

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, JANUARY 14, 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 Mayor Strauss.
7. Report from Committee Heads.
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Employee Appreciation Program and presentation of awards to Town employees School Resource Officer Bob Besgrove, Building and Public Works Secretary Simone Jamotte and Public Works Director and Building Official Mel Jarjoura. (Broad, 5 minutes)
11. Consent Agenda. (10 minutes)
The following four items will be considered in a single motion, unless removed from the consent agenda:
 - a. Town Council consideration of Resolution No. 1693 authorizing staff to execute right-of-way certifications for the Lagunitas Bridge Replacement project. (Jarjoura) ☐

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.

b. Town Council consideration of adoption of Ordinance No. 617 adding Chapter 15.42 regulating outdoor wood-burning devices. The ordinance would prohibit burning in outdoor fireplaces on Spare the Air days, prohibit installation of outdoor fireplaces that are not gas or EPA certified, and ban burning garbage in outdoor fireplaces. (Semonian) 🗳️

c. Town Council consideration of Resolution No. 1691 approving the issuance of refunding bonds in connection with the Marin Emergency Radio System Project and approving the Restated Operating Agreement. (Broad) 🗳️

d. 7 North Road, Variance No. 1765 (Semonian) 🗳️
Charles and Paige Meuse, 7 North Road, A.P. No. 73-171-53, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size), Medium Low Density (3-6 units per acre). Variances associated with an 81 square foot addition to the residence, within the roofline of the existing structure. A new deck and stairs are proposed within the front yard to provide access to the existing patio area (25 feet required, 20 feet proposed). The front yard patio area would be resurfaced with a stone finish and landscaped. The brick patio within the south side yard setback would be removed and replaced with a gravel walkway.

Lot area	14,960 sq. ft.	
Existing Floor Area	26.9%	
Proposed Floor Area	27.4%	(20% permitted)
Existing Lot Coverage	22.3%	
Proposed Lot Coverage	22.7%	(20% permitted)

End of Consent agenda.

12. Town Council discussion of a potential traffic reconfiguration at the intersection of Shady Lane and Locust Avenue. The Council will consider two options: a) installation of one stop sign at Locust Avenue; and b) in addition to item a, installation of two stop signs on Shady Lane at the Locust intersection. (Jarjoura, 15 minutes) 🗳️
13. Town Council consideration of introduction of Ordinance No. 618 amending Section 10.28.070 of the Ross Municipal Code to prohibit parking on the north side of Fernhill Avenue from Norwood Avenue to Glenwood Avenue. (Jarjoura, 15 minutes) 🗳️
14. Town Council discussion/appointment of Town representative to the Marin/Sonoma Mosquito & Vector Control District Board of Trustees. (Broad, 5 minutes) 🗳️
15. Town Council consideration of Resolution No. 1692 granting Marin Sanitary Service a 3.18% rate increase for 2010, effective January 1, 2010. (Broad, 10 minutes) 🗳️

16. Town Council announcement of Advisory Design Review Group openings and consideration of Resolution No. 1694 establishing staggered terms for the ADR Group. A Fair Political Practices Commission determination that ADR Group members are not subject to the disclosure and disqualification requirements of the Political Reform Act will be discussed. (Semonian, 15 minutes) 🗨️
17. 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. (Council, 15 minutes)
- a. Downtown plan (Strauss)
 - b. Public facilities (Cahill)
 - c. Flood control (Martin)
 - d. Hillside lot ordinance review (Skall)
 - e. Unfunded mandates/pensions (Hunter)
18. 74 Wellington Avenue, After-the-Fact Tree Permit
Keith and Bridget Mattos, 74 Wellington Avenue, A.P. No. 72-121-41. After-the-fact request to allow the topping of approximately 12 bay trees and Town Council consideration of any penalties. (Semonian, 20 minutes) 🗨️
19. 186 Prospect, Variance, Design Review and Demolition Permit No. 1763 (Semonian, 20 minutes) 🗨️
James T. Proctor, 186 Prospect Avenue, A.P. No. 72-152-01, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre). Application for variances, design review and demolition permit for a significant remodel and addition to the existing residence. The project involves modifications to each elevation of the residence and demolition of the existing garage and greenhouse. A new, 2-car, garage would be located in the rear yard setback area (10 feet required, 7 feet proposed). A driveway would extend the full length of the south property line. New decks are proposed at the west and north sides of the upper level. A front yard setback variance is requested in order to expand the residence towards the street (25 feet required, approximately 19 feet proposed). 94 cubic yards of cut and 47 cubic yards of fill are proposed.
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| Lot area | 13,596 sq. ft. | |
| Existing Floor Area | 17.7% | |
| Proposed Floor Area | 22.8% | (20% permitted) |
| Existing Lot Coverage | 12.0% | |
| Proposed Lot Coverage | 14.0% | (20% permitted) |
20. 201 Lagunitas Road, Design Review and Demolition Permit No. 1766 (Semonian, 20 minutes) 🗨️
Kara and Josh Fisher, 201 Lagunitas Road, A.P. No. 73-221-07, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 units per acre). Proposal for redevelopment of the site, which would involve an application for design review and demolition permit. The project includes demolition of the existing 2,196 square foot house and garage and construction of a new, two-story, 6,535 square foot residence and attached 3-car garage. The project also includes 265 linear feet of landscape retaining walls ranging from 0 to 1.5 feet tall, 133 linear feet of landscape

retaining walls ranging from 1.5 to 4.25 feet tall, 440 cubic yards of cut and 440 cubic yards of fill, 18 x 40 foot pool, outdoor fireplace and kitchen area, and 6 foot tall driveway gate between stone columns (4 feet permitted). Approval of a tree removal permit would be required for the removal of 8 protected trees ranging from 9” to 19” in diameter.

Lot area	43,654 sq. ft.	
Existing Floor Area	5.0%	
Proposed Floor Area	15.0%	(15% permitted)
Existing Lot Coverage	3.7%	
Proposed Lot Coverage	15.0%	(15% permitted)

21. **51 Wellington Avenue, Variance, Design Review and Demolition Permit No. 1685 (Semonian, 20 minutes)** 

Craig and Melissa Slayen, 51 Wellington Avenue, A.P. No. 72-071-15, R-1:B-10 (Single Family Residence, 10,000 Sq. Ft. Minimum Lot Size), Medium Low Density (3-6 Units/Acre). The applicants request approval of a demolition permit, variances and design review to allow the total demolition of the existing 3,333 square foot residence and carport and for construction of a new residence and attached, two-car, garage within the front yard setback (25 feet required, 20 feet proposed) and rear yard setback (40 feet required, 12.5 feet proposed). A total of 3,595 square feet of floor area is proposed. The project involves landscape improvements including 1.) grading involving 85 cubic yards of cut and 135 cubic yards of fill, 2.) construction of a fenced trash enclosure, 3.) 180 linear feet of new retaining walls up to 5 feet in height; and 4.) new terrace within the front yard setback (25 feet required, 20 feet proposed) and rear yard setback (40 feet required, 10 feet proposed).

The project is similar in design to the project approved by the Town Council in June 2009. However, the roof design has been modified, the maximum ridge height is now 29’ 10.5” (30 feet permitted), and the exterior would be finished with stucco.

Lot area	11,275 square feet	
Existing Floor Area Ratio	29.6%	
Proposed Floor Area Ratio	31.9%	(20% permitted)
Existing Lot Coverage	26.6%	
Proposed Lot Coverage	25.0%	(20% permitted)

The existing residence is nonconforming in setbacks.

22. **Correspondence. (3 minutes)**

23. **Other Business.**

24. **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,

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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.