

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, FEBRUARY 12, 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
 - Lagunitas Bridge report
 - Finance Committee - Council member Martin
 - Mid-year budget report
 - Marin Energy Authority
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Town Council adoption of Resolution No. 1663 appointing Roseanna Lourdeaux to serve as the Chief of Protocol responsible for chairing Town celebrations. (Cahill)
11. Town Council consideration of Resolution No. 1664 amending Town Personnel Rules and Regulations and Personnel Policies replacing the Town's September 9th Admission Day Holiday with a floating holiday. (Broad)
12. Town Council consideration of Resolution No. 1665 re-establishing permit parking restrictions on Redwood Drive during the Ross School construction period. (Strauss and Broad)

*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. Town Council consideration of intersection modifications at Lagunitas Road and Sir Francis Drake Boulevard. Council discussion of the Lagunitas Road and Ross Common intersections, including the advantages/disadvantages of a traffic circle at the intersection. (SWA Group and Nelson/Nygaard)
14. Town Council discussion of future layout of the Ross Common after the Ross School construction project and the future of the Town residence at 6 Redwood Drive. (Strauss and SWA Group)
15. 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)
16. Town Council consideration of adoption of Resolution No. 1661 related to 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)
17. Report to Town Council on the Town of Ross 2005 Greenhouse Gas Emissions Inventory, which establishes baseline community and government operations emissions and Council consideration of setting an emissions reduction target for 2020 of 15% below 2005 levels. (O'Rourke)

Town Council, sitting as Planning Commission, for the following item:

18. Consideration 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; Chapter 18.28, Community Cultural District, to allow limited, ancillary residential development as a conditionally 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)

The Town Council will return to sitting as a Council.

19. Planning Consent Agenda.
The following two items will be considered in a single motion, unless removed from the consent agenda:

a. 27 Ross Common, Commercial Use Permit No. 1731

Vito and Sonja Badalamenti (Property owner) and Rod Teeple, Pelican Creek Capital (Applicant), 27 Ross Common, A.P. No. 73-273-09, Local Service Commercial District (C-L). A Local Service Commercial District use permit application for an investment advisory business office. The office would operate in a 183 square foot, third floor, space with one employee. Regular office hours would be 8 am to 5 pm on weekdays.

b. 4 Southwood Avenue, Variance No. 1730

Joe and Janelle Ciatti, 4 Southwood Avenue, A.P. No. 73-151-19, R-1: B-20 (Single Family Residence, 20,000 SF Minimum Lot Size). Setback variance for a 16 inch tall reflecting pool with a fountain in the front yard setback (15 feet proposed, 25 feet required) and side yard setback (7 feet proposed, 20 feet required). Fence height variance for a new 7' 2" tall wrought iron antique gate (6 feet permitted).

Lot area	14,208 square feet
Existing Floor Area Ratio	26.1%
Proposed Floor Area Ratio	26.1% (20% permitted)
Existing Lot Coverage	16.8%
Proposed Lot Coverage	16.8% (20% permitted)

End of Planning consent agenda.

20. 14 Walnut Avenue, After-the-Fact Design Review No. 1671

Loretta Gargan & 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 tall, open wood pattern, vehicular access gate.

21. 36 Glenwood, Variance No. 1662

John and Lisa Pritzker, 36 Glenwood Avenue, A.P. Nos. 73-131-25 and 73-131-26, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size). Amendment to plans approved by the Town Council on March 13, 2008, for redevelopment of the site with a new residence and accessory structures. The applicants request an amendment to the approved plans to add an additional bedroom to the second floor of the pool/guest house, within the mass of the approved building. The floor area of this structure would increase from 3,536 square feet to 4,318 square feet.

At the Council's recommendation, the applicants also request variances associated with a second unit permit for the 1,120 square foot detached structure approved as an exercise room/office. Variances from the second unit regulations are necessary because the unit would exceed the maximum size (900 square feet permitted, 1,120 square feet proposed) and height (18 feet permitted, 22.4 feet proposed) for a detached second unit.

Lot area	221,194 square feet
Approved Floor Area Ratio	11.2%
Proposed Floor Area Ratio	11.6% (15% permitted)
Approved Lot Coverage	9.0%
Proposed Lot Coverage	9.0% (15% permitted)

22. 109 Bolinas Avenue, Variance No. 1727

Mark Millstein, 109 Bolinas Avenue, A.P. No. 73-041-34, R-1 (Single Family Residence, 5,000 Sq. Ft. Minimum Lot Size). Design review and variances for the following: 1.) a 396 square foot addition to an existing residence for a pool equipment shed, family room, and master bedroom expansion within the side setbacks (15 feet required, 7 feet proposed); and 2.) a new 36 foot by 20 foot swimming pool and deck area within the rear yard setback (40 feet required, 22 feet proposed) and northeast side yard setback (15 feet required, 6 feet proposed). Watercourse design review to permit the pool coping to be located within 25 feet of a seasonal watercourse that runs along the rear property line.

Lot area	9,600 square feet
Existing Floor Area Ratio	20.9%
Proposed Floor Area Ratio	25.0% (20% permitted)
Existing Lot Coverage	20.9%
Proposed Lot Coverage	25.0% (20% permitted)

The existing residence is nonconforming in setbacks.

23. 51 Bridge Road, Variance and Design Review No. 109

John Gaeta, 51 Bridge Road, A.P. No. 73-261-24, R-1: B-7.5 (Single Family Residence, 7,500 Sq. Ft. Minimum Lot Size). After-the-fact request for design review to permit over 100 linear feet of new retaining walls, ranging from 12 inches to 3 feet in height; and a fence height variance for a new 5 foot tall wire and stained redwood fence on a 3 foot wall (combined height of 8 feet proposed, 6 feet permitted).

24. Correspondence.

25. Other Business.

26. 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.