







AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, NOVEMBER 14, 2019

- 1. 6:00 p.m. Commencement.**
- 2. Posting of agenda.**
- 3. Minutes.**
- 4. Demands.**
- 5. Introduction and welcome to new employee Zachary Baker, Maintenance Worker. (Simonitch)**
- 6. Open Time for Public Expression. (5 minutes)**
Limited to three minutes per speaker on items not on agenda.
- 7. Mayor's Report. (5 minutes)**
- 8. Council Committee & Liaison Reports. (5 minutes)**
- 9. Staff & Community Reports. (5 minutes)**
 - a. Town Manager**
 - b. Ross Property Owners Association.**
- 10. Consent Agenda. (5 minutes)**

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

 - a. Town Council acceptance of FY20 Q1 Financial Summary Report. (Chinn) **
 - b. Town Council acceptance of FY20 Q1 Investment Report. (Chinn) **

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.

- c. **Town Council acceptance of the Pavement Rehabilitation Project (Project Number 9040-45) and authorizing staff to file a Notice of Completion. (Simonitch)** 
- d. **Town Council acceptance of the Bolinas Avenue Storm Drain Improvement Project (Project Number 9205-65) and authorizing staff to file a Notice of Completion. (Simonitch)** 

End of Consent Agenda.

11. Public Hearings on Planning Projects – Part I.

Public hearings are required for the following planning application. Staff anticipates that this item may be acted upon quickly with no oral staff report, Council discussion, or public comment. If discussion or public comment is requested, the Council may consider the item later in the agenda.

a. 19 Sir Francis Drake Boulevard, Extension of Nonconformity Permit No. 19-0001 EXT, and Town Council consideration of adoption of Resolution No. 2134. (Soble, 3 minutes)



Elizabeth Foster and Paul Furusho, 19 Sir Francis Drake Boulevard, A.P. No. 073-273-41, R-1:B-10 (Single Family Residence, 10,000 square foot min. lot size), Medium Low Density (3-6 Units/Acre), Zone X (Outside 1-percent annual chance floodplain).

Project Description

The applicant requests a one-year time extension of a Nonconformity Permit to allow for structural alterations to a nonconforming structure that would result in a 134 square feet lot coverage reduction resulting from the demolition of an existing front porch as viewed from the north elevation. All project materials were approved to match the existing residence (e.g., cedar stained shingles, white door and windows, dark brown window and fascia trim, and asphalt shingle roofing). Lastly, no modifications to the existing landscaping or hardscape is proposed. The Nonconformity Permit was approved by Town Council Resolution No. 2024 on October 12, 2017.

Project Summary:

Lot Area	7,500 square feet	
Existing Floor Area/Ratio	2,130 sq. ft.	28.4% (20% FAR Permitted)
Proposed Floor Area/Ratio	1,996 sq. ft.	26.6%
Existing Lot Coverage	1,066 sq. ft.	30% (20% FAR Permitted)
Proposed Lot Coverage	932 sq. ft.	28%
Existing Impervious Surfaces	2,200 sq. ft.	29.3%
Proposed Impervious Surfaces	2,066 sq. ft.	27.5%

End of Public Hearings on Planning Projects – Part 1.

Administrative Agenda.

- 12. Town Council consideration of adoption of Ordinance No. 700 which adopts and amends the 2019 California Building Code, the 2019 California Residential Code, the**

2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, the 2019 Existing Building Code, the 2018 International Property Maintenance Code, the repeal of the 2016 California Administrative Code, the 2016 California Energy Code, the 2016 California Historical Building Code, the 2016 California Fire 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, the 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. (Ahrens/Scoble, 3 minutes) [!\[\]\(1d3a1175dd4902218e694b9c098adb83_img.jpg\)](#)

- 13. Town Council consideration of adoption of Ordinance No. 701 which adopts the 2019 California Fire Code, portions of the 2018 International Fire Code, and Appendix A of the 2018 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. (Weber/Bastianon, 3 minutes) [!\[\]\(746d018fdf6ab02bf5fb7681133e8b29_img.jpg\)](#)**
- 14. Town Council consideration of adoption of Resolution No. 2112 establishing a Town policy for formation of Utility Undergrounding Districts in the Town of Ross. (Chinn/Simonitch, 30 minutes) [!\[\]\(5daa6eee1904cb6b9d765700250de764_img.jpg\)](#)**

End of Administrative Agenda.

Public Hearings on Planning Projects – Part II.

- 15. 39 Fernhill Avenue, Use Permit Amendment No. 19-0002 UP, and Town Council consideration of adoption of Resolution No. 2135. (Scoble, 10 minutes) [!\[\]\(511a36c244659513b679df9c639945de_img.jpg\)](#)**
The Branson School, Owner, and Kent Middle School, Applicant, 39 Fernhill Avenue, A.P. Nos. 73-072-04, 73-082-01, 73-082-12, 73-141-03 and 73-151-05, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size), Limited Quasi-Public/Private Service, Zone X (outside the 1-percent annual chance floodplain).

Project Description

The applicant is requesting a Use Permit Amendment to the Branson School Use Permit to allow the Kent Middle School to host an educational retreat for the 8th Grade Class to be held at the Branson School campus on November 25, 2019 and November 26, 2019 from 8:00AM to 3:30PM while the Branson School is closed for Thanksgiving break. All parking related to this event would occur on the campus.

- 16. 39 Fernhill Avenue, Use Permit Amendment No. 19-0004 UP, and Town Council consideration of adoption of Resolution No. 2136. (Scoble, 10 minutes) [!\[\]\(e492b5d52ab457a7a3c2826c4091dfee_img.jpg\)](#)**
The Branson School, Owner, and Ross School PTO, Applicant, 39 Fernhill Avenue, A.P. Nos. 73-072-04, 73-082-01, 73-082-12, 73-141-03 and 73-151-05, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size), Limited Quasi-Public/Private Service, Zone X (outside the 1-percent annual chance floodplain).

Project Description

The applicant is requesting a Use Permit Amendment to the Branson School Use Permit to allow the Ross School PTO to host the “Wine Fest”, a wine festival event fundraiser to benefit the Ross School, on February 28, 2020 from 6:30PM to 10:00PM. It is anticipated that approximately 200 people will attend the event. All parking related to this event would occur on the campus during non-school hours.

17. 39 Fernhill Avenue, Use Permit Amendment No. 19-0003, and Town Council consideration of adoption of Resolution No. 2137. (Scoble, 30 minutes) 

The Branson School, Owner, and Town of Ross, Applicant, 39 Fernhill Avenue, A.P. Nos. 73-072-04, 73-082-01, 73-082-12, 73-141-03 and 73-151-05, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size), Limited Quasi-Public/Private Service, Zone X (outside the 1-percent annual chance floodplain).

Project Description

Town of Ross staff recommended Use Permit Amendment pursuant to Section 18.60.080 of the Ross Municipal Code to allow a Use Permit Amendment to amend condition of approval number 5 of Town Council Resolution 1042 adopted on May 11, 1978 , to include a requirement for the Branson School to provide a notarized affidavit under penalty and perjury that the full and part-time enrollment numbers are true and correct. The amended condition is recommended as follows:

“That by October 15th of each year, the School shall provide and file with the Town an affidavit under penalty and perjury that is true and correct ~~statement~~ indicating the number of students enrolled in the School and the number of said students who are residents of the Town, a schedule of the approximate dates of all special events planned for the School year, and for the summer, insofar as they are known, and a scholastic games schedule insofar as they are known, and a copy of the memorandum, letter, or directive to students, employees, and parents, advising them of the terms of the Use Permit, insofar as applicable, and requesting their compliance with each of the terms of said permit.”

End of Public Hearings on Planning Projects – Part II.

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

- a. Council correspondence**
- b. Future Council items**

19. 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

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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.