

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, MARCH 12, 2009

1. 4:30 P.M. Commencement.
2. Open time for matters pertaining to the closed session in agenda item 3.
3. Closed Session – Personnel Matter, Government Code Section 54957, Town Council development of criteria to be used for the evaluation of the Town Manager position, evaluation of Town Manager’s performance.
4. 7:00 P.M. Open Session. Council will return to open session and announce action taken, if any.
5. Posting of Agenda.
6. Minutes.
7. Demands.
8. Open Time for Public Expression.
Limited to three minutes per speaker on items not on agenda.
9. Report from Mayor Cahill.
10. Report from Committee Heads.
 - Public Works - Council member Strauss
 - Lagunitas Bridge update
 - Finance Committee - Council member Martin
 - Marin Energy Authority
 - Ross Recreation
11. Report from Ross Property Owners Association.
12. Report from the Ross School.
13. Flood Control Report.

*For information as to which item the Council is hearing, please call 415-453-1453, option 6,
after 7:00 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.

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14. 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)

15. Town Council consideration/action on entering into an agreement with Ross Valley Fire District (RVFD) for RVFD to provide contract Battalion Chief coverage to the Town of Ross Fire Department. (Hunter, Vallee, Broad)

16. Town Council Consideration of Civic District (CD) Use
Town Council consideration of again holding a Thursday afternoon Farmers Market in the existing parking lot on the east side of the Ross Common roadway between the Ross Post Office and the downtown commercial area (A.P. No. 73-242-05). The market would be open from approximately 3 p.m. to 7 p.m. and feature produce sold by various California farmers and may include some additional vendors, music, entertainment, etc., as often associated with farmers markets. The market will run from May to September. (Broad)

17. Town Council consideration of introduction 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)

18. Planning Consent Agenda.
The following three items will be considered in a single motion, unless removed from the consent agenda:
 - a. 8 Norwood Avenue, Variance No. 1733
Philip and Susanna Rice, 8 Norwood Avenue, A.P. No. 73-091-39, R-1:B-20 (Single Family Residence, 20,000 Sq. Ft. Minimum Lot Size), Low Density (1-3 Units/Acre). Setback variances to relocate a pool equipment shed within the rear yard setback area (40 feet required, 35 feet proposed) and along the west side property line (20 foot setback required, 0 feet proposed). Existing concrete patio areas within the rear yard would be removed and new patio areas are proposed as close as 5 feet from the west side and rear property lines.

 - b. 39 Fernhill Avenue, Variance No. 1661
The Branson School, 39 Fernhill Avenue, A.P. Nos. 73-082-01, 73-082-12, 73-141-03 and 73-151-05, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size). Amendment to plans approved by the Town Council on September 11, 2007, for new buildings and related site improvements at the private high school campus to modify the approved roof

material on the new Student Commons and Fine Arts Center buildings from simulated slate to grey standing seam metal.

The applicant has withdrawn their request to demolish the entry structure at Circle Drive and Fernhill Avenue (described in the mailed notice).

c. 109 Bolinas Avenue, Variance and Design Review 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), Medium Density (6-10 Units/Acre). Design review and variances for the following: 1.) a 275 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, 25 feet proposed) and northeast side yard setback (15 feet required, 6 feet proposed).

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| Lot area | 9,600 square feet |
| Existing Floor Area Ratio | 20.9% |
| Proposed Floor Area Ratio | 23.7% (20% permitted) |
| Existing Lot Coverage | 20.9% |
| Proposed Lot Coverage | 23.7% (20% permitted) |

The existing residence is nonconforming in setbacks.

End of Planning consent agenda.

19. 8 Fernhill Avenue, Review of Landscape Screening and Unfinished Construction, Variance No. 1583

P. Rupert and Sylvia Russell, 8 Fernhill Avenue, A.P. No. 73-051-17, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size), Medium Low Density (3-6 Units per Acre). Review of landscape screening issues associated with September 2006 Council design review and variance approval as well as a timeline for completing exterior work including French door railings and shingle siding.

20. 191 Lagunitas Road, Demolition, Variance, Design Review, Hillside Lot/Hazard Zone 3 Use 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), Very Low Density (.1-1 Unit/Acre). Demolition permit to remove existing single family residence, guest house, pool and cabana (5,885 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. 1,241 cubic yards of cut and 1,168 cubic yards of fill are proposed. 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. Consideration of Mitigated Negative Declaration of Environmental Impact.

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| Lot area | 136,289.2 square feet |
| Existing Floor Area Ratio | 6,245 square feet (4.6%) |

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| Proposed Floor Area Ratio | 9,068 square feet (6.7%)* |
| Existing Lot Coverage | 2.8% |
| Proposed Lot Coverage | 3.9% (15% permitted) |

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

21. **54 Baywood, Variance, Design Review, Hillside Lot/Hazard Zone 3 Use Permit No. 1669 **Continued at the applicants' request.****

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 sq. ft. minimum lot size). Design review and hillside lot/hazard zone 3 use permit to allow the construction of a new 894 square foot residence and attached 285 square foot one-car garage with a one-car lift to provide two covered parking spaces. The residence includes a mezzanine, living room, kitchen/dining room, two bedrooms, two bathrooms and rooftop, upper level and lower level decks. 51 cubic yards of cut and 77 cubic yards of fill are proposed. The exterior materials include fiber cement panel siding, aluminum-clad windows and doors, garden roofing, glass railings, and a painted wood sectional garage door. A variance is requested to locate the garage and pedestrian bridges within the front yard setback (25 feet required, 0 feet proposed) and to locate one required off-street parking space within the right-of-way and front yard setback (25 feet required, 0 feet proposed). An additional parking space, with a wire railing, is proposed further up Baywood Avenue within the right of way. A tree removal permit is requested to allow the removal of two 14" diameter bay trees and a 14" diameter oak tree.

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| Lot area | 20,971 square feet |
| Present Floor Area Ratio | 0% |
| Proposed Floor Area Ratio | 1,179 5.6%* |
| Present Lot Coverage | 0% |
| Proposed Lot Coverage | 10.8% (15% permitted) |

*(*The slope of the lot is 53%. The Town Hillside Lot Ordinance guidelines recommend a maximum floor area of 840 square feet.)*

****Continued at the applicants' request.****

22. Correspondence.

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, 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.