

**AGENDA**  
**REGULAR MEETING of the ROSS TOWN COUNCIL**  
**on the SPECIAL DATE OF MONDAY, APRIL 17, 2006**

- 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. Election of Mayor.**
- 7. Election of Mayor Pro Tempore.**
- 8. Report from Committee Heads.**
  - General Government - Council member Strauss
  - Finance - Council member Barr
    - Possible Amending of Check Signing and Bank Deposits
    - Scheduling of Budget Hearings
  - Public Works - Council member Durst
  - Public Safety - Council member Hunter
    - Fire Consolidation Update: Kentfield and Ross Valley
- 9. Flood Update Report.**
- 10. Report from Ross Property Owners Association.**
- 11. Report from Bruce Hart, Town of Ross Representative to the Ross Valley Paramedic Authority (RVPA) on a Proposed RVPA Parcel Tax Renewal for the November 2006 Ballot.**
- 12. Town Council Consideration of a Schedule for Undertaking, Completing and Prioritizing Special Town Projects. (Broad)**
- 13. Town Council Approval of a One-Year Contract to Retain a Project Planner to Work on Special Town Projects. (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.*

**14. Consent Agenda.**

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

- a. Town Council Adoption of Ordinance No. 594 Amending Municipal Code Section 9.20, Unnecessary Noise. (Heying)**
- b. Town Council Adoption of Ordinance No. 595 Setting the Town of Ross Election to Coincide with the State of California Consolidated Primary Election. (Broad)**
- c. Town Council Consideration of Resolution No. 1595 Adopting a Risk Management Program. (Broad)**
- d. Town Council Consideration of Resolution No. 1596 Adopting Paychex Employee Benefit Plan. (Broad)**

**e. Commercial Use Permit**

Donna Doran – Breaking Away Bicycles (tenant) & John Lord (owner), 7 & 9 Ross Common, A.P. No. 73-273-13, C-L (Local Service Commercial). A retail bicycle shop in 1,600 square feet of tenant space. Hours of operation will be seven days a week from 10 am to 7 pm, with three on-site employees and an estimated customer traffic of twenty to forty people per day.

**f. Demolition Permit**

The Town of Ross, 37 Sir Francis Drake Boulevard, A.P. No. 73-191-16, C-D (Civic District). Demolition permit to allow the demolition of an existing approximately 2,000 square foot single-story residence with a two-car garage. No replacement structure is proposed at this time.

**g. Design Review and Tree Removal**

The Branson School, 39 Fernhill Avenue, A.P. No. 73-082-12, R-1:B-A (Single Family Residence, One Acre Minimum). Design review to allow the following: 1.) creek bank stabilization at the rear of the Branson gymnasium incorporating a boulder toe, fabric reinforced earth fill, and willow plantings within guideline watercourse setbacks (25 feet recommended, 0 feet proposed); and 2.) creek bank stabilization at the rear of the reading room incorporating a 15 foot tall, 140 linear foot, earth-anchored shotcrete retaining wall within guideline watercourse setbacks (25 feet recommended, 0 feet proposed.) Tree permit approval is additionally requested to allow the associated removal of 6 trees, including 3 live oaks with diameters of 16, 18, and 24 inches, 2 bays with 18 inch diameters, and a 16 inch big leaf maple.

**h. Design Review, Use Permit, and Amendment to Approved Plans**

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). Design review and hazard zone 4 use permit to allow the following: 1.) construction of a new 606

square foot detached two-car garage with stone and horizontal cedar siding and an integral trellis structure at the front of the existing residence; 2.) construction of 257 square foot stairway and laundry room addition at the front elevation of the existing residence; 3.) conversion of 1,827 square feet of existing understory space to finished space; 4.) addition of a new trellis structure at the existing entry; 5.) addition of stone siding to portions of the existing residence; 6.) enlargement of the existing entry drive to provide access to the proposed garage; 7.) construction of a 121 square foot pool equipment and changing room structure at the rear of the residence; 8.) reconstruction of existing patio and deck areas at the rear of the residence; 9.) construction of new stone terraces and steps connecting the proposed garage to the residence and a new exterior stair connecting this area to the rear yard; and 10.) 586 cubic yards of cut, 144 cubic yards of fill, and 480 linear feet of new and reconstructed retaining walls with a maximum height of 8 feet. Amendment to approved plans to allow revisions to a Council condition of approval, adopted on November 14, 2002, which prohibited the development of new floor area in the understory.

<b>Lot area</b>	<b>50,250 square feet</b>
<b>Existing Floor Area Ratio</b>	<b>7.1%</b>
<b>Proposed Floor Area Ratio</b>	<b>13.3% (15% permitted)</b>
<b>Existing Lot Coverage</b>	<b>6.3%</b>
<b>Proposed Lot Coverage</b>	<b>8.8% (15% permitted)</b>

**End of Consent Agenda.**

**15. Design Review and Use Permit**

Joyce Konigsberg, 58 Wellington Avenue, A.P. No. 72-121-44, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Design review and hillside lot hazard zone 3 use permit application to allow the following: 1.) construction of a 664 square foot addition to the east of the existing residence including a single-car garage, a storage room, and an indoor pool room within guideline watercourse setbacks (50 feet recommended, 29 feet proposed) and a 160 square foot dining room addition on the western elevation of the existing residence within guideline watercourse setbacks (50 feet recommended, 32 feet proposed), 2,981 square feet of total floor area is proposed\*; 2.) complete redesign of the exterior of the existing residence including changes to window size and location, a new roofline, and deletion of the existing clerestory ridgeline window; 3.) construction of a new deck to the east and north of the existing residence within guideline watercourse setbacks (25 feet recommended, 4.5 feet proposed); 4.) construction of a 116 foot long, 7.5 foot tall, retaining wall to the rear of the residence; 5.) construction of an approximately 116 foot long, 8 foot tall, catchment fence at the rear of the property and upslope from the residence; and 6.) 280 cubic yards of cut and 50 cubic yards of fill.

<b>Lot area</b>	<b>22,046 square feet</b>
<b>Existing Floor Area Ratio</b>	<b>9.9%</b>
<b>Proposed Floor Area Ratio</b>	<b>13.5% (20% permitted*)</b>
<b>Existing Lot Coverage</b>	<b>9.9%</b>
<b>Proposed Lot Coverage</b>	<b>13.5% (20% permitted)</b>

\*THE SLOPE OF THIS LOT IS 34%. THE HILLSIDE LOT ORDINANCE WOULD RECOMMEND A MAXIMUM FLOOR AREA OF 1,764 SQUARE FEET.

*The property is nonconforming in covered parking (1 space required, 0 existing.)*

**16. Design Review, Demolition Permit, and Tree Removal**

Perry and Krista Pavlina, 5 Fernhill Avenue, A.P. No. 73-091-04, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Demolition permit to allow the removal of a 2,838 square foot two story residence, a 682 square foot detached guest house, a 260 square foot attached carport, and associated development including a 48 square foot shed. Variance and design review to allow the following: 1.) construction of a 3,869 square foot two story Mission Revival style residence including an attached 444 square foot two-car garage; 2.) construction of a swimming pool and at-grade pool patio at the rear of the residence; 3.) construction of a raised rear terrace at a height of 3 feet above existing grade; 4.) construction of a raised front yard patio at a height of 3 feet above existing grade which is to be surrounded by a 6 foot tall open wrought iron fence; and 5.) construction of a gravel or decomposed granite circular entry drive. Tree removal approval is additionally requested to allow the removal of a 60" English oak.

<b>Lot area</b>	<b>25,958 square feet</b>
<b>Existing Floor Area Ratio</b>	<b>14.7%</b>
<b>Proposed Floor Area Ratio</b>	<b>14.9% (15% permitted)</b>
<b>Existing Lot Coverage</b>	<b>13.2%</b>
<b>Proposed Lot Coverage</b>	<b>13.2% (15% permitted)</b>

*The existing residence and guest house are nonconforming in setbacks.*

**17. Variance and Design Review**

Margaret Sheehy, 3 Fernhill Avenue, A.P. No. 73-091-10, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Variance and design review to allow an existing single story residence to be raised 3 feet, resulting in a new maximum building height of 22 feet, 4 inches within the front yard setback (25 feet required, 12 feet proposed), north side yard setback (15 feet required, 12 feet proposed), and south side yard setback (15 feet required, 14 feet proposed.) A new entry landing and stairs are additionally proposed at the front elevation and within the front yard setback (25 feet required, 7 feet proposed) and a new raised deck with a height of 4.5 feet is proposed to the north of the residence and within the north side yard setback (15 feet required, 3 feet proposed).

<b>Lot area</b>	<b>5,825 square feet</b>
<b>Existing Floor Area Ratio</b>	<b>31.8%</b>
<b>Proposed Floor Area Ratio</b>	<b>31.8% (20% permitted)</b>
<b>Existing Lot Coverage</b>	<b>31.8%</b>
<b>Proposed Lot Coverage</b>	<b>37.0% (20% permitted)</b>

*The existing residence and garage are nonconforming in setbacks.*

- 18. Demolition Permit, Variance, Design Review, Use Permit, and Tree Removal**  
Colin Lind and Anne Dickerson-Lind, 30 El Camino Bueno, A.P. No. 72-171-04, R-1:B-A (Single Family Residence, One Acre Minimum). Demolition permit to allow the removal of a 5,786 square foot two-story house, a 460 square foot two-car detached carport, and approximately 70 square feet of minor accessory structures. Variance, design review, and hillside lot hazard zone 3 use permit application to allow the following: 1.) construction of a 5,789 square foot three story residence (two stories allowed) with a maximum height of 32.5 feet (30 feet allowed), an 805 square foot attached two car garage, and a 113 square foot pool house; 6,707 square feet of total development is proposed\*; 2.) construction of a new terrace and a 75 foot by 17 foot swimming pool to the south of the proposed residence; and 3.) 1,475 cubic yards of cut, 730 cubic yards of fill, and 360 linear feet of new retaining walls with a maximum height of 8 feet. Tree removal approval is additionally requested to allow the removal of 7 trees, including 6 live oaks with diameters between 12 and 18 inches and a 13 inch redwood.

<b>Lot area</b>	<b>2.48 acres</b>	
<b>Existing Floor Area Ratio</b>	<b>5.8%</b>	
<b>Proposed Floor Area Ratio</b>	<b>6.2%</b>	<b>(15% permitted*)</b>
<b>Existing Lot Coverage</b>	<b>3.9%</b>	
<b>Proposed Lot Coverage</b>	<b>6.6%</b>	<b>(15% permitted)</b>

\*THE SLOPE OF THIS LOT IS 40%. THE HILLSIDE LOT ORDINANCE WOULD RECOMMEND A MAXIMUM FLOOR AREA OF 6,708 SQUARE FEET.

- 19. Variance, Design Review, Demolition Permit, and Tree Removal**  
Nancy and Herb Tully, 12 East Road, A.P. No. 73-173-01, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Demolition permit to allow the removal of a 1,113 square foot single story residence adjoining East Road. Variance and design review to allow the following: 1.) construction of a new 3,913 square foot, 34 foot tall (30 feet allowed), two story residence within the east side yard setback (15 feet required, 13 feet proposed) with a primary entry from Lagunitas Road; 2.) construction of a 484 square foot two car garage between the proposed residence and Lagunitas Road; 3.) construction of a 300 square foot single car garage adjacent to East Road; 4.) construction of a pool and pool patio to the north of the proposed residence and two patios to the west of the residence; 5.) construction of a 6 foot tall solid wood fence on the property line adjacent to East Road; 6.) construction of a 2.5 foot tall stone wall and a 6 foot tall wood and wire fence on the property line adjacent to Lagunitas Road; 7.) construction of 6 foot tall open metal vehicular and pedestrian access gates with 2 foot wide by 6 foot tall stone columns on the property line adjacent to Lagunitas Road; and 8.) 1,058 cubic yards of cut, 2,221 cubic yards of fill, and 66 feet of retaining walls with a maximum height of 3 feet. Tree removal approval is additionally requested to allow the removal of 11 trees, including 9 bays with diameters between 8 and 15 inches, a 22 inch oak, and a 24 inch tree of indeterminate species.

<b>Lot area</b>	<b>23,488 square feet</b>
<b>Existing Floor Area Ratio</b>	<b>4.7%</b>
<b>Proposed Floor Area Ratio</b>	<b>20.0% (20% permitted)</b>
<b>Existing Lot Coverage</b>	<b>6.5%</b>
<b>Proposed Lot Coverage</b>	<b>17.6% (20% permitted)</b>

*The existing residence is nonconforming in setbacks and the property is currently nonconforming in covered parking.*

- 20. Demolition Permit and Amendment to Approved Plans**  
Richard and Cynthia Hannum, 23 Baywood Avenue, A.P. No. 72-071-06, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Demolition permit to allow the removal of more than 25% of the exterior walls and/or wall coverings of the existing residence. A second amendment to the May 8, 2003 variance and design review approval allowing renovations to an existing residence (amended first in January 2006) is requested to allow structural renovations to an existing one car garage located within the front yard setback (25 feet required, 0 feet existing) and east side yard setback (15 feet required, 3 feet existing).
- 21. After-the-Fact Design Review**  
Virginia and Michael George, 147 Lagunitas Road, A.P. No. 73-232-44, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). After-the-fact design review to allow approximately 180 linear feet of new retaining walls with a maximum height of 3 feet and an approximately 40-foot long retaining wall at the back edge of the reconstructed swimming pool with a maximum height of 6 feet.
- 22. After-the-Fact Design Review, Use Permit, Hillside Lot and Lot Line Adjustment**  
Don Santa, 662 Goodhill Road, A.P. No. 73-211-43, R-1:B-5A (Single Family Residence, Five Acre Minimum) and R-1:B-A (Single Family Residence, One Acre Minimum) and Cregg and Jerliyn Baumbaugh, 658 Goodhill Road, A.P. Nos. 74-271-33 (Ross) & 74-300-02 (Kentfield), R-1:B-5A (Single Family Residence, Five Acre Minimum for portions of the applicants' property which are located in the Town of Ross.). Lot line adjustment to allow the transfer of 53,577 square feet from the Santa parcel (APN 73-211-43) to the Baumbaugh parcel (APN 74-271-33) along their shared property line to the north and west of the Baumbaugh residence. This would result in a new lot area of 804,458 square feet for the Santa property and 159,201 square feet for the Baumbaugh property.

Mr. Santa additionally requests design review, use permit, hillside lot, and hazard zone 3 & 4 use permit approvals to allow the following: 1.) after-the fact approval to legalize a 395 square foot finished basement; 2.) construction of a 1,030 square foot, two bedroom, split-level guest house to the southeast of the main residence- a total of 9,583 square feet of floor area is proposed for this property\*; 3.) construction of a raised patio to the north of the proposed guest house incorporating 72 linear feet of retaining walls with a maximum height of 8 feet; and 4.) 48 cubic yards of cut and 48 cubic yards of fill.

658 Goodhill Road

Existing Lot Area	105,624 square feet
Proposed Lot Area	159,201 square feet

662 Goodhill Road

Existing Lot Area	858,035 square feet
Proposed Lot Area	804,458 square feet
Present Floor Area Ratio	1.0%
Proposed Floor Area Ratio	1.2% (15% permitted*)
Present Lot Coverage	0.7%
Proposed Lot Coverage	0.9% (15% permitted)

(\*The slope of this lot is 41%. The Hillside Lot Ordinance would recommend a maximum floor area of 6,534 square feet.)

- 23. **Correspondence.**
- 24. **Other Business.**
- 25. **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.*