

AGENDA  
REGULAR MEETING of the ROSS TOWN COUNCIL  
THURSDAY, JANUARY 10, 2008

1. 6:30 P.M. Commencement.
2. Open time for matters pertaining to the closed session in agenda item 3.
3. Closed Session – Conference with Legal Counsel – Anticipated litigation. Significant exposure to litigation pursuant to Subsection (b) of Section 54956.9. One case.
4. OPEN SESSION. Council will return to open session and announce action taken, if any.
5. Posting of Agenda.
6. Minutes.
7. Demands.
8. Open Time for Public Expression. Limited to three minutes per speaker on items not on agenda.
9. Report from Mayor Hunter.
10. Report from Committee Heads.
11. Report from Ross Property Owners Association.
12. Flood Control Report.
13. Employee Appreciation Program and presentation of awards to Town employees Rick Addicks, Robert Maccario, Steve Nelson, Jake Peterson and Jim Reis. (Broad)
14. Update from Chief of Protocol Molly Gamble on September 20, 2008 Town Centennial celebration.

*For information as to which item the Council is hearing, please call 415-453-1453, option 6, after 6:30 p.m. on the night of the meeting.*

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.

15. Town Council discussion of Lagunitas Road Bridge design. (Jarjoura & Broad)
16. Follow-up discussion of the five Town Council goals for 2007-2008 and the implementation of these goals. (Broad)
  - a. Flood damage reduction/warning and emergency response (Cahill)
  - b. Increase resident readiness, response and recover (Skall)
  - c. Advisory design review (Durst)
  - d. Downtown area plan (Strauss)
  - e. Conclude fire consolidation (Hunter)
17. Town Council consideration of Resolution No. 1636 requesting the Marin County Board of Supervisors to consolidate with the Statewide Primary Election and Municipal Election conducted on June 3, 2008, and requesting Election Services of the County Clerk. (Broad)
18. Town Council consideration of Resolution No. 1637 proposing adoption by voters of Ordinance No. 605 authorizing a Municipal Services Tax and Increase in the Town's Appropriation Limit. (Broad)
19. Council consideration of Resolution No. 1640 granting Marin Sanitary Service a 3.46% rate increase for 2008, effective January 1, 2008. (Broad)
20. Town Council consideration of introduction of Ordinance No. 604 proposing text amendments to the Ross Municipal Code including deletion of Chapter 15.22 (Antennas) and various modifications to Title 18 (Zoning) to eliminate obsolete regulations, clarify existing policies and regulations, and to implement recommendations of the Housing Element. (Semonian and Broad)
21. Town Council consideration of the appeal of John Shalavi, 122 Winding Way, of the penalty for failure to complete construction under Ross Municipal Code Section 15.50, Time Limits for Completion of Construction, and adoption of Resolution 1635. (Broad)
22. 81 Sir Francis Drake, Variance and Design Review No. 1673  
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). Demolition permit to allow demolition of the existing 2,370 square foot residence. Variance and design review to allow construction of a new 2,199 square foot residence and 250 square foot, attached, one-car garage with a maximum ridge height of 28.75 feet. Variances are requested to locate the residence within the north side yard setback (15 feet required, 3 feet proposed) and south side yard setback (15 feet required, 13 feet proposed) and a patio within the rear yard setback (40 feet required, 21 feet proposed). Design review is also requested for a 5.5 foot tall solid wood gate and stucco wall and 6 foot tall columns at the front property line. The residence includes a 250 square foot deck, elevated 5 feet above grade, and a second floor balcony on the rear elevation and within the side yard setbacks (15 feet required, 8 feet proposed).

The applicant requests a vehicular easement across the Town-owned site adjacent to the property.

Lot area	6,821 square feet
Existing Floor Area Ratio	34.7%
Proposed Floor Area Ratio	35.9% (20% permitted)
Existing Lot Coverage	30.5%
Proposed Lot Coverage	28.5% (20% permitted)

*The existing residence is nonconforming in floor area, lot coverage, side yard setbacks and covered parking (one required).*

23. **11 Olive Avenue, Variance No. 1676**  
Jonathon and Donna Goldman, 11 Olive Avenue, A.P. No. 73-171-33, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance to permit an outdoor fireplace within the east side yard setback (15 feet required, 3 feet proposed) and rear yard setback (40 feet required, 15 feet proposed). Variance to permit a 9 foot tall entry arbor on the Olive Avenue property line (25 foot setback required).
24. **11 Locust Avenue, Variance and Design Review No. 1675**  
George and Carroll Yandell, 11 Locust Avenue, A.P. No. 73-101-43 and 73-101-48, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow the replacement of a terrace and water feature with a new bluestone patio (set on sand) and outdoor fireplace within the east side yard setback (15 feet required, 3 feet proposed).
25. **1 Woodside Way, Demolition Permit, Variance and Design Review No. 1674**  
Joe and Monica Kwait, 1 Woodside Way, A.P. No. 73-232-05, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Demolition permit, variance and design review for a remodel and addition to the 3,905 square foot residence that includes: 1.) replacement of most windows with new wood windows; 2.) replacement of stucco with smooth-troweled, integral color, stucco; 3.) a 36 square foot kitchen nook addition on the lower level of the south elevation; 4.) conversion of 200 square feet of the front porch to create a new dining room; 5.) expansion of the one-car garage by 192 square feet to accommodate two cars; 6.) height variance to allow two new attic dormers on the north and west facing roofs (30 feet permitted, 32 feet proposed); 7.) an outdoor fireplace within the rear yard setback (40 feet required, 35 feet proposed); 8.) over 100 linear feet of landscape retaining walls up to 3 feet in height; and 9.) over 50 cubic yards of grading associated with expansion of the basement area and landscaping.

Lot area	13,712 square feet
Existing Floor Area Ratio	28.5%
Proposed Floor Area Ratio	30.2% (20% permitted)
Existing Lot Coverage	20.5%
Proposed Lot Coverage	25.0% (20% permitted)

26. Correspondence.
27. Other Business.

28. 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.*