

**AMENDED AGENDA**  
**REGULAR MEETING of the ROSS TOWN COUNCIL**  
**THURSDAY, JANUARY 12, 2006**

1. **7:00 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 Tom Byrnes.**
7. **Report from Committee Heads.**
  - General Government - Council member Strauss
  - Public Works - Council member Durst
    - Marin Telecommunications Agency
    - 37 Sir Francis Drake Housing Project Update
    - Ross Recreation Update
  - Public Safety - Council member Hunter
    - Fire Consolidation Update
8. **Flood Control Report.**
9. **Town Council Consideration of Resolution No. 1586 Approving a Flood Relief Fund and Approving the Expenditure of Public Funds for Private Flood Relief in the Public Interest. (Broad)**
10. **Town Council Consideration of Adoption of Resolution No. 1584 Approving a Revised Town Disaster Plan. (Heying)**
11. **Report from Ross Property Owners Association.**
12. **Council Consideration of Resolution No. 1587 Granting Marin Sanitary Service a 2.3% rate increase for 2006, Effective January 1, 2006. (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.*

13. **Town Council Consideration of Resolution No. 1588 Approving the Town of Ross to Apply for Grant Funds for the Per Capita Grant Program Under the California Clean Water, Clean Air, Safe Neighborhood Park and Coastal Protection Act of 2002. (Jarjoura and Broad)**
14. **Town Council Approval of Regular Council Meeting Dates for 2006, Including Rescheduling the April 2006 Meeting. (Broad)**
15. **Town Council Consideration of Adoption of an Ordinance Calling for a Consolidated Election. (Broad)**
16. **Town Council Consideration of a Request from the Ross Public Safety Officers Association that the Town Council Recognize the Ross Police Officers Association and the Ross Professional Firefighters Association, IAFF Local 1775 as Separate Associations. (Broad)**
17. **Town Council Consideration of Two Alternative Designs for the Improvement of the Planter Strip on Shady Lane, One with On-Street Parking, by St. John's Episcopal Church, 14 Lagunitas Road, A.P. No. 73-191-26. (Broad)**
18. **Consent Agenda.**  
The following four items will be considered in a single motion, unless removed from the consent agenda:

a. **Council Consideration of Resolution No. 1589 for a Failure of Completion Resolution for Parmenter and Ashu Sikand, 20 Canyon Road, A.P. No. 72-031-36.**

b. **Variance and Design Review**

Kes and Laura Narbutas, 7 Walters Road, A.P. No. 72-222-02, R-1:B-A (Single Family Residence, One Acre Minimum) Variance and design review 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.

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

**c. Design Review**

Elizabeth Brekhuis and Jordan Lavinsky, 72 Sir Francis Drake Boulevard, A.P. No. 72-161-16, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum) After-the-fact design review to allow the reconstruction of a solid 6 foot tall wood fence along the applicants' front yard property line and abutting Sir Francis Drake Boulevard.

**d. Design Review Amendment**

Lisa James and Murray Kenney, 11 Southwood Avenue, A.P. No. 73-152-05, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum) Amendment to a June 10, 2004 variance and design review approval which included renovations and improvements to an existing residence to allow clear stained cedar shingle siding with dark brown trim in place of the approved lap siding.

**End of Consent Agenda.**

**19. Time Extension and Resolution**

Michael and Karen Zeff, 9 Upper Ames, A.P. No. 73-181-17. A three-month time extension to March 31, 2006 (to January 31, 2006, for the house and to March 31, 2006, for the landscape) for Building Permit No. 15335, originally issued on October 17, 2003. The permit was initially scheduled to expire on April 17, 2005 and was extended to December 31, 2005 by the Town Council at their May 2005 meeting.

The Council will consider adoption of Resolution No. 1590 with the imposition of penalties of up to \$1,000 a day for failure to complete the work within the time limit permitted under the Ross Municipal Code, Section 15.50.050.

**20. Time Extension**

John Gaeta and Rose Laston-Gaeta, 51 Bridge Road, A.P. No. 73-261-24, R-1:B-7.5 (Single Family Residence, 7,500 Square Foot Minimum) A one-year time extension to January 13, 2007 for a variance, design review, hillside lot use permit, and encroachment permit application approved on January 13, 2005 to allow additions to an existing residence including the construction of an upper level master bedroom suite and renovations to the exterior of the structure along with accessory improvements including an enlarged spa terrace below the residence, a 2-car brick parking pad at the corner of the Bridge and Willow Avenues, and extensive new and reconstructed patios, retaining walls, and fences.

The Town Council, sitting as a Planning Commission, will consider the following application:

**21. Pre-Zoning**

Harvey Glasser, Upper Toyon Road, San Rafael, The property consists of three assessor's parcel numbers located within the City of San Rafael, 012-121-21, 012-121-03 and 012-081-07, totaling 6 acres. The parcels are contiguous to land within the Town of Ross under the same ownership. Planning staff has recommended

that the parcels be rezoned Single Family Residential with a Five Acre Minimum Lot Size (R-1:B-5A.).

Following rezoning of these parcels, the property owner will need to make an application to the Marin Local Agency Formation Commission (LAFCO) for annexation into the Town of Ross and de-annexation from the City of San Rafael. The rezoning will establish a Town of Ross zoning designation for the property, which would become effective if the annexation application is approved by LAFCO.

In conjunction with this rezoning, staff is recommending that these parcels be given a Ross General Plan land use designation of Very Low Density (.1 – 1 unit/acre) if the land is annexed into Ross.

The Town Council will return to sitting as the Town Council.

**22. Design Review Amendment**

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) Amendment to a May 8, 2003 variance and design review approval to allow renovations to an existing residence which was granted a one year extension of time in May 2004 and again in May 2005 including the following alterations: 1.) relocation of the front door from a west-facing portion of the front elevation to a north-facing portion of the front elevation within the front yard setback (25 feet required, 8 feet proposed); 2.) deletion of 46.5 square feet of bathroom space at the southern corner of the west side elevation, 40.5 square feet of mechanical space at the western corner of the north elevation, 22 square feet of bathroom space on the north elevation, and 23.5 square feet of bedroom space on the east elevation, all at the lower level; 3.) deletion of 15 square feet of entry and stair space on the north elevation and a combined 118 square feet of deck area on the south elevation, all at the upper level; 4.) addition of 15 square feet of master bedroom space on the south elevation and 31 square feet of bedroom space on the east elevation, all at the lower level; 5.) addition of 51 square feet of living room and guest bedroom space at the south elevation within the west side yard setback (15 feet required, 13 feet proposed), 50 square feet of kitchen space on the east elevation within the front yard setback (25 feet required, 24 feet proposed), and 118 square feet of deck area at the south elevation, all at the upper level; 6.) a thorough redesign of the exterior of the residence including new and altered fenestration on all four elevations; and 7.) new 4:12 pitched roofs throughout the structure and within the front yard setback (25 feet required, 8 feet proposed) and west side yard setback (15 feet required, 4 feet proposed.).

**23. Design Review**

Liz and Bill Welsh, 80 Laurel Grove Avenue, A.P. No. 72-201-21, R-1:B-A (Single Family Residence, One Acre Minimum) Design review to allow landscape renovations at the rear of an existing residence including the following: 1.) construction of a 140 square foot trellis-topped structure with a height of 9 feet

to the west of the existing pool; 2.) construction of a 375 square foot trellis-topped patio, pool equipment enclosure, and barbeque structure with a height of 9 feet to the south of the existing pool; 3.) 55 linear feet of new retaining walls with a maximum height of 6.5 feet; and 4.) 50 cubic yards of cut and 7 cubic yards of fill.

<b>Lot area</b>	<b>90,331 square feet</b>
<b>Existing Lot Coverage</b>	<b>6.8%</b>
<b>Proposed Lot Coverage</b>	<b>7.1% (15% permitted)</b>

(This item has been continued at the applicants' request.)

**24. Correspondence.**

**25. Other Business.**

**26. 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.*