AGENDA REGULAR MEETING of the ROSS TOWN COUNCIL THURSDAY, DECEMBER 8, 2011

The community is invited to meet Pat Thompson, new Interim Town Manager, from 6:00 to 6:30 p.m. in Town Hall prior to the meeting.

- 1. 6:30 p.m. Commencement.
- 2. Posting of agenda.
- Minutes.
- 4. Demands.
- 5. Open Time for Public Expression. (5 minutes)
 Limited to three minutes per speaker on items not on agenda.
- 6. Report from Mayor. (5 minutes)
- 7. Introduction of Interim Town Manager Patricia Thompson/Town Manager Report. (Small & Thompson, 5 minutes)
- 8. Commending Loraine Berry for 15 years of service to the Marin County Commission on Aging. (Small, 5 minutes)
- 9. Report from Public Works Director. (5 minutes)
 - Sir Francis Drake Blvd/Lagunitas Intersection Project update
 - Bolinas Avenue drainage and traffic calming update
 - Water Valve Leak Lagunitas Rd/MMWD
- 10. Report from Police Chief. (5 minutes)
 - Citizen Classes
- 11. Report from Committee Heads.

Community Protection - Council member Hunter

- Report on November 18th Community Protection meeting
- TAM update

General Government - Council member Martin

- Report on December 1st General Government meeting
 Public Works
 Council member Strauss
- Report on December 2nd Public Works meeting

For information as to which item the Council is hearing, please call 415-453-1453, option 4, after 6:30 p.m. on the night of the meeting. Times shown are estimates only.

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

- 12. Report from Ross Property Owners Association.
- 13. Flood Control Report.
- 14. Marin Sanitary Service update by Patty Garbarino, President, on food residential waste program. (5 minutes)
- 15. Report from Ross Recreation Director Pam Riley and discussion/approval of candidates for Committee membership (Board of Directors). (10 minutes) ■
- 16. Consent Agenda. (5 minutes)

 The following four items will be considered in a single motion, unless removed from the consent agenda:
 - a. 6 Hill Road, Request for 2nd One-Year Time Extension, No. 1769 (Semonian) Matt and Courtney Seashols, 6 Hill Road, A.P. No. 73-172-05, R-1:B-10 (Single Family Residence, 10,000 Sq. Ft. Minimum Lot Size), Medium Low Density (3-6 Units/Acre). Request for a second one-year time extension to February 11, 2013, for the project approved February 11, 2010, for a variance, design review and demolition permit for a significant remodel and small addition to an existing residence. The project involves modifications to each elevation of the residence and a change to the roofline, which would increase the maximum ridge height by 5 feet. A covered entry is proposed within the front yard setback (25 feet required, 6 feet proposed). The project also includes modifications to the roof of the garage, located within required setbacks (25 feet required, 0 feet existing and proposed), which would increase the maximum ridge height by 3 feet. The applicants propose a 217 square foot addition to the north side of the residence and new second floor decks on the south elevation. The landscape plan includes approximately 185 linear feet of new, terraced, retaining walls, ranging from 1 to 5.5 feet in height. The applicants propose to create a new lawn area within the south side yard and modify existing terraces within the southeast corner of the site, within required setbacks. The site grading includes 76 cubic yards of cut and 123 cubic yards of fill.

12,731 sq. ft.	
23.5%	
25.3%	(20% permitted)
19.6%	
21.8%	(20% permitted)
41.2%	
46.2%	
	23.5% 25.3% 19.6% 21.8% 41.2%

The existing residence, garage and patios are nonconforming in setbacks. The project was exempt from the Hillside Lot Regulations in effect in 2009.

b. Lagunitas Country Club, 205 Lagunitas Road, biennial review for compliance with use permit conditions. (Semonian) \blacksquare

A.P. No. 73-211-40 and 073-221-01. Zoning R-1:B-A (Single Family Residence, 1-acre minimum lot size), General Plan designation RC (Limited Specialized

Recreational/Cultural). Biennial review for compliance with use permit conditions.

- c. Town Council action to approve a 5-year services contract with the Town of Fairfax for dispatch and records management services. (Masterson)
- d. Town Council action for approval of the agreement to share resources between the Ross Police Department and the Fairfax Police Department. (Masterson)

End of Consent agenda.

- 17. Town Council discussion/action to appoint a Town representative to the Marin/ Sonoma Mosquito & Vector Control District Board of Trustees for a two-year term to December 31, 2013. (Thompson, 5 minutes) ■
- 18. Town Council discussion of easements, including reciprocal indemnifications, with Ross School over portions of Town property on Ross Common for pedestrian access and structures. (Thompson, 10 minutes) ■
- 19. Town Council consideration/action on Circle Drive residents request that the Council acknowledge Park and Circle Drive are publicly maintained roadways. (Stepanicich, 20 minutes) ■
- 20. Town Council discussion/action regarding available PEG funds for purchase of video equipment for Town Council chambers, and discussion/action regarding Granicus discount through June 2012 and of cost for initial software. (Small, 15 minutes) ■
- 21. Town Council consideration of Marin Art & Garden Center, 30 Sir Francis Drake Boulevard, request to waive application fees for an application to amend the C-C District zoning regulations to add "environmental conservation" uses to the permitted uses. (Semonian, 5 minutes)
- 22. No Action Items: (Small, 5 minutes)
 - a. Council correspondence received
 - b. Future Council items
- 23. Discussion of the five Town Council goals for FY 2011-2012 developed at the Town Council retreat and the implementation of these goals. (15 minutes)
 - a. Development of right-of-way regulations (Small)
 - b. Development of Council procedures (Martin)
 - c. Development of overlay landscape plan (Strauss)
 - d. Fire consolidation (Hunter)
 - e. Post-emergency permitting and nonconforming structure regulation review (Russell)
- 24. 126 Winding Way, Amendment to Variance, Design Review, Hillside Lot and Demolition Permit and Construction Completion Deadline, No. 1736 (Semonian, 30 minutes)

Douglas and Miranda Abrams, 126 Winding Way, A.P. No. 72-091-14, R-1:B-5A (Single Family Residence, 5-Acre Minimum Lot Size), Very Low Density (.1-1 Units/ Acre).

Continued public hearing on a request for an amendment to approved plans for design review, hillside lot permit, variances, tree removal permit and a demolition permit to allow: 1.) the addition of a spa and spa equipment in the area of the master bedroom patio (40-foot setback proposed); and 2.) basement exception and after-the-fact request to delete a condition of the January 2011 approval that limited grading, improvement and use of the understory areas. The applicants request the basement exception to retain and further improve: 1.) 127 square foot wine cellar/pantry at the main level; 2.) 456 square foot exercise room, office, bathroom and laundry room in the underfloor area; and 3.) 76 square foot mechanical room under the main level addition. Total floor area of 4,661 square feet was approved in January 2011 and total floor area of 5,244 square feet is proposed.

The Town Council will also consider the applicants request for additional time to complete the project without accruing construction completion penalties (construction completion date October 2, 2011).

Gross lot area	54,108 square feet	
Net lot area (less road easement)	44,201 square feet	
Existing/Approved/Proposed Floor Area	8.2%/10.6%/11.9%	(15% permitted*)
Existing/Approved/Proposed Lot Coverage	7.0%/9.2%/9.2%	(15% permitted)

*The slope of the lot is 35.3%. The 2009 Town Hillside Lot Ordinance guidelines recommended a maximum floor area of 4,223 square feet based on the gross lot area (not deducting the roadway easement area). The current Town Hillside Lot Ordinance floor area would permit a maximum floor area of 3,285 square feet. The existing residence is nonconforming in number of stories (2 permitted) and covered parking (2 spaces required).

25. 98 Shady Lane, Variance No. 1824 (Semonian, 30 minutes)

Lulita and John Reed, 98 Shady Lane, A.P. No. 73-052-37, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size), Medium Low Density (3 - 6 units per acre), Flood Zone A (1-percent annual chance floodplain). Request for approval of lot coverage and setback variances to allow construction of the following: 1.) new 11 foot by 27 foot swimming pool and spa within the rear yard setback (40 feet required, 8 feet proposed) and north side yard setback (15 feet required, 12 feet proposed); 2.) pool equipment shed within the north side yard setback (15 feet required, 0 feet proposed); and 3.) relocation of a fountain within the north side yard setback (15 feet required, 1 foot proposed) and rear yard setback (40 feet required, 13.5 feet proposed). The project would include removal of the 35 foot by 18 foot swimming pool under the rear yard lawn, abandoned by the prior owner. New drainage swales and an infiltration trench are proposed to reduce peak runoff from the 100-year 1-hour design storm to below existing conditions.

Lot area	7,511 squ	are teet
Existing/Proposed Floor Area Ratio	32.6%	(20% permitted)
Existing Lot Coverage	31.0%	
Proposed Lot Coverage	31.4%	(20% permitted)
Existing Impervious Surface	47.9%	
Proposed Impervious Surfaces	56.1%	

26. 36 Glenwood, Amendment to Variance and Design Review Permit No. 1662 (Semonian, 15 minutes) ■

John and Lisa Pritzker, 36 Glenwood Avenue, A.P. No. 73-131-30, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size), Very Low Density (.1-1 units per acre), Flood Zone A and X (creek is within 100-year floodplain). Amendment to plans approved by the Town Council on March 13, 2008, and amended at later hearings, for redevelopment of the site with a new residence and accessory structures. The applicants request the Town Council to rescind a condition of approval that required construction within Ross Creek to remove a potential barrier to fish passage within two years of project final.

Lot area 221,194 square feet
Approved Floor Area Ratio 11.2% (15% permitted)
Approved Lot Coverage 9.1% (15% permitted)

27. 60 Baywood Avenue, After-the-fact Variance No. 1846 (Semonian, 15 minutes) Reza Rae Pourian, 60 Baywood Avenue, A.P. No. 72-021-15, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum lot size), Low Density (1-3 units per acre), Flood Zone X (area outside the 1-percent annual chance floodplain). Request for approval of after-the-fact lot coverage and setback variances for the following: 1.) hot tub partially within the rear yard setback (40 feet required, 36 feet proposed); 2.) play structure within the north side yard setback (20 feet required, 8 feet proposed); and 3.) play shed within the rear yard setback (40 feet required, 20 feet proposed).

15,165 sq	uare feet
23.4%	
23.4%	(15% permitted)
18.4%	
19.2%	(15% permitted)
21.1%	
21.9%	
	23.4% 18.4% 19.2% 21.1%

The existing parking structure is nonconforming in setbacks.

28. 10 Ames Avenue, Amendment to Variance and Design Review Permit No. 1794 (Semonian, 15 minutes)

Bradley and Kristen Matsik, 10 Ames Avenue, A.P. No. 73-181-08, R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size), Low Density (1-3 Units/Acre), Flood Zone X (outside 1-percent annual chance floodplain). After-the-fact request for setback variance and an amendment to the October 14, 2010 and January 13, 2011, variance and design review approvals to allow: 1.) a play structure and trampoline installed within the rear yard setback (40 feet required, 5 feet proposed); 2.) rescission of a condition that required the driveway surface to be permeable paving to allow concrete; and 3.) approval of design modifications including a change in the form of the front porch roof and the garage doors.

Effective lot area	17,935 square feet
Existing Floor Area Ratio	22.5%
Approved/Proposed Floor Area Ratio	19.3% (15% permitted)
Existing Lot Coverage	27.5%
Approved/Proposed Lot Coverage	25.9% (15% permitted)
Existing Impervious Areas	38.5%

Approved Impervious Areas 28.7% Proposed Impervious Areas 36.4%

The existing residence and garage are nonconforming in setbacks.

29. 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.