







AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, OCTOBER 9, 2014

- 1. 5:30 p.m. Commencement**
- 2. Posting of agenda.**
- 3. Open time for matters pertaining to the closed session items in agenda item 4.**
- 4. Closed session.**
Conference with Legal Counsel—Existing Litigation
Government Code Section 54956.9(d)(1)
White v. Town of Ross, et al., Marin County Superior Court Case No. CV 1400803
- 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. Council Committee and Liaison Reports. (20 minutes)**
 - a. Mayor.**
 - b. Council Committees. (Finance, General Government, Public Works, Community Protection)**
 - c. 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.

- d. **Marin Art & Garden Center.**
 - e. **Ross Property Owners Association.**
 - f. **Ross School.**
- 10. Informational presentation on the Ross School Parcel Tax Measure in the November 2014 election presented by Lesley Reidy, on behalf of the Committee to Renew Our School Support (R.O.S.S.) Bears. (10 minutes) **
- 11. Consent Agenda. (5 minutes)**
The following two items will be considered in a single motion, unless removed from the consent agenda:
- a. **Sir Francis Drake Boulevard/Lagunitas Road Bus Stop Shelters, Design Review No. 1973 (Semonian) **
Sir Francis Drake Boulevard/Lagunitas Road Bus Shelters, A.P. Nos. 073-242-17, 072-231-23, Design review of plans for new Marin Transit bus shelters for the Sir Francis Drake Boulevard and Lagunitas Road intersection. The project includes replacing the existing bus shelter on the west side of Sir Francis Drake Boulevard (APN 073-242-17) with a new, smaller, shelter and installing a new shelter at the bus stop on the east side of Sir Francis Drake Boulevard, in the right-of-way adjacent to the Marin Art & Garden Center (APN 072-231-23). The shelters will match others Marin Transit is installing in other locations in the County under their Local Bus Stop Revitalization program. The shelters are dark green metal with a bowed roof and metal screen walls.
 - b. **26 Ross Common, Local Service Commercial District Use Permit No. 1974 (Semonian) **
Theresa Ryan, Magnolia Gallery, Applicant, and John Levinsohn, Property Owner, 26 Ross Common, A.P. No. 73-272-10, Local Service Commercial District (C-L), Local Service Commercial “Downtown Special Planning Area”, Zone AE (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage). A Local Service Commercial District use permit application for a custom framing/art gallery business in the approximately 450 square foot space previously occupied by an antique furniture restoration business. The business would also sell home accessories. The business would have one employee (the owner/applicant), occasional part time help, and 1-3 customer visits per day. Proposed office hours are Tuesday through Saturday 10 a.m. to 5:30 p.m. and by appointment.
- End of Consent agenda.**
- 12. Town Council consideration/action to appoint applicant from Castro Valley to the Ross Recreation Advisory Committee. (Braulik, 1 minute) **

13. **Town Council consideration of adoption of Resolution No. 1875 finding that the conditions at 11 Circle Drive (A.P. No. 073-082-02), abated on May 16, 2014 constituted an emergency public nuisance, confirming the reasonableness of the Town’s abatements costs, assessing the costs of the abatement upon the property, and authorizing the filing of a lien on the property in the amount of the assessment. (Braulik, 5 minutes) 🗨️**
14. **Town Council will conduct a study session on the update of the Housing Element of the Ross General Plan (2015-2022). Council will receive public input on policies and programs and will provide policy direction to staff and direct staff to submit the draft Housing Element update to the California Department of Housing and Community Development for review and comment. (Semonian, 20 minutes) 🗨️**
15. **Town Council will consider an amendment to the Ross General Plan 2007-2025 to add reference to the Town Complete Streets Policy in the Circulation Element of the General Plan. (Semonian, 5 minutes) 🗨️**
16. **Town Council discussion of request from Marin Art & Garden Center for fee waiver/reduction associated with Design Review and Variance for Shed, 30 Sir Francis Drake Boulevard. (Braulik, 3 minutes) 🗨️**
17. **Town Council discussion regarding potential reconsideration of withdrawal from the Marin County Major Crimes Task Force (MCTF). (Braulik, 3 minutes) 🗨️**

Public Hearings on Planning Applications.

18. **14 Upper Ames Avenue, Variance and Design Review No. 1972 (Semonian, 20 minutes) 🗨️**

Ariel and Rebecca Nessel, 14 Upper Ames Avenue, A.P. No. 73-181-28, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum lot size), Low Density (1-3 units per acre). Design review, exceptions and lot coverage variance for new 500 square foot second unit, including 60 square feet of storage. The applicants propose a new second unit above the existing garage, within required yard setbacks. The project also includes a request for setback variances to build a new pool deck south of the pool, over existing pool equipment.

Lot Area	17,367 square feet	
Existing Floor Area Ratio	4,071 sq. ft.	23.4%
Proposed Floor Area Ratio	4,571 sq. ft.	26.3% (15% permitted*)
Existing Lot Coverage	3,278 sq. ft.	18.9%
Proposed Lot Coverage	3,387 sq. ft.	19.5% (15% permitted)
Existing Impervious Surfaces	8,705 sq. ft.	50.1%
Proposed Impervious Surfaces	8,705 sq. ft.	50.1%

*The Council may grant 500 square feet of additional floor area for new second units that are rent-restricted for a very low income households (Ross Municipal Code Section 18.42.065).

19. 179 Lagunitas Road, Landscape Plan Review No. 1920 (Semonian, 20 minutes) ☒

Gardenia, L.P., 179 Lagunitas Road, A.P. No. 073-231-17, R-1:B-A (Single Family Residence, 1 acre min lot size), Very Low Density (.1-1 units per acre). Continued public hearing to consider landscape plan. The plan includes removal of 12 cypress trees along the east property line and 14 cypress trees along the west property line to comply with California Public Resources Code 4291 fire clearance requirements. Forty new English Laurel and three Southern Magnolia trees are proposed to replace screening in three areas of the site.

Lot Area	45,886 square feet	(1.05 acres)
Existing Floor Area Ratio	6,979 sq. ft.	15.2%
Approved Floor Area Ratio	6,510 sq. ft.	14.2% (15% permitted)
Existing Lot Coverage	3,706 sq. ft.	8.1%
Approved Lot Coverage	3,891 sq. ft.	8.5% (15% permitted)
Existing Impervious Surfaces	7,810 sq. ft.	17.0%
Approved Impervious Surfaces	7,636 sq. ft.	16.6%

Existing residence is nonconforming in setbacks, number of stories, height and covered parking.

End of Public Hearings on Planning Applications.

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

- a. Council correspondence
- b. Future Council items

21. 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.