

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, OCTOBER 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 Committee Heads.
 - Public Works - Council member Durst
 - Marin Telecommunications
 - Undergrounding
7. Report from Ross Property Owners Association.
8. Flood Control Report.
9. Planning Application Consent Agenda.
The following seven items will be considered in a single motion, unless removed from the consent agenda:
 - a. Extension of Time
Eric and Trisha Ashworth, 83 Laurel Grove Avenue, A.P. No. 72-092-03, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size). A one-year time extension to October 19, 2007 for a variance and design review application approved on October 19, 2005 to allow the following: 1.) construction of a 470 square foot two-car detached garage on the foundation of a previously-existing garage; and 2.) construction of a 200 square foot shop structure on the foundation of a previously-existing accessory structure within the north side yard setback (25 feet required, 20 feet proposed).

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.

“Brevity is the Soul of Wit.” (Shakespeare)
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.

Lot area	96,570 square feet
Existing Floor Area Ratio	3.8%
Proposed Floor Area Ratio	4.5% (15% permitted)
Existing Lot Coverage	2.2%
Proposed Lot Coverage	2.9% (15% permitted)

b. Variance and Design Review Amendment

Donna and Jonathon Goldman, 11 Olive Avenue, A.P. No. 73-171-33, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). An amendment to the Town Council April 10, 2003 approval to allow a redesign of the side entry stairway, encroaching within the front side yard setback (23.5 feet proposed, 25 feet required.)

Lot area	7,020 square feet
Approved Floor Area Ratio	41.3%
Proposed Floor Area Ratio	41.3% (20% permitted)
Approved Lot Coverage	21.8%
Proposed Lot Coverage	22.1% (20% permitted)

(The existing residence is nonconforming in front, side and rear yard setbacks.)

c. Variance and Design Review

Margaret Haas, 10 Morrison Road, A.P. No. 72-051-02, R-1:B-5A (Single Family Residence, Five-Acre Minimum Lot Size). Design review and variances for 320 linear feet of new retaining walls ranging in height from 0 to 6 feet within the front setback area (25 feet required, 2 feet proposed) and for landscaping between the walls. Portions of the stacked wall are within 3 linear feet of each other, resulting in a combined height of over 6 feet (6 feet permitted). The retaining walls would be faced with stone to match the existing walls.

d. Amendment to Approved Plans

Clyde and Janet Ostler, 185 Lagunitas Road, A.P. No. 73-211-20, R-1:B-A (Single Family Residence, One-Acre Minimum Lot Size). Amendment to plans approved by the Town Council on March 9, 2006 for a demolition permit, design review and variances associated with the remodel and expansion of an existing residence. An amendment to the original approval is requested to: 1.) expand the arbor-covered pool terrace area by 114 square feet, partially within the side setback area (25 feet required, 12 feet proposed); 2.) relocate the pool terrace fireplace and barbecue within the side setback area (25 feet required, 6 feet proposed); and 3.) increase the length of the pool from 50 feet to 60 feet, and shift the pool 3 feet to the south.

e. Variance

Ziba Sohaei, 33 Winship Avenue, A.P. No. 72-153-09, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance to allow a 130 square foot addition within the side yard setback (15 feet required, 8 feet proposed) and rear yard setback (40 feet required, 31 feet proposed) to permit construction of enclosed stairs to the basement of the residence.

Lot area (approximate)	5,500 square feet	
Existing Floor Area Ratio	30.3%	
Proposed Floor Area Ratio	32.7%	(20% permitted)
Existing Lot Coverage	29.9%	
Proposed Lot Coverage	32.3%	(20% permitted)

The existing residence is nonconforming in setbacks.

f. Demolition, Variance and Design Review

Cynthia Wollam & Dean Popplewell, 8 Sylvan Lane, A.P. No. 73-161-13, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum Lot Size). Demolition permit to allow the demolition of the existing 1,738 square foot house and 550 square foot garage and attached storage shed. Design review and variances for a new two-story house with a finished floor 5 ½ feet higher than the finished floor of the existing house, resulting in a maximum building height of 28.5 feet within guideline watercourse setbacks (50 feet recommended, 18 feet proposed). The proposed exterior materials are wood shingle siding with a clear sealer finish, wood windows, doors and fascia painted white, and dark grey asphalt roof shingles. Variances to permit entry stairs within the front setback area (25 feet required, 17.5 feet proposed). A second unit permit with variances is requested to allow a 442 square foot second unit above the garage that brings the project over the maximum permitted lot coverage and floor area for the site. Design review and front setback variance for a 5 foot fence to replace the bamboo hedge and an 8 foot arbor and gate at the front property line (25 feet required). The design and materials for the new fence, arbor and gate would match the existing fence, arbor and gate.

Lot area	21,090 square feet	
Existing Floor Area Ratio	11.3%	
Proposed Floor Area Ratio	17.9%	(15% permitted)
Existing Lot Coverage	12.3%	
Proposed Lot Coverage	15.5%	(15% permitted)

g. Variance and Design Review

Tim Wood, 42 Fernhill Avenue, A.P. No. 73-041-26, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum). Variance and design review for landscape improvements, including the following: 1.) construction of a 33 foot by 19 foot swimming pool within the side setback area (20 feet required, 14 feet proposed) and rear setback (40 feet required, 36 feet proposed); 2.) new stairs and landings within the east side setback (20 feet required, 10 feet proposed); 3.) 336 linear feet of new landscape retaining walls; 4.) new terrace area within the east side setback (20 feet required, 14 feet proposed); and 5) two 6-foot tall wood gates between the existing brick columns at the front property line.

The existing residence is nonconforming in setbacks, height, and number of stories. The existing garage, pool and guest house are nonconforming in setbacks.

End of Consent Agenda.

10. **Design Review and Tree Removal**

Aaron Mutscheller and Mindy Buoncristiani, 43 Laurel Grove Avenue, A.P. No. 72-181-04, R-1:B-A (Single Family Residence, One-Acre Minimum Lot Size). Design review to allow the renovation and addition to an existing single story residence including the following: 1.) re-cladding of the existing residence to include new wood horizontal siding, painted white, and a gray stone foundation; 2.) new wood windows and doors, painted white; 3) new standing seam metal roof in a weathered copper color, to a new maximum ridge height of 17 feet; 4.) 199 square feet of new floor area; 5.) new garbage enclosure, pool equipment shed, landscape retaining walls and a patio extension; and 6.) a 4-foot fence on the existing retaining wall, a 6-foot wood gate, and 6-foot wood and wire fence within the front yard. A tree removal permit is requested to remove six Texas Privet, one Bay, and one Pittosporum.

Lot area	51,158 square feet	
Existing Floor Area Ratio	4.2%	
Proposed Floor Area Ratio	4.6%	(15% permitted)
Existing Lot Coverage	5.6%	
Proposed Lot Coverage	6.0%	(15% permitted)

11. **Variance and Design Review**

Eric & Sarah Filler, 7 Woodside Way, A.P. No. 73-232-03, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow the following: 1.) remodel and addition to existing residence resulting in 8 square feet of new floor area within the rear setback area (40 feet required, 34.5 feet proposed) and 56 square feet of second floor deck area within the rear setback (40 feet required, 37 feet proposed); 2.) demolition of an existing carport and construction of a new 450 square foot two-car garage; 3.) demolition of a 402 square foot deck and replacement with a 387 square foot terrace, barbecue and outdoor fireplace within the rear setback area (40 feet required, 19 feet proposed); and 4.) new dormer, 76 square foot terrace, and covered entry for the cabaña, located at the rear property line (40-foot setback required, 0 feet proposed).

Lot area	22,294 square feet	
Existing Floor Area Ratio	19.3%	
Proposed Floor Area Ratio	19.9%	(20% permitted)
Existing Lot Coverage	14.0%	
Proposed Lot Coverage	16.0%	(20% permitted)

The existing residence and cabaña are nonconforming in setbacks.

12. **Variance and Design Review**

Sterling Sam, 29 Sir Francis Drake Boulevard, A.P. No. 73-242-10, R-1:B-10 (Single Family Residential zoning district, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow an existing one story residence to be raised approximately 7 feet to a new maximum height of 23 feet 9 inches. A 7-foot high understory is proposed below the first level. The applicant proposes a new raised deck and trellis in the area of the existing rear courtyard and a new 540 square foot loft area above the garage.

Lot area	13,995 square feet
Existing Floor Area Ratio	14.6%
Proposed Floor Area Ratio	18.5% (20% permitted)
Existing Lot Coverage	14.6%
Proposed Lot Coverage	19.9% (20% permitted)

13. Variance and Design Review

45 Redwood Drive, A.P. No. 73-312-06, R-1:B-7.5 (Single Family Residence, 7,500 Square Foot Minimum Lot Size). Variance and design review to allow: 1.) installation of a bathroom and wet bar in the studio; 2) elevation of the existing studio by approximately 2 feet, to a new maximum ridge height of 13 feet, within the front yard setback (25 feet required, 0 feet proposed) and side setback (15 feet required, 1 foot proposed); 3.) a 24 square foot addition to the studio within the front setback (25 feet required, 8 feet proposed) and side setback (15 feet required, 13 proposed); and 4.) a 58 square foot deck and stairs for the studio within the front setback (25 feet required, 0 feet proposed) and side setback (15 feet required, 13 feet proposed).

Lot area	7,512 square feet
Existing Floor Area Ratio	29.1%
Proposed Floor Area Ratio	29.4% (20% permitted)
Existing Lot Coverage	28.6%
Proposed Lot Coverage	29.7% (20% permitted)

The existing residence and studio are nonconforming in setbacks and no covered parking is provided (one space required).

14. Correspondence.

15. Other Business.

16. 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.