

**AGENDA**  
**REGULAR MEETING of the ROSS TOWN COUNCIL**  
**on the SPECIAL DATE OF THURSDAY, APRIL 16, 2009**

1. 6:30 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 Cahill.
7. Report from Committee Heads.
  - Public Works - Council member Strauss
    - Public Works Committee report
  - Community Protection- Council member Hunter
    - Report on Ross collaboration meeting (MAGC, Ross Recreation, Ross School, Town of Ross)
  - Finance Committee - Council member Martin
    - Marin Energy Authority
    - Marin Telecommunications Agency
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Introduction and swearing in of new Police Officer Kenneth Nicholas, Jr. (Reis)
11. Consent Agenda.  
The following five items will be considered in a single motion, unless removed from the consent agenda:
  - a. Request to award contract and authorize expenditures for Skyland Way/  
Walters Road overlay project. (Jarjoura)

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

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.

- b. Request to award contract and authorize expenditures for Norwood Avenue/Fernhill Avenue overlay project. (Jarjoura)
- c. Request to award contract and authorize expenditures for North/East/West Hill Road overlay project. (Jarjoura)
- d. Town Council consideration of adoption of Ordinance No. 613 to amend the following Municipal Code chapters: Chapter 18.12, Definitions, to add definitions for emergency shelter, transitional housing and caretaker unit; Chapter 18.24, Civic District, to allow emergency shelters and transitional housing as a permitted use; and Chapter 18.16, Single Family Residence District to allow accessory residences for school faculty and staff as a conditionally permitted use on lots containing public and private schools. (O'Rourke)
- e. Town Council consideration of adoption of Resolution No. 1666 amending the hours for seasonal restricted parking zone for a weekly Farmers Market May through September. (Broad)

End of consent agenda.

- 12. Town Council consideration of adoption of Resolution No. 1667 amending the fee schedule established by the Marin General Services Authority for Taxicab Regulations. (Broad)
- 13. Town Council consideration of adoption of Resolution No. 1668 Making Certain Findings and Determinations in Compliance with Section XIII B of the California Constitution (GANN Initiative) and Setting the Appropriation Limit for the Fiscal Year Ending June 30, 2009. (Broad)
- 14. Town Council consideration of adoption of Resolution No. 1669 Lagunitas Road Bridge Replacement Project CEQA Review: Certifying Final Environmental Impact Report (FEIR), Adopting a Statement of Findings of Fact and a Statement of Overriding Consideration, and Adopting a Mitigation Monitoring and Reporting Program. (URS Corporation, Broad and Jarjoura)
- 15. Town Council consideration of adoption of Resolution No. 1670 approving the Lagunitas Road Bridge Replacement Project. (URS Corporation, Broad and Jarjoura.)
- 16. Town Council consideration of approving plans for a four-foot wide pedestrian pathway along Sir Francis Drake Boulevard. (Jarjoura)
- 17. Follow-up discussion of the five Town Council goals for 2008-2009 and the implementation of these goals.
  - a. Staff job description updates and performance reviews (Cahill)
  - b. On-going emergency preparedness, with a focus on seniors (Skall)
  - c. Town and Ross Valley flood control (Martin)

- d. Downtown plan (Strauss)
  - e. Police and Fire Department reorganization (Hunter)
18. Town Council consideration of introduction of Ordinance No. 614 to amend Municipal Code Chapter 18.28, Community Cultural District, to allow limited, ancillary residential development as a conditionally permitted use. (O'Rourke)
19. Discussion of Town of Ross draft housing element 2009-2014, to include potential housing strategies and sites to meet the Town's regional housing needs allocation. This meeting is intended to allow staff to receive feedback from the Council and public. (O'Rourke and Broad)
20. 2 Upper Road West, Variance, Design Review and Use Permit No. 1720  
Alan Grujic, 2 Upper Road West, A.P. No. 73-062-12, R-1: B-5A (Single Family Residence, 5-Acre Minimum Lot Size). Use permit, design review and a variance to permit construction of: 1.) 747 sq. ft. guesthouse over the existing garage within the rear yard setback (40 feet required, 20 feet proposed); 2.) landscape modifications including a new pool and lawn area east of the residence and relocation of the driveway, which involves 1,380 linear feet of new retaining walls up to 8 feet in height, 1,225 cubic yards of cut, and 2,092 cubic yards of fill (proposed net import of 867 cubic yards of fill); and 3.) expanded parking area within the rear yard setback (40 feet required, 2 feet proposed). A tree removal permit is requested to allow the removal of 7 oak trees ranging from 9 inches to 26 inches in diameter.

Lot area	74,487.60 square feet
Present Floor Area Ratio	13.8%
Proposed Floor Area Ratio	14.8% (15% permitted)
Present Lot Coverage	13.8%
Proposed Lot Coverage	15.0% (15% permitted)

21. 191 Lagunitas Road, Variance, Design Review, Hillside Lot/Hazard Zone Use Permit, and Demolition Permit No. 1725  
Paris and Martha Royo, 191 Lagunitas Road, A.P. No. 73-211-06, R-1: B-5A (Single Family Residence, 5 Acre Minimum Lot Size). Demolition permit to remove existing single family residence, guest house, pool and cabana (5,471 square feet of floor area). Design review and hillside lot/hazard zone 3 use permit to allow construction of a new 2-story residence and basement level garage, swimming pool, and 1,116 square foot, detached, guesthouse/workout room. The applicants propose to retain the existing garage, located within the required east side yard setback. 1,603 cubic yards of cut and 1,671 cubic yards of fill are proposed. Design review for new 6 foot tall auto and pedestrian gates between 6.5 foot tall stone faced columns, to replace the existing driveway gate. A variance is requested to build a trellis over the driveway proposed within the west yard setback (25 feet required, 3 feet proposed). A tree removal permit is requested to allow the removal of 5 trees less than 18" in diameter.

Based on an initial study, staff has concluded that the project will not have a significant effect on the environment and recommends that the Town Council adopt a Mitigated Negative Declaration of Environmental Impact for the project.

Lot area	136,289 square feet
Existing Floor Area Ratio	6,245 square feet (4.6%)
Proposed Floor Area Ratio	9.097 square feet (6.7%)*
Existing Lot Coverage	2.8%
Proposed Lot Coverage	4.0% (15% permitted)

*\*The slope of the lot is 33%. The Town Hillside Lot ordinance recommends a maximum floor area of 9,148 square feet.*

**22. 3 Ross Common, Commercial Use Permit No. 1734**

John and June Lord, (owner), and SL:ID Studio/Samantha Lyman and Samantha Penman and Alain Pinel Realtors (applicants), 3 Ross Common, A.P. No. 73-273-13, Local Service Commercial District (C-L). A Local Service Commercial District use permit application for a retail home furnishings and housewares boutique shared with a real estate office in a 500 square foot, ground floor, tenant space. Proposed days and hours of operation for the retail use are 11 am to 5 pm Monday through Saturday. The real estate office use would operate 10 am to 4 pm Monday through Sunday. There would be one to three on-site employees and estimated customer traffic of five to twenty five people per day.

**23. 68 Bridge Road, Design Review No. 1666**

Janell Hobart, 68 Bridge Road, A.P. No. 73-302-11, R-1: B-20 (Single Family Residence, 20,000 Sq. Ft. Minimum Lot Size). Design review to allow replacement of the existing 6 foot 10 inch automobile gate on Bridge Road, in the front yard, with a 6 foot tall, solid wood, gate.

**24. 198 Lagunitas Road, Variance No. 1732**

Jamie O'Hara and Cynthia Weldon, 198 Lagunitas Road, A.P. No. 73-131-01, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size). Variances for the following: 1.) conversion of an existing covered rear entry and storage shed to a mudroom within the rear yard setback (40 feet required, 32 feet proposed) and addition of 104 square feet to add a laundry room and storage room; 2.) construction of an outdoor shower within the rear yard setback (40 feet required, 26.5 feet proposed); and 3.) addition of 88 square feet for a bathroom on the west side of the second floor.

Lot area	34,375 square feet
Existing Floor Area Ratio	16.1%
Proposed Floor Area Ratio	16.6% (15% permitted)
Existing Lot Coverage	10.1%
Proposed Lot Coverage	10.4% (15% permitted)

*The existing residence is nonconforming in setbacks and number of stories. The applicants have withdrawn their request to construct an outdoor fireplace and barbecue kitchen within the setbacks.*

**25. 42 Winship Avenue, Variance and Design Review No. 1737**

Jon Dickinson, 42 Winship Avenue, A.P. No. 72-161-03, R-1:B-10 (Single Family Residence, 10,000 Sq. Ft. Minimum Lot Size). Design review and variances for a new, 504 square foot, two-car, garage within the front setback (25 feet required, 8 feet

proposed) and side setback (15 feet required, 3 feet proposed). The new garage would replace the existing 336 square foot, one-car, garage. The project also involves replacement of the horizontal siding on the rear walls of the residence with stucco, to match the original structure.

Lot area	11,895 square feet
Existing Floor Area Ratio	37.4%
Proposed Floor Area Ratio	38.8% (20% permitted)
Existing Lot Coverage	25.9%
Proposed Lot Coverage	27.3% (20% permitted)

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

26. 18 Canyon Road, Variance and Design Review No. 1692

**\*\*This item has been continued.\*\***

Douglas Abrams, 18 Canyon Road, A.P. No. 72-031-27, R-1:B-5A (Single Family Residence, 5 Acre Minimum Lot Size). Design review and variances to allow: 1.) conversion of 216 square feet of garage storage space to living space within side yard setback (25 feet required, 8 feet proposed); 2.) expansion of master bedroom at main level and addition of two new bedrooms at upper level within front yard setback (25 feet required, 5 feet proposed).

Lot area (less road easement)	23,598 square feet
Existing Floor Area Ratio	13.2%
Proposed Floor Area Ratio	14.8% (15% permitted)
Existing Lot Coverage	10.7%
Proposed Lot Coverage	11.2% (15% permitted)

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

**\*\*This item has been continued.\*\***

27. Correspondence.

28. Other Business.

29. 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.*