

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, APRIL 8, 2010

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 Committee Heads. (10 minutes)
 - Public Works - Council member Martin
 - Public Works Committee Update
 - Finance Committee - Council member Hunter
7. Report from Ross Property Owners Association.
8. Flood Control Report.
9. Report from the Ross School. (5 minutes)
10. Consent Agenda. (5 minutes)
The following three items will be considered in a single motion, unless removed from the consent agenda:
 - a. Town Council consideration of adoption of Resolution No. 1700 commending the Ahrens Family for operating the Ross Cash Grocery for two generations and over 64 years. (Martin) 🗨️

For information as to which item the Council is hearing, please call 415-453-1453, option 3, after 6:30 p.m. on the night of the meeting. Times shown are estimates only.

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.

🗨️ Report available online at http://www.townofross.org/pages/town_council/staff_reports.html

- b. Town Council consideration of adoption of Resolution No. 1701 proclaiming April to be Fair Housing Month. (Broad) ☐
- c. Town Council consideration of adoption of Resolution No. 1702 approving the authorization to receive background information on employee hirings. (Vallee) ☐

End of Consent agenda.

- 11. Disaster Council (DISCO) Update (Vallee, 5 minutes)
- 12. Town Council, sitting as Planning Commission, consideration of Ordinance No. 619 adding Chapter 15.54 to Title 15, Buildings and Construction, to establish requirements for drainage plans and stormwater runoff, and modifications and additions to Title 18, Chapter 18.41, Design Review, to add new purpose and design review criteria related to low impact development and management of stormwater runoff. (Semonian, 15 minutes) ☐
- 13. Town Council, sitting as a Planning Commission, to take public input on draft changes to the Hillside Lot Ordinance and Hillside Development Regulations. *No action will be taken at this meeting; this item will be considered at the May and June 2010 Town Council meetings.* (Semonian, 20 minutes) ☐
- 14. Town Council consideration/action on an amendment to the existing cellular lease agreement between the Town of Ross and Crown Castle to allow Clearwire Communications to install 3 new antennas at a height of 34 feet on the existing 40-foot tall pole adjacent to the Town's Corporation Yard building. Crown Castle has proposed to increase its monthly lease payment to the Town by \$525 from \$1,150 to \$1,675. (Broad, 10 minutes) ☐
- 15. Town Council discussion of its five Town Council goals for 2009-2010. The Council identified the following five potential goals at its August 2009 Town Council workshop. (15 minutes, Council)
 - a. Downtown plan (Strauss)
 - b. Public facilities (Cahill)
 - c. Flood control (Martin)
 - d. Hillside lot ordinance review (Skall)
 - e. Unfunded mandates/pensions (Hunter)
- 16. 2 Upper Road West, Variance and Design Review No. 1772, Town Council consideration of adoption of Resolution No. 1703 Approving a Settlement Agreement and Adopting Findings and Conditions to Approve Variances, Conditional Use Permit, Tree Removal and Design Review Application (Semonian, 30 minutes) ☐

Alan Grujic, 2 Upper Road West, A.P. No. 73-062-12, R-1: B-5A (Single Family Residence, 5-Acre Minimum Lot Size), Very Low Density (.1-1 Units/Acre). Use permit, design review and a variances 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 1,215 linear feet of new retaining walls up to 5 feet in height, 715 cubic yards of cut, and 1,444 cubic yards of fill (proposed net import of 728 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 four Significant Coast Live Oak trees ranging from 12 inches to 24 inches in diameter. The guesthouse portion of the project was previously approved by the Town Council on April 16, 2009.

Lot area	74,488 square feet
Existing Floor Area Ratio	13.8%
Proposed Floor Area Ratio	14.8% (15% permitted)
Existing Lot Coverage	13.8%
Proposed Lot Coverage	14.8% (15% permitted)

17. **5 Madera Avenue, Design Review and After-the-Fact Encroachment Permit No. 1775 (Semonian, 20 minutes) ☐**

Jeremy and Wendy Coon, 5 Madera Avenue, A.P. No. 72-072-25, 26, 29 and 30, R-1:B-20 (Single Family Residential, 20,000 sq. ft. lot size), Low Density (1-3 Unit/Acre). Application for design review for 995 linear feet of stone-faced landscape retaining walls up to 5 feet in height. After-the-fact request for an encroachment permit and watercourse design review to construct a curb and replace a wall partially within the Madera Avenue right of way and within 25 feet of a watercourse. The project also involves construction of a new deck and spa area above the existing residence, new landscaping, drainage improvements, facing the base of the residence with stone, 85 cubic yards of cut, and merger of the 5 Madera Avenue lot with the 54 Baywood Avenue lot.

Lot area	38,400 sq. ft.
Existing Floor Area	9.1%
Proposed Floor Area	9.2% (15% permitted)
Existing Lot Coverage	7.5%
Proposed Lot Coverage	8.3% (15% permitted)

18. **2 Glenwood Avenue, Variance, Design Review and Demolition Permit No. 1771 (Semonian, 20 minutes) ☐**

Ed and Betsy McDermott, 2 Glenwood Avenue, A.P. No. 73-131-29, R-1:B-A (Single Family Residential, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). Design review, demolition permit and variances associated with a significant remodel of and addition to the existing 13,803 square foot residence, built in 1906 for Henry Bothin. The project includes removal of the 3-story wing to the north of the residence, excavation of a new garage below the residence, and addition to the east of the residence partially within the side yard setback (25 feet required, 18.3' proposed). A new 70 by 18 foot pool and 996 square foot detached pool house are proposed. Watercourse design review is requested for a new driveway and garage approach, grading, landscape retaining walls, and first floor addition within 25 feet of Ross Creek. The project includes 1,000 linear feet of retaining walls up to 13 feet in height. The applicants request approval of a tree permit to remove seven Significant trees, including five California bay laurel, ranging from 12 to 30 inches in diameter. 3,000

cubic yards of cut and 3,000 cubic yards of fill are proposed. The total floor area of the project would be 17,625 square feet.

Lot area	118,135 sq. ft.	
Existing Floor Area	11.7%	
Proposed Floor Area	14.9%	(15% permitted)
Existing Lot Coverage	5.2%	
Proposed Lot Coverage	7.9%	(15% permitted)

The existing residence is nonconforming in covered parking, setbacks, number of stories and height.

19. **88 Laurel Grove Avenue, Variance and Design Review No. 1773 (Semonian, 10 minutes)** 🏠

Courtney and Nicole Haslett, 88 Laurel Grove Avenue, A.P. No. 72-201-02, R-1:B-A (Single Family Residential, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). Design review and variance associated with a remodel and 542 square foot addition to the existing residence. The project would include enclosure of deck areas and removal of one deck. Total floor area of 5,678 square feet is proposed, which is 253 square feet over the maximum permitted floor area for the site.

Lot area	36,127 sq. ft.	
Existing Floor Area	14.2%	
Proposed Floor Area	15.7%	(15% permitted)
Existing Lot Coverage	8.4%	
Proposed Lot Coverage	8.5%	(15% permitted)

20. **50 Wellington Avenue, Variance No. 1776 (Semonian, 10 minutes)** 🏠

Courtney and Gregory Smith, 50 Wellington Avenue, A.P. No. 72-154-09, R-1:B-10 (Single Family Residential, 10,000 sq. ft. min. lot size), Medium Low Density (6-10 Units/Acre). Variances to allow the replacement of the flat garage roof with a pitched roof within the side setback (15 feet required, 0 feet proposed) and rear setback (40 feet required, 17 feet proposed). A maximum ridge height of 13 feet is proposed. The garage is located along the property line shared with 44 Wellington and the roof overhang would extend 1.5' on to the 44 Wellington Ave. site.

Lot area	7,200 square feet	
Existing Lot Coverage	42.8%	
Proposed Lot Coverage	44.4%	(20% permitted)

21. **5 Fernhill Avenue, Amendment to Design Review No. 1777 (Semonian, 10 minutes)** 🏠

Tahlia Van, 5 Fernhill Avenue, A.P. No. 73-091-04, R-1:B-20 (Single Family Residential, 20,000 acre min. lot size), Low Density (1-3 Units/Acre). Request to amend an April 17, 2006, Town Council design review approval, which permitted construction of a new 3,869 square foot two story residence, attached 414 square foot two-car garage, and accessory structures. The applicant requests the Council to rescind a condition of approval that requires the entry drive to be surfaced with decomposed granite to allow the owner to pave the driveway with asphalt. The

driveway would be sloped to drain to existing landscaped areas and to the drainage swale on the southeast corner of the site.

Lot area	25,958 square feet	
Approved Floor Area Ratio	14.9%	
Proposed Floor Area Ratio	14.9%	(15% permitted)
Approved Lot Coverage	14.2%	
Proposed Lot Coverage	14.2%	(15% permitted)

22. 90 Laurel Grove Avenue, Variance and Design Review No. 1778
(This item will be continued to the May 13, 2010, Town Council meeting)
Steve and Kirsten Polsky, 90 Laurel Grove Avenue, A.P. No. 72-201-12, R-1:B-A (Single Family Residential, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). Design review and variances associated with converting the existing basement area to a family room, which would add 635 square feet of floor area to the residence. The project would involve 56 cubic yards of cut to lower the floor of the basement area. Total floor area of 4,026 square feet is proposed.

Lot area	36,127 sq. ft.	
Existing Floor Area	14.2%	
Proposed Floor Area	15.7%	(15% permitted)
Existing Lot Coverage	8.4%	
Proposed Lot Coverage	8.5%	(15% permitted)

The existing residence is nonconforming in setbacks (34 foot rear setback existing and proposed, 40 feet required) and covered parking (one covered space existing and proposed, two required).

23. Correspondence. (3 minutes)
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.