15 and 073-122-16, R-1:BA (Single Family Residence, 1 Acre Min. Lot Size), Very Low Density (.1-1 Units/Acre). The applicant is requesting Design Review, a Hillside Lot Permit, a Variance, a Lot Line Adjustment, and a Tree Removal Permit to allow the reconfiguration of property lines between the contiguous parcels known as 1 Upper Road and 206 Lagunitas Road and the new construction of a swimming pool. The project would result in transferring 13,403 square feet of land from 1 Upper Road (also the location of the existing swimming pool for 1 Upper Road) to the contiguous legal parcel of record known as 206 Lagunitas Road. Accordingly, the applicant is proposing to construct a new swimming pool to be associated with 1 Upper Road. The existing swimming pool would be located within the rear yard setback of 206 Lagunitas Road as a result of the Lot Line Adjustment. The project would also include the demolition of an existing 227 square foot detached accessory structure located at 1 Upper Road. Other improvements include landscaping, the installation of retaining walls, and the removal of nine trees, eight of which requires a Tree Removal Permit.

Existing and proposed conditions:

	1 Upper Road	206 Lagunitas Road
Existing Lot Area	89,325 sq. ft.	42,931 sq. ft
Proposed Lot Area	75,922 sq. ft	56,334 sq. ft
Existing Floor Area/Ratio	11,598 sq. ft. (12.98%)	0 sq. ft (0%)
Proposed Floor Area/Ratio	11,045 sq. ft. (14.54%)	237 sq. ft (0.0042%)

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Existing Lot Coverage	10,001 sq. ft. (11.19%)	0 sq. ft (0%)
Proposed Lot Coverage	9,255 sq. ft. (12.19%)	304 sq. ft (0.0053%)
Existing Impervious Surfaces	14,164 sq. ft. (15.8%)	13,300 sq. ft (31.3%)
Proposed Impervious Surfaces	13,918 sq. ft. (15.5%)	11,612 sq. ft. (20.6%)

End of Public Hearings on Planning Projects – Part II.

21. No Action Items: (Mayor, 5 minutes)

- a. Council correspondence
- b. Future Council items

22. Adjournment.

The meeting will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, located at the corner of Sir Francis Drake Boulevard and Lagunitas Road. If any of the matters discussed above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this notice or in written correspondence delivered at, or prior to, the Council meeting at which this matter will be heard. (Government Code Section 65009). In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Manager at (415) 453-1453, extension 107 or (415) 453-1950 (Fax). Notification at least 48 hours prior to the meeting will enable the town to make reasonable accommodation to help insure accessibility to this meeting.