

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
SPECIAL MEETING DATE OF
TUESDAY, JANUARY 9, 2007

1. 6:00 P.M. Commencement.
2. Posting of Agenda.
3. Minutes.
4. Demands.
5. Open Time for Public Expression.
Limited to three minutes per speaker on items not on agenda.
6. Report from Mayor Rick Strauss.
7. Report from Committee Heads.
 - Public Safety -Council member Hunter
 - Fire Consolidation Update
 - General Government -Council member Hunter
 - General Plan Update
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Introduction of Employee Appreciation Program and presentation of awards to Town employees. (Broad)
11. Informational presentation on Measure A, renewal of the Ross School District parcel tax, which supports Ross School programs, and is on the March 6, 2007 ballot for voter renewal.
12. Town Council consideration of Resolution No. 1616 encouraging the installation of floodgates on buildings in the Town's commercial district and providing financial support to business owners and/or building owners installing floodgates. (Broad)
13. Town Council adoption of Ordinance No. 597 amending Municipal Code Section 9.04, Picketing Prohibited in Residential Areas. (Heying & Broad)

For information as to which item the Council is hearing, please call 415-453-1453, option 6, after 7:00 p.m. on the night of the meeting.

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14. Town Council introduction of Ordinance No. 599 amending Municipal Code Section 9.20.010, Unnecessary Noise, adding public roadways, sidewalks, paths and public right-of-way regulations. (Heying & Broad)
15. Town Council adoption of Resolution No. 1618 denying the appeal of Jim and Tori Owen, 200.5 Lagunitas Road, of the penalty for failure to complete construction under Ross Municipal Code Section 15.50, Time Limits for Completion of Construction. (Broad)
16. Town Council review of the use permit for the Lagunitas Country Club, 205 Lagunitas Road, A.P. Nos. 73-211-31 and 73-221-01 as required by their use permit conditions of approval. (Broad)
17. Planning Application Consent Agenda.
The following six items will be considered in a single motion, unless removed from the consent agenda:

a. Variance and Design Review No. 1610

Nan and Rob Foster, 18 Southwood Avenue, A.P. No. 73-151-03, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum Lot Size). Consideration of conditions of approval to mitigate impacts of carport demolition and new garage construction approved December 14, 2006.

b. Design Review No. 1628

Hal and Barbara Barwood, 123 Bolinas Avenue, A.P. No. 73-041-05, R-1 (Single Family Residence, 5,000 Square Foot Minimum Lot Size). Review of landscape plan associated with design review application to allow the construction of a new, 5 foot tall, partially-open, wood fence along the front property line on Bolinas Avenue and along the east side property line adjacent to the public right-of-way.

c. Extension of Time of Variance No. 1574

Kes Narbutas, 7 Walters Road, A.P. No. 72-222-02, R-1:B-A (Single Family Residential, One Acre Minimum Lot Size). A one-year time extension to January 12, 2008, for a variance and design review application approved on January 12, 2006, to allow the construction of a 381 square foot addition to the northern elevation of the existing residence within the north side yard setback (25 feet required, 23 feet proposed) including a new study and an enlarged kitchen, breakfast room, and entry. 155 linear feet of new retaining walls with a maximum height of 8 feet are additionally proposed.

Lot area	23,827 square feet	
Existing Floor Area Ratio	14.1%	
Proposed Floor Area Ratio	15.7%	(15% permitted)
Existing Lot Coverage	14.3%	
Proposed Lot Coverage	15.9%	(15% permitted)

d. Extension of Time of Variance No. 1576

Harold and Carol Sherley, 81 Sir Francis Drake Boulevard, A.P. No. 73-052-32, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). A one-year time extension to February 9, 2008, for a variance and design review application approved

on February 9, 2006, to allow an existing two story residence to be raised 5 feet, resulting in a new maximum building height of 27 feet within the north side yard setback (15 feet required, 3 feet proposed.)

Lot area	7,876 square feet	
Existing Floor Area Ratio	30.9%	
Proposed Floor Area Ratio	30.9%	(20% permitted)
Existing Lot Coverage	21.3%	
Proposed Lot Coverage	21.3%	(20% permitted)

The existing residence is nonconforming in setbacks.

e. Variance and Design Review No. 1625

Zach and Alexandra McReynolds, 177 Lagunitas Road, A.P. No. 73-231-02, R-1:B-6 (Single Family Residence, 6,000 Square Foot Minimum Lot Size). Variance and design review to allow the following modifications to the residence: 1.) 68 square foot lower level family room addition with a 15-foot ceiling height within the rear setback (40 feet required, 35 feet proposed) to be constructed by removing the enclosed 120 square foot second floor porch and extending into the rear yard; 2.) 28 square foot, second floor, master bedroom addition, including a new dormer; and 3.) new 9-foot tall arbor over side entry gate within the rear setback (40 feet required, 24 feet proposed).

Lot area	11,266 square feet	
Existing Floor Area Ratio	36.2%	
Proposed Floor Area Ratio	36.0%	(20% permitted)
Existing Lot Coverage	23%	
Proposed Lot Coverage	24.1%	(20% permitted)

The existing residence is nonconforming in setbacks.

f. Design Review No. 1631

Marlou and Hans Ploos Van Amstel, 20 Upper Road West, A.P. No. 73-321-02, R-1:B-5A (Single Family Residence, Five-Acre Minimum Lot Size). Design review to allow the following: 1.) 1,284 square foot lower level addition; 2.) 772 square foot attached garage; 3.) covered entrance and 50 square foot foyer; 4.) 237 square foot extension of the main level deck, and stairs from the deck to the lower level; and 5) 116 linear feet of new retaining walls associated with new front yard landscaping. A tree removal permit is also requested to remove a 9-inch diameter oak within the front setback.

Lot area	50,250 square feet	
Existing Floor Area Ratio	7.1%	
Proposed Floor Area Ratio	11.8%	(15% permitted)
Existing Lot Coverage	6.3%	
Proposed Lot Coverage	8.5%	(15% permitted)

The property is nonconforming in covered parking (2 spaces required, 0 provided).

End of Planning Consent Agenda.

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18. Correspondence.
19. Other Business.
20. Adjournment.

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.