

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, MAY 8, 2008

1. 6:30 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 Hunter.
7. Report from Committee Heads.
 - Public Works - Council member Strauss
 - Schedule for Lagunitas Road Bridge
 - Fish Ladder update
 - Sir Francis Drake pedestrian pathway update
 - General Government - Council member Durst
 - MCCMC Legislative Committee
 - Marin Telecommunications Agency
 - Bolinas Avenue update
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Town Council update on cooperative effort between the Town of Ross and the Ross School District to relocate the Town's Emergency Operation Center (EOC) into the proposed new Ross School facility, allowing for coordinated disaster preparedness efforts by the two organizations. (Broad)
11. Town Council update on the completed agreement between the Town of Ross and the Ross School for the Ross School use of the Ross Common for a temporary campus and construction staging area. (Broad)

*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.

May 8, 2008 Agenda

12. Town Council consideration of adoption of Resolution No. 1647 establishing a seasonal restricted parking zone for a weekly Farmers Market. (Heying)
13. Town Council consideration of adoption of Resolution No. 1648 establishing twenty-minute restricted parking on Ross Common. (Heying)
14. Town Council consideration of adoption of Resolution No. 1649 approving the Ross Valley Paramedic Authority tax levy for the 2008-09 fiscal year. (Heying)
15. Town Council consideration and response to the Grand Jury report dated April 1, 2008 entitled "Marin on Fire! Not if, but when." (Heying)
16. Town Council consideration of adoption of Ordinance No. 611 to increase fire protection measures through modifications to the following chapters of the Ross Municipal Code: Chapter 12.12, Weeds, Trees, and Vegetation; Chapter 15.32, Report of Residential Building Records; Chapter 18.39, Hillside Lot Regulations; Chapter 18.40, General Regulations; and Chapter 18.41, Design Review. (Heying & O'Rourke)
17. Presentation from Marin Open Space Trust.
18. Follow-up discussion on after-the-fact construction. (Broad)
19. Town Council consideration of ratifying the U.S. Mayors Climate Protection Agreement. (Broad)
20. Town Council consideration of authorization of expenditures for overlay projects for fiscal year 2007-08 and 2008-09. (Jarjoura)
21. Status report on the five Town Council goals for 2007-2008. (Council)
22. Town Council adoption of five Town Council goals for 2008-2009 and the implementation of these goals. (Broad)
23. **30 Ross Common, Commercial District Use Permit No. 1684**
Kathleen Firestone (applicant) & Deborah and Tony Montero and Marcella Arana (owners), 30 Ross Common, A.P. No. 73-272-11, C-L (Local Service Commercial). An ice cream and frozen yogurt parlor/café in a ground floor tenant space with 675 square feet of interior space and 400 square feet of outside area. The applicant would sell organic ice cream and frozen yogurt as well as coffee, tea, fresh fruit, smoothies, nut milks and desserts. Proposed days and hours of operation are 6 am to 9 pm daily with three to five on-site employee and estimated customer traffic of 50 to 100 people per day.

(This item has been continued.)
24. **18 Ross Terrace, Variance and Design Review No. 1679**
Dan and Mia Beckham, 18 Ross Terrace, A.P. No. 71-240-30, R-1:B-15 (Single Family Residence, 15,000 Square Foot Minimum Lot Size). Variance and design review to

allow construction of an 8 foot tall wall (6 feet permitted) 30 to 42 feet from the front property line adjacent to Sir Francis Drake Boulevard and extending approximately 100 feet east along the north and south property lines. The applicants propose to build up soil against the walls that face Sir Francis Drake Avenue and Ross Terrace to reduce their visual height to 6 feet. Design review is also requested to allow landscape improvements associated with a new pool area, including a 225 square foot pool equipment and storage enclosure, patio areas, water features, pergolas, an outdoor fireplace, and landscaping around the drainage channel along the north property line. After-the-fact variance and design review is also requested to permit water storage tanks within the north side yard setback and over 100 linear feet of stacked rock retaining walls at the rear of the site.

Lot area	39,708 square feet	
Existing Floor Area Ratio	14.3%	
Proposed Floor Area Ratio	14.3%	(15% permitted)
Existing Lot Coverage	14.3%	
Proposed Lot Coverage	15.0%	(15% permitted)

25. **7 Woodhaven, Demolition Permit, Variance, Design Review, Hillside Lot/ Hazard Zone 4 Use Permit and Second Unit Permit No. 1680**
 Steve Bode, 7 Woodhaven Road, A.P. No. 73-021-04, R-1:B-5A (Single Family Residence, 5 Acre Minimum Lot Size). Demolition permit to allow the demolition of an existing residence and detached accessory structures totaling 1,961 square feet of floor area. Variance, design review, hillside lot/ hazard zone 4 use permit and second unit permit to allow the following: 1.) construction of a 4,601 square foot residence and attached two-car garage with a maximum ridge height of 28 feet; 2.) construction of a 1,199 square foot detached second unit above a two-car garage (700 square feet and one story permitted), with a maximum ridge height of 18.5 to 23 feet (18 feet permitted); 3.) location of the new residence, second unit, driveway and landscape retaining walls within 50 feet of a watercourse contained in a culvert (25 to 50 foot setback recommended); 4.) 788 cubic yards of cut and 340 cubic yards of fill; and 5.) over 100 linear feet of new driveway and landscape retaining walls with a maximum height of 9 feet.

Lot area	72,745 square feet	
Present Floor Area Ratio	2.7%	
Proposed Floor Area Ratio	7.6%	(15% permitted*)
Present Lot Coverage	2.7%	
Proposed Lot Coverage	5.8%	(15% permitted)

(*THE SLOPE OF THE SITE VARIES. BASED ON STAFF'S CALCULATION OF LOT SLOPE, THE HILLSIDE LOT ORDINANCE WOULD RECOMMEND A MAXIMUM FLOOR AREA OF 4,801 SQUARE FEET.)

26. **59 Bridge Road, Variance and Design Review No. 1683**
 Jay and Katie Kern, 59 Bridge Road, A.P. No. 73-261-37, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow modifications to the existing residence and landscape improvements that include: 1.) modifications to each elevation of the residence, including removal and

replacement of non-original windows and other features; 2.) demolition of an existing, detached, garage and remodel of the basement/garage area to create parking for 3 vehicles; 3.) demolition of the pool and construction of a new pool and patio area, partially within the rear yard setback (40 feet required, 30 feet proposed); 4.) construction of a 410 square foot pool cabana with a maximum ridge height of 19.5 feet from finished grade and 22.5 feet from existing grade; 5.) landscape grading involving 528 cubic yards of cut and 582 cubic yards of fill; 6.) modifications to 649 linear feet of existing landscape retaining walls, a total of 726 linear feet of landscape retaining walls ranging from 2 to 6 feet in height are proposed; 7.) solar photovoltaic panels on the roof of the residence; and 8.) solid wood entry and pedestrian gates and stone-finished walls and columns up to 6.5 feet in height (6 foot tall gate permitted with design review).

Lot area	32,405 square feet
Existing Floor Area Ratio	38.2%
Proposed Floor Area Ratio	38.0% (20% permitted)
Existing Lot Coverage	15.8%
Proposed Lot Coverage	19.0% (20% permitted)

The existing residence is nonconforming in height and number of stories. The existing detached garage is nonconforming in setbacks.

- 27. **115 Lagunitas Road, After-the-Fact Variance and Design Review No. 1681**
 Martin Rosen, 115 Lagunitas Road, A.P. No. 73-241-02, R-1:B-7.5 (Single Family Residence, 7,500 square foot minimum lot size). After-the-fact variance and design review approval for a new, approximately 225 square foot, deck at the rear of the residence, within a side setback area (15 feet required, 32 inches proposed). The deck would be finished with flagstone and stucco and replaces a wood deck that was demolished.

Approximate existing and proposed conditions:

Lot area	8,509 square feet
Existing Lot Coverage	31.1%
Proposed Lot Coverage	30.8% (20% permitted)

The existing residence is nonconforming in setbacks.

- 28. Open time for matters pertaining to the closed session in agenda item 28.
- 29. Council will adjourn to closed session for the following: Labor Relations — Government Code Section 54957.6 related to negotiations between the Town of Ross (Gary Broad, Town Manager as Town Representatives) and the Ross Professional Firefighters Association, Local 1775.
- 30. OPEN SESSION. Council will return to open session and announce action taken, if any.
- 31. Correspondence.

32. Other Business.

33. 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.