

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, DECEMBER 11, 2008

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
 - Overview of public works committee meetings
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Town Council commendation of Molly Gamble for serving as Chief of Protocol January 1, 2007 through December 31, 2008.
11. Town Council approval of regular Council meeting dates for 2009, including rescheduling the January and April Council Meetings. (Broad)
12. Town Council consideration of adoption of Ordinance No. 612 to approve the Marin Energy Authority Joint Powers Agreement and to authorize the implementation of a Community Choice Aggregation Program to be known as Marin Clean Energy. (Broad and O'Rourke)

*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.

13. 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)
14. Town Council consideration of adoption of Resolution No. 1660 amending the Town's investment policy for surplus funds. (Broad)
15. Town Council consideration of locating a proposed 4 foot-wide pedestrian pathway along Sir Francis Drake Boulevard between Lagunitas Road and the Ross/Kentfield town limit on the west side of Sir Francis Drake Boulevard as recommended by Questa Engineering Corp. (Jarjoura)
16. Town Council consideration of adoption of Resolution No. 1661 denying the appeal of Rick Newton, 94 Laurel Grove, A.P. No. 72-211-10, of the penalty for failure to complete construction under Ross Municipal Code Section 15.50, Time Limits for Completion of Construction. (Broad and Jarjoura)
17. 54 Baywood Avenue, Variance, Design Review, Hillside Lot/ Hazard Zone 3 Use Permit and Tree Removal No. 1669
 Ross and Ligia Parmenter, 54 Baywood Avenue, A.P. Nos. 72-072-29 and 72-072-30, R-1:B-20 (Single Family Residence, 20,000 square foot minimum lot size). Variance, design review, hillside lot/hazard zone 3 use permit and tree removal to allow construction of a 2-story, 1,198 square foot residence and 260 square foot 2-car garage with a car lift. The residence proposes rooftop, upper level and lower level decks. 51 cubic yards of cut and 77 cubic yards of fill are proposed. A variance is requested to build a garage bridge within the front yard setback (25 feet required, 0 feet proposed) and to locate one off-street parking space within the right-of-way and within the front yard setback (25 feet required, 0 feet proposed.) Tree removal is requested to allow the removal of a 14" bay and a 14" oak tree.

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| Lot area | 20,971 square feet |
| Present Floor Area Ratio | 0% |
| Proposed Floor Area Ratio | 7.0% (15% permitted*) |
| Present Lot Coverage | 0% |
| Proposed Lot Coverage | 11.0% (15% permitted) |

(*A parcel slope of less than 51% would allow, under the hillside lot ordinance, a guideline maximum floor area of 1,049 square feet; a lot slope of over 51% would allow a guideline maximum floor area of 840 square feet.)

18. 205 Lagunitas Road, Use Permit, Variance and Design Review No. 1713
 Lagunitas Country Club, 205 Lagunitas Road, A.P. No. 73-211-40, R-1: B-A (Single Family Residence, 1-Acre Minimum Lot Size), RC: Limited Specialized Recreational/Cultural. Amendment to an existing use permit allowing a recreational club to permit the addition of a third paddle tennis court proximate to two existing courts.

The 60.5 foot long by 30 foot wide court will have 14 foot high fencing with steel tubing and a hexagonal wire mesh. Four 22-foot high pole mounted, downward directed Halide lights are proposed at the court perimeter (a use permit is required for nighttime lighting and use.) Design review is required for 690 cubic yards of cut and construction of two, terraced retaining walls totaling 224 feet in length, maximum height 4 feet. Tree removal is requested to allow the removal of two 15” bay trees.

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| Lot area | 28.8 acres |
| Existing Floor Area Ratio | .006% |
| Proposed Floor Area Ratio | .006% (15% permitted) |
| Existing Lot Coverage | .008% |
| Proposed Lot Coverage | .010% (15% permitted) |

19. **14 Walnut Avenue, After-the-Fact Design Review No. 1671**
Loretta Gargan and Catherine Wagner, 14 Walnut Avenue, A.P. Nos. 73-171-51 and 73-171-52, R-1: B-10 (Single Family Residence, 10,000 SF Minimum Lot Size). After-the-fact design review for a 6-foot high, solid board vehicular access gate.

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 for construction of a 747 sq. ft. guesthouse over the existing garage within the north side yard setback (20 feet proposed, 40 feet required.) Design review to allow the construction of 1,180 linear feet of new stucco retaining walls up to 8 feet in height and for 2,895 cubic yards of fill and 460 cubic yards of cut (proposed net import of 2,435 cubic feet of fill.) The existing driveway and swimming pool will be relocated east of the residence and an expanded parking area constructed within the north side yard setback (2 feet proposed, 40 feet required.) A tree removal permit is requested to allow the removal of 7 trees.

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| 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 | 14.8% (15% permitted) |

21. **Correspondence.**
22. **Other Business.**
23. **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).

December 11, 2008 Agenda

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.