

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, MAY 10, 2007

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 Pro Tempore Bill Cahill.
7. Selection of Committees and Town Representatives.
8. Report from Committee Heads.
 - Finance Committee - Council member Cahill
 - 2006-07 3rd Quarter Budget Update
 - Public Safety - Council member Cahill
 - Fire Consolidation Update
 - Public Works - Council member Strauss
 - Downtown Plan
 - Ross School Liaison - Council member Skall
 - Ross School Update
 - Public Works - Council member Durst
 - Street Tree Working Group
 - Letter to Winship Park Residents
 - Marin Telecommunications
 - General Government - Council member Durst
 - Bolinas Avenue
9. Report from Ross Property Owners Association.
10. Flood Control Report.
11. Update from Chief of Protocol Molly Gamble, on July 4th celebration, Town Dinner and Town Centennial.

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.

- 12. Award of contract and authorization of expenditures for Winding Way Overlay Project (from 101 to Laurel Grove). (Jarjoura)
- 13. Award of contract and authorization of expenditures for Winship Avenue Overlay Project (from the bridge to Town limit). (Jarjoura)

Town Council, sitting as a Planning Commission, to consider the following item:

- 14. Consideration of recommending adoption of the proposed negative declaration for the Town of Ross General Plan 2007-2025 and adoption of the Town of Ross General Plan 2007-2025 to the Town Council. (Broad)

The Town Council will return to sitting as a Town Council.

- 15. Town Council consideration and response to the Grand Jury report dated March 19, 2007 entitled “Retiree Health Care Costs: I Think I’m Gonna Be Sick.” (Broad)
- 16. Planning Application Consent Agenda.
The following six items will be considered in a single motion, unless removed from the consent agenda:

a. 31 Winship Avenue, Variance and Design Review No. 1646

Kevin Howley, 31 Winship Avenue, A.P. No. 72-153-10, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow modifications to the existing residence including: 1.) modification of the lower level to create 230 square feet of living area, increase the size of the garage to provide two tandem covered parking spaces, and create 108 square feet of new basement storage area with a ceiling height less than 6.5 feet; 2.) reconstruction of the roof over the master bedroom to increase the maximum building height by approximately 2 feet within a side setback (15 feet required, 9.25 feet existing) ; 3.) modification of existing entry stairs on the west and south elevations; and 4.) 350 square foot rear deck.

Lot area	12,072 square feet
Existing Floor Area Ratio	20.4%
Proposed Floor Area Ratio	21.8% (20% permitted)
Existing Lot Coverage	17.5%
Proposed Lot Coverage	18.5% (20% permitted)

The existing residence is nonconforming in setbacks.

b. 94 Sir Francis Drake, Variance and Design Review No. 1643

Gus Shuwayhat, 94 Sir Francis Drake Boulevard, A.P. No. 72-151-04, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to permit a 566 square foot single-story addition to the rear of the existing residence within the north side setback (15 feet required, 3 feet proposed).

Lot area	11,529 square feet	
Existing Floor Area Ratio	15.0%	
Proposed Floor Area Ratio	20.0%	(20% permitted)
Existing Lot Coverage	17.3%	
Proposed Lot Coverage	22.5%	(20% permitted)

The existing residence is nonconforming in setbacks and legal covered parking (1 space required).

c. 2 Fallen Leaf, Variance No. 1653

Peter and Mary Lyon, 2 Fallen Leaf Avenue, A.P. No. 72-071-27, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum Lot Size). Variance to allow new photovoltaic panels on the roof of the existing residence, which is located within the front yard setback (25 feet required, 5 feet proposed).

The existing residence is nonconforming in setbacks.

d. 18 Olive Avenue, Variance and Design Review No. 1648

Alexander and Joohee Muromcew, 18 Olive Avenue, A.P. 73-171-08, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow modifications to the existing residence including: 1.) the replacement of existing dormers on the east and west elevations with new, larger, gable/shed dormers to increase the ceiling height of existing upper level living space; 2.) new windows on the west and rear elevations; and 3.) reconfiguration of walls on the rear elevation. Design review of new retaining walls.

Lot area	7,324 square feet	
Existing Floor Area Ratio	49.5%	
Proposed Floor Area Ratio	49.5%	(20% permitted)
Existing Lot Coverage	33.2%	
Proposed Lot Coverage	33.2%	(20% permitted)

The existing residence is nonconforming in setbacks, height and number of stories (2 permitted, 3 existing).

e. 16 Garden Road, Variance and Design Review No. 1652

Michael and Phylisette Thoma, 16 Garden Road, A.P. No. 72-153-06, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance and design review to allow modifications to the existing residence including: 1.) removal of existing 70 square foot deck and construction of new 294 square foot deck at the southwest corner of the residence, behind existing fence; 2.) 15 square foot bay addition to kitchen within the rear yard setback (40 feet required, 17 feet proposed); 3.) 20 square foot bay addition to family room; and 4.) roofline modifications to the 1970's addition to the residence.

Lot area	12,197 square feet	
Existing Floor Area Ratio	29.9%	
Proposed Floor Area Ratio	32.6%	(20% permitted)
Existing Lot Coverage	27.0%	

Lot area	65,675 square feet
Existing Floor Area Ratio	4.9%
Proposed Floor Area Ratio	5.9% (15% permitted*)
Existing Lot Coverage	3.5%
Proposed Lot Coverage	3.6% (15% permitted)

**The lot slope is 39%. The Hillside Lot Ordinance guidelines would recommend a maximum floor area ratio of 6.6%, or 4,334 square feet.*

19. 195 Lagunitas, Amendment to Demolition Permit, Variance and Design Review No. 1491

Douglas Penman and Samantha Lyman, 195 Lagunitas Road, A.P. No. 73-222-02, R-1:B-A (Single Family Residence, One acre minimum lot size). Amendment to demolition permit, variance and design review application approved on October 9, 2003 (extended on October 14, 2004 and October 19, 2005) to allow site modifications, including demolition of approximately 1,300 square feet of the residence, construction of an approximately 1,300 square foot addition and a 570 square foot rear garage with upper level storage. The amendment is requested to permit a change in the garage exterior materials from wood shingles to a stucco finish with a beige integral color.

Lot area (excluding vehicular easement)	23,267 square feet
Approved Floor Area Ratio	15.0%
Proposed Floor Area Ratio	15.0% (15% permitted)
Approved Lot Coverage	12.3%
Proposed Lot Coverage	12.3% (15% permitted)

The existing residence is nonconforming in setbacks.

20. 18 Canyon Road, Design Review No. 1649

Zara Muren (applicant) and Douglas Abrams (owner), 18 Canyon Road, A.P. No. 72-031-27, R-1:B-5A (Single Family Residence, Five Acre Minimum). Design review to allow construction of three detention ponds on a tributary to Kittle Creek, on the east side of Canyon Road, within the guideline watercourse setback, to slow water flow during peak periods of runoff. The project involves removal of existing concrete channel, re-grading, and construction of retaining walls up to 3.5 feet in height.

21. 37 Upper Road, Variance and Design Review No. 1650

Thomas and Susan Reinhart, 37 Upper Road, A.P. Nos. 73-111-02 and 073-111-05, R-1:B-5A (Single Family Residence, 5 Acre Minimum Lot Size). Variance and design review to permit the following: 1.) modifications and additions to the residence and accessory structures resulting in a 756 square foot net increase in floor area; 2.) 256 cubic yards of cut and 122 cubic yards of fill associated with grading the yard behind the residence and lowering a retaining wall within the guideline watercourse setback (25 feet recommended, 2 feet proposed); 3.) demolition of a deck and construction of a new deck, outdoor fireplace and pergola within the guideline watercourse setback (25 feet recommended, 6 feet proposed) and north side setback (25 feet required, 15.75 feet proposed); 4.) construction of a new spa, trellis, patio and retaining walls

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up to 8 feet tall within the west side setback (25 feet required, 8.25 feet proposed); and 5.) over 100 linear feet of landscape retaining walls up to six feet in height.

Lot area	82,439 square feet	
Existing Floor Area Ratio	12.1%	
Proposed Floor Area Ratio	13.0%	(15% permitted)
Existing Lot Coverage	7.8%	
Proposed Lot Coverage	8.4%	(15% permitted)

The existing residence is nonconforming in height (30 feet permitted) and number of stores (2 stories permitted).

- 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.