



**AGENDA**  
**REGULAR MEETING of the ROSS TOWN COUNCIL**  
**THURSDAY, NOVEMBER 13, 2014**

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- 1. 6:00 p.m. Commencement**
- 2. Posting of agenda.**
- 3. Minutes.**
- 4. Demands.**
- 5. Open Time for Public Expression. (5 minutes)**  
Limited to three minutes per speaker on items not on agenda.
- 6. Council Committee and Liaison Reports. (20 minutes)**
  - a. Mayor.**
  - b. Council Committees. (Finance, General Government, Public Works, Community Protection)**
  - c. Town Manager.**
  - d. Marin Art & Garden Center.**
  - e. Ross Property Owners Association.**
  - f. Ross School.**

**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.**

 Report available online at [http://www.townofross.org/pages/town\\_council/staff\\_reports.html](http://www.townofross.org/pages/town_council/staff_reports.html)

**7. Consent Agenda. (5 minutes)**

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

a. **Town Council consideration/action to appoint applicant from Ross to the Ross Recreation Advisory Committee. (Braulik) ☐**

b. **Town Council acceptance of FY15 Q1 Investment Report. (Braulik) ☐**

c. **Town Council acceptance of FY15 Q1 Financial Summary Report. (Braulik) ☐**

d. **Town Council consideration/action on the request from Ross Auxiliary for Winter Sing/Holiday Tree Lighting on the Ross Common. ☐**

e. **Town Council consideration of participation in the CaliforniaFIRST Program, sponsored by the California Statewide Communities Development Authority, and (ii) Town Council consideration of adoption of Resolution No. 1876 making certain findings and authorizing certain matters necessary to participate in the CaliforniaFIRST Program. (Braulik) ☐**

f. **Town Council consideration of adoption of Resolution No. 1877 approving the annual AB 1600 Report for Fiscal Year ending June 30, 2014. (Braulik) ☐**

g. **Town Council consideration of adoption of Resolution No. 1878 ordering the summary vacation of an unaccepted and unused paper road adjacent to the parcel known as 70 Baywood. (Stepanicich) ☐**

h. **Town Council consideration of adoption of Resolution No. 1879 accepting the 2014 Roadways Improvement Project as complete. (Braulik) ☐**

i. **54 Wellington Avenue, Basement Exception No. 1979 (Semonian) ☐**

Michael and Justyna Lloyd, 54 Wellington Avenue, A.P. No. 72-121-28, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre). Request to modify project under construction for a floor area exception under Chapter 18.46 of the Ross Zoning Code (Exceptions for Basements and Attics) to permit property owner to improve an area below the front porch and entry for finished storage space. One new window is proposed on the east side of the room, where lattice doors were located.

<b>Lot Area</b>	<b>19,516 square feet</b>
<b>Approved Floor Area Ratio</b>	<b>3,846 sq. ft. 19.7%</b>
<b>Proposed Floor Area Ratio</b>	<b>4,046 sq. ft. 20.7% (20% permitted)</b>
<b>Approved/Proposed Lot Coverage</b>	<b>2,379 sq. ft. 12.2% (20% permitted)</b>
<b>Approved/Proposed Impervious Surfaces</b>	<b>1,810 sq. ft. 9.3%</b>

**j. 12 Baywood Avenue, Basement Exception No. 1975 (Semonian) ☐**

Joe Lourdeaux, 12 Baywood Avenue, A.P. No. 72-072-22, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Density (3-6 units per acre). Request for a floor area exception under Chapter 18.46 of the Ross Zoning Code (Exceptions for Basements and Attics) to permit improvement of 544 square feet of existing basement area for an expanded entry, office and storage room. Two new windows are proposed on the front elevation.

<b>Lot area</b>	<b>7,650 square feet</b>		
<b>Existing Floor Area Ratio</b>	<b>2,720 sq. ft.</b>	<b>35%</b>	
<b>Proposed Floor Area Ratio</b>	<b>3,264 sq. ft.</b>	<b>42%</b>	<b>(20% permitted)</b>
<b>Existing/Proposed Lot Coverage</b>	<b>1,732 sq. ft.</b>	<b>22%</b>	<b>(20% permitted)</b>
<b>Existing/Proposed Impervious Areas</b>	<b>no change</b>		

**End of Consent agenda.**

**8. Public Hearings on Planning Applications – Part 1.**

*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. 35 Sir Francis Drake Boulevard, Use Permit No. 1980 (Semonian, 3 minutes) ☐**

Judith M. Justice, Crown Castle, agent for Sprint, Applicant, Town of Ross, Property Owner, 35 Sir Francis Drake Boulevard, Public Works Garage Building, A.P. No. 73-191-16, Civic District (C-D), Public Service, Zone AE (High Risk Area with a 1% annual chance of flooding). Use permit to allow modifications to an existing unmanned wireless communication facility consisting of a 40-foot monopole and equipment. Sprint proposes to remove two panel antennas on the existing wood pole and install two new panel antennas, two remote radio units, and associated supporting equipment in the existing equipment enclosure. The project is proposed as an upgrade necessary to accommodate 4G coverage.

**b. 12 Brookwood Lane, Variance No. 1978 (Semonian, 3 minutes) ☐**

Nigel and Laura Rees, 12 Brookwood Road, A.P. No. 73-261-13, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre), Zone X (outside 1% annual chance of flooding area), lower portion of driveway in Zone AE (area of 1% annual chance flood). Request for rear yard setback variance for new pool and spa, to be located in area of existing lawn (40 foot setback required, approximately 15 feet proposed). Side yard setback and lot coverage variances are requested for 60 sq. ft. pool equipment shed. The driveway is proposed to be replaced with a pervious surface to maintain the existing level of impervious surfaces.

<b>Lot Area</b>	<b>16,675 square feet</b>
<b>Existing Lot Coverage</b>	<b>2,535 sq. ft. 15.2%</b>
<b>Proposed Lot Coverage</b>	<b>2,595 sq. ft. 15.6% (15% permitted)</b>

**Existing/Proposed Impervious Surfaces no change**

**End of Public Hearings on Planning Applications – Part 1.**

- 9. **Town Council discussion and potential action regarding the Marin County Major Crimes Task Force (MCTF). (Braulik, 3 minutes) 🗨️**
- 10. **Town Council consideration of introduction of Ordinance No. 657, an Ordinance of the Town of Ross amending the Ross Municipal Code Chapters 12.28, 15.24, 18.39, and 18.41 to provide for erosion and sediment control plans, stormwater control plans, and other requirements pursuant to the Phase II Stormwater Permit and to prevent urban runoff pollution. (Braulik, 5 minutes) 🗨️**

**Public Hearings on Planning Applications – Part II.**

- 11. **1 Skyview, Design Review and Hillside Lot Permit No. 1977 (Semonian, 15 minutes) 🗨️**  
Chris and Eileen Sheldon, 1 Skyview, A.P. No. 72-191-09, R-1:B-A (Single Family Residence, 1-acre min. lot size), Very Low Density (.1-1 units per acre). Request for design review and hillside lot permit for 235 linear feet of new landscape retaining walls up to 4 feet tall and 35 cubic yards of cut and 45 cubic yards of fill to develop a vegetable garden southwest of the residence and a synthetic turf area southeast of the residence.
- 12. **40 Fernhill Avenue, Design Review No. 1976 (Semonian, 15 minutes) 🗨️**  
Collet Family, 40 Fernhill Avenue, A.P. No. 73-041-25, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum lot size), Low Density (1-3 units per acre). Design review of plans for a new, detached, 2,243 square foot structure north of the residence for a 3-car garage, pool house, and second unit. The project also includes new landscaping, pool and patio area, and associated retaining walls. A nonconformity permit is requested to add an attic dormer to the main residence. The existing residence is nonconforming in height and number of stories.

<b>Lot Area</b>	<b>69,435 square feet</b>	
<b>Existing Floor Area Ratio</b>	<b>8,077 sq. ft.</b>	<b>11.6%</b>
<b>Proposed Floor Area Ratio</b>	<b>9,509 sq. ft.</b>	<b>13.7% (15% permitted)</b>
<b>Existing Lot Coverage</b>	<b>3,510 sq. ft.</b>	<b>5.0%</b>
<b>Proposed Lot Coverage</b>	<b>7,903 sq. ft.</b>	<b>11.4% (15% permitted)</b>
<b>Existing Impervious Surfaces</b>	<b>12,202 sq. ft.</b>	<b>17.6%</b>
<b>Proposed Impervious Surfaces</b>	<b>12,202 sq. ft.</b>	<b>17.6% (guidelines recommend reduction)</b>

**End of Public Hearings on Planning Applications – Part II.**

- 13. **No Action Items: (Mayor, 5 minutes)**
  - a. **Council correspondence**
  - b. **Future Council items**

**14. 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.*