

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, JUNE 8, 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. Report from Mayor Rick Strauss.
7. Report from Committee Heads.
 - General Government - Mayor Strauss
 - Finance - Council member Barr
 - Budget Report
 - Public Works - Council member Durst
 - Undergrounding of Utilities in Ross Update
 - 37 Sir Francis Drake Project Update
 - Marin Telecommunications Report
 - Public Safety - Mayor Pro Tempore Hunter
 - Fire Consolidation Update
8. Report from Ross Property Owners Association.
9. Report from Ross Parks and Recreation Committee and Council Discussion of Possible Amendments to Resolution No. 1466 Pertaining to the Duties, Functions, Responsibilities and Authority of Ross Parks and Recreation.
10. Town Council Introduction of Ordinance No. 596 Amending Municipal Code Section 10.028.070, Prohibiting Parking at North Road & East Road Intersection. (Heying)
11. Consent Agenda.
The following two items will be considered in a single motion, unless removed from the consent agenda:

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.

a. Design Review

Barney and Donna Aldridge, 16 Skyland Way, A.P. No. 72-241-43, R-1:B-A (Single Family Residence, One Acre Minimum). Design review to allow the expansion of the existing southern wing of the residence. 492 square feet of new lower level floor area is proposed including a kitchen and pantry addition at the east elevation and a family room addition at the west elevation.

Lot area	56,414 square feet	
Existing Floor Area Ratio	13.7%	
Proposed Floor Area Ratio	14.5%	(15% permitted)
Existing Lot Coverage	12.9%	
Proposed Lot Coverage	13.6%	(15% permitted)

The existing master suite structure is nonconforming in setbacks.

b. Demolition

Stefanie Reichel-Cook and Nathaniel Cook, 83 Shady Lane, A.P. No. 73-091-15, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Demolition permit to allow removal of approximately 434 square feet of the floor area of an existing residence. The submitted request results from a house raising and renovation plan approved by the Town Council at its May 11, 2006 meeting.

End of Consent Agenda.

12. Resolution No. 1600 Commending the Outstanding Service of Council Member Thomas F. Byrnes, Jr.
13. Resolution No. 1601 Commending the Outstanding Service of Council Member Jeanne Barr.
14. **Variance and Design Review**
Ash and Juliet Wood, 71 Shady Lane, A.P. No. 73-091-32, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Variance and design review to allow the applicants to abandon 602 square feet of existing finished basement space and construct a 602 square foot single story studio addition with a maximum height of 27 feet to the south of the existing residence. A raised deck with a height of 7 feet is proposed at the front elevation of the addition and a raised masonry patio with a height of 3.5 feet is proposed at the rear.

Lot area	20,345 square feet	
Existing Floor Area Ratio	22.8%	
Proposed Floor Area Ratio	23.2%	(20% permitted)
Existing Lot Coverage	12.2%	
Proposed Lot Coverage	15.0%	(20% permitted)

The existing residence is nonconforming in maximum height and number of stories.

15. Variance

Marcia and Michael Skall, 31 Shady Lane, A.P. No. 73-181-10, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Variance to allow the following: 1.) demolition of an existing 45 square foot accessory structure and 2.) construction of a 140 square foot office addition at the rear of the residence and within the south side yard setback (20 feet required, 15 feet proposed).

Lot area	17,989 square feet	
Existing Floor Area Ratio	15.9%	
Proposed Floor Area Ratio	16.4%	(15% permitted)
Existing Lot Coverage	22.9%	
Proposed Lot Coverage	22.6%	(15% permitted)

The existing residence and accessory structure are nonconforming in setbacks.

16. Variance and Design Review

Douglas and Michael Moore, 1 Shanley Lane, A.P. No. 73-091-31, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Variance and design review to allow an existing 2,282 square foot single story residence located within the front yard setback (25 feet required, 14 feet existing) to be raised 5 feet, resulting in a finished floor height of approximately 5.5 feet, thereby increasing the structure's maximum height from 15 feet (existing) to 20 feet (proposed.) Variance and design review approvals are additionally requested to allow an approximately 119 square foot 5 foot tall raised entry deck within the front yard setback (25 feet required, 22 feet proposed) and a 182 square foot 5 foot tall raised deck on the south elevation.

Lot area	23,120 square feet	
Existing Floor Area Ratio	9.8%	
Proposed Floor Area Ratio	9.8%	(20% permitted)
Existing Lot Coverage	9.8%	
Proposed Lot Coverage	10.7%	(20% permitted)

The existing residence is nonconforming in setbacks and the property is nonconforming in covered parking (1 required, 0 existing).

17. Variance and Design Review

Wallace and Roseanna Lourdeaux, 34 Shady Lane, A.P. No. 73-161-33, R-1:B-A (Single Family Residence, One Acre Minimum). Variance and design review to allow the following: 1.) reconstruction of and alterations to an existing 281 square foot cabin including raising the structure 2 feet and window and door changes within the rear yard setback (40 feet required, 31 feet proposed); 2.) construction of a new landing and stairs on the east elevation of the remodeled cabin within the rear yard setback (40 feet required, 24 feet proposed); and 3.) addition of approximately 1.5 feet of height to an existing rear yard fence adjacent to Sylvan Lane, resulting in a total proposed height of approximately 7.5 feet (6 feet allowed).

Lot area	61,992 square feet	
Existing Floor Area Ratio	14.9%	
Proposed Floor Area Ratio	14.9%	(15% permitted)
Existing Lot Coverage	10.9%	
Proposed Lot Coverage	11.0%	(15% permitted)

The existing residence is nonconforming in height and number of stories, the existing carport and studio are nonconforming in rear yard setback, and the existing guest house is nonconforming in rear and south side yard setbacks.

18. Variance and Amendment to Approved Plans

Karen and Stanley Stern, 66 Bridge Road, A.P. No. 73-302-10, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Variance and amendment to a March 10, 2005 variance, design review, demolition permit, and tree removal approval to allow the following: 1.) reorientation of the approved front yard swimming pool from a north-south axis to an east-west axis; 2.) enlargement of the pool from 9' x 38' to 14' x 38'; and 3.) construction of a fireplace within the east side yard setback (20 feet required, 18 feet proposed).

19. Variance and Design Review

Nan and Rob Foster, 18 Southwood Avenue, A.P. No. 73-151-03, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Variance and design review to allow the following: 1.) demolition of an existing carport and construction of a new 350 square foot one car garage within the west side yard setback (20 feet required, 0 feet proposed), rear yard setback (40 feet required, 2 feet proposed), and guideline watercourse setbacks (50 feet recommended, 2 feet proposed); 2.) construction of a new roof at the residence resulting in a maximum building height of approximately 21 feet located within the west side yard setback (20 feet required, 17 feet proposed); 3.) construction of an approximately 195 square foot office addition to the front of the residence within the east side yard setback (20 feet required, 18 feet proposed); 4.) construction of an approximately 30 square foot cantilevered addition at the rear of the residence and within the west side yard setback (20 feet required, 11 feet proposed) and guideline watercourse setbacks (50 feet recommended, 28 feet proposed); 5.) replacement of an existing rear deck with a new and slightly larger deck; 6.) alterations to and slight enlargement of an existing window bay on the front elevation of the residence; 7.) construction of a new entry landing and stairs within the west side yard setback (20 feet required, 12 feet proposed); and 8.) the addition of several new windows to the residence's east side and rear elevations.

Lot area	12,629 square feet	
Existing Floor Area Ratio	17.9%	
Proposed Floor Area Ratio	19.8%	(15% permitted)
Existing Lot Coverage	20.7%	
Proposed Lot Coverage	23.1%	(15% permitted)

The existing residence is nonconforming in sideyard setbacks. The existing carport is nonconforming in side and rear yard setbacks and is located partially on a neighboring property. The property is nonconforming in covered parking.

20. **Variance and Design Review**

Andrew and Nicole Sheehan, 44 Fernhill Avenue, A.P. No. 73-041-27, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum) and R-1 (Single Family Residence, 5,000 Square Foot Minimum). Variance and design review to allow remodeling of and additions to an existing residence including the following: 1.) construction of a 1,202 square foot upper level addition; 2.) abandonment of 372 square feet of existing finished understory space and conversion of the space to unfinished basement; 3.) construction of a two story entry turret on the front elevation; 4.) changes to the exterior of the residence including new and relocated wood windows, new cedar shingle siding, and a stone base; 5.) construction of a 6 foot tall open metal vehicular access gate with stone pillars within the Fernhill Avenue right-of-way; 6.) construction of a stone wall of partially within the Fernhill Avenue right-of-way; and 7.) construction of a 4 foot tall pedestrian gate and stone pillars within the Fernhill Avenue right-of-way.

Lot area	34,720 square feet	
Existing Floor Area Ratio	12.5%	
Proposed Floor Area Ratio	16.4%	(16.4% permitted)
Existing Lot Coverage	11.6%	
Proposed Lot Coverage	11.6%	(16.4% permitted)

The existing residence, pool house, and accessory structures are nonconforming in setbacks.

21. **Variance, Design Review and Demolition**

Tim Wood, 42 Fernhill Avenue, A.P. No. 73-041-26, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Demolition permit to allow the removal and reconstruction of the rear wing of the residence, comprising approximately 1,800 square feet of floor area. Variance and design review to allow the following: 1.) conversion of an existing deck on the east elevation into a 106 square foot first story kitchen and family room addition with a second story roof-top deck; 2.) conversion of approximately 226 square feet of an existing rear porch with a depth of more than 10 feet into a lower level rec room resulting in nonconformities in height (30 feet allowed, 34.5 feet proposed, 34.5 feet existing) and number of stories (2 stories allowed, 3 stories proposed, 3 stories existing); 3.) addition of 18 square feet to a closet in the main level guest room; 4.) demolition of an existing 130 square foot tank shed; 5.) construction of an approximately 290 square foot patio to the east of the residence and within the east side yard setback (20 feet required, 4 feet proposed); and 6.) construction of an approximately 300 square foot patio to the rear of the residence and within the east side yard setback (20 feet required, 8 feet proposed).

Lot area	20,210 square feet	
Existing Floor Area Ratio	29.0%	
Proposed Floor Area Ratio	29.0%	(15% permitted)

Existing Lot Coverage	19.8%	
Proposed Lot Coverage	18.7%	(15% permitted)

The existing residence is nonconforming in setbacks, height, and number of stories. The existing garage, guest house, tank shed, and additional accessory structures are nonconforming in setbacks.

22. Amendment to Approved Plans

Mimi and Todd Lyon, 18 Canyon Road, A.P. No. 72-031-27, R-1:B-5A (Single Family Residence, Five Acre Minimum). Amendment to a hillside lot hazard zone 3 use permit, variance, design review, demolition, tree permit, and subdivision map amendment application approved on May 12, 2005, to modify condition of approval number 6 to allow the existing residence/carriage house to be demolished and removed from the site after construction of the new residence is completed, rather than "prior to the commencement of grading, site work or construction", as condition of approval no. 6 currently requires.

23. Lot Line Adjustment and Variance

Scot Hunter and Mary Lee Rybar - 98 Chestnut Avenue, A.P. No. 73-291-09, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum) and Harry and Susan Neuwirth - 46 Chestnut Avenue, A.P. No. 73-291-11, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Lot line adjustment to allow the transfer of 2,256 square feet from 98 Chestnut to 46 Chestnut and 2,256 square feet from 46 Chestnut to 98 Chestnut. 98 Chestnut will remain at 39,335 square feet and 46 Chestnut at 24,796 square feet in lot area.

A variance is additionally requested as the lot line adjustment would create a nonconforming north side yard setback at the existing residential second unit (20 feet required, 12 feet proposed) at 98 Chestnut.

A variance and design review application has additionally been received to allow the following at 98 Chestnut Avenue:

Site improvements including: 1.) reconstruction and enlargement of an existing parking pad within the north side yard setback (20 feet required, 0 feet proposed), west side yard setback (20 feet required, 0 feet proposed), and front yard setback (25 feet required, 0 feet proposed); 2.) construction of a retaining wall up to 8 feet in height to support the proposed parking pad; and 3.) construction of a stairway and landing within the north side yard setback (20 feet required, 5 feet proposed).

24. Correspondence.

25. Other Business.

26. Adjournment.

June 8, 2006 Agenda

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.