

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, MAY 14, 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.

Report from Committee Heads.
Public Works - Council member Strauss
 - Public Works Committee report
7. Presentation of new Town of Ross website. (Lopez & Kristen McDonnell, Studio Kristen (web design))
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Report from the Ross School.
11. Town Council consideration of adoption of Ordinance No. 614 to amend Municipal Code Chapter 18.28, Community Cultural District, to allow limited, ancillary residential development as a conditionally permitted use. (O'Rourke & 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.

12. Town Council consideration of introduction of Ordinance No. 615 to amend Municipal Code Chapter 2.28.030, Disaster Council Membership, and Chapter 2.28.040 Disaster Council Powers and Duties. (Vallee)
13. Town Council consideration of introduction of Ordinance No. 616 to exempt bicycles from left turn restrictions from Bolinas Avenue onto Shady Lane, prohibiting U-turns at 6 Redwood Drive and deleting restrictions prohibiting left turns from Bolinas Avenue onto San Anselmo Avenue. (Reis)
14. Presentation by Deborah Cole from Parisi Associates on Street Smarts Pilot Program. (Reis)
15. Town Council discussion of draft job descriptions and performance review process for Town Hall positions and consideration of adoption of the Town Manager job description and performance review process. (Cahill & Patti Divella)
16. 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)
17. Town Council discussion of Town of Ross draft housing element 2009-2014, to include potential programs and sites to meet the Town's regional housing needs allocation. (O'Rourke)
18. Planning Consent Agenda.

The following four items will be considered in a single motion, unless removed from the consent agenda:

 - a. 29 Poplar Avenue, Variance No. 1739
Robert and Rebecca Kerstetter, 29 Poplar Avenue, A.P. No. 73-273-23, R-1: B-7.5 (Single Family Residence, 7,500 Sq. Ft. Min. Lot Size), Medium Low Density (3-6 Units/Acre). After-the-fact request to permit 160 square feet of the attic area of the accessory structure to be finished with sheetrock and lighting.

Lot area	7,750 square feet
Existing Floor Area Ratio	28.0%
Proposed Floor Area Ratio	30.0% (20% permitted)
Existing Lot Coverage	25.0%
Proposed Lot Coverage	25.0% (20% permitted)

The existing accessory structure is nonconforming in setbacks.

b. 10 Lagunitas Road, Variance No. 1740

Linda and Jon Gruber, 10 Lagunitas Road, A.P. No. 73-191-23, R-1: B-A (Single Family Residence, 1 Acre Minimum Lot Size), Very Low Density (.1-1 Units/Acre). Variance to allow new photovoltaic panels on the south facing roof of the barn/garage structure, which is located within the east side yard setback (25 feet required, 0 feet proposed).

The existing barn structure is nonconforming in setbacks.

c. 6 Fernhill Avenue, Variance No. 1741

Doreen and Frank Malin, 6 Fernhill Avenue, A.P. No. 73-051-16, R-1: B-10 (Single Family Residence, 10,000 Sq. Ft. Minimum Lot Size), Medium Low Density (3-6 Units/Acre). Variance to allow the installation of an air conditioning unit within the east side yard setback (25 feet required, 7 feet proposed).

The existing residence is nonconforming in setbacks.

d. 191 Lagunitas Road, Variance, Design Review, Hillside Lot/Hazard Zone Use Permit, and Demolition 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 (5,471 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. 1,603 cubic yards of cut and 1,671 cubic yards of fill are proposed. A variance is requested to build a driveway structure and trellis 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.

Based on an initial study, staff has concluded that the project will not have a significant effect on the environment and recommends that the Town Council adopt a Mitigated Negative Declaration of Environmental Impact for the project.

Lot area	136,289 square feet
Existing Floor Area Ratio	6,245 square feet (4.6%)
Proposed Floor Area Ratio	9.097 square feet (6.7%)*
Existing Lot Coverage	2.8%
Proposed Lot Coverage	4.0% (15% permitted)

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

End of Planning consent agenda.

19. **54 Baywood Avenue, Variance, Design Review, Hillside Lot/Hazard Zone 3 Use Permit No. 1669**

Ross and Ligia Parmenter, 54 Baywood Avenue, A.P. No. 72-072-29 and 72-072-30, R-1:B-20 (Single Family Residence, 20,000 sq. ft. min. lot size), Low Density (1-3 Units/Acre). Design review and hillside lot/hazard zone 3 use permit to allow the construction of a new residence with 839 square feet of living space and a car deck and a pedestrian bridge on an undeveloped lot. 49 cubic yards of cut and 51 cubic yards of fill are proposed. A variance is requested to locate a car and pedestrian bridge within the front yard setback (25 feet required, 0 feet proposed). The applicant proposes to provide the one required covered parking space under the car deck with a car lift. The covered parking and storage area create an additional 388 square feet of floor area. Two uncovered parking spaces would be available on site on the car bridge and deck. One extra parking space would be created within the right-of-way and front yard setback. A tree removal permit is requested to allow the removal of two 14" diameter bay trees and a 14" diameter oak tree. A total of 1,227 square feet of floor area is proposed.

Lot area	20,967 square feet	
Present Floor Area Ratio	0%	
Proposed Floor Area Ratio	1,227 sq. ft.	5.9%*
Present Lot Coverage	0%	
Proposed Lot Coverage	10.9%	(15% permitted)

*(*The slope of the lot is 53%. The Town Hillside Lot Ordinance guidelines recommend a maximum floor area of 839 square feet.)*

20. **18 Canyon Road, Variance and Design Review No. 1692**

Douglas Abrams, 18 Canyon Road, A.P. No. 72-031-27, R-1:B-5A (Single Family Residence, 5 Acre Minimum Lot Size), Very Low Density (.1-1 Units/Acre). Design review and variances to allow: 1.) conversion of 216 square feet of garage storage space to living space within side yard setback (25 feet required, 8 feet proposed); 2.) expansion of master bedroom at main level and addition of two new bedrooms at upper level within front yard setback (25 feet required, 5 feet proposed).

Lot area (less road easement)	23,598 square feet	
Existing Floor Area Ratio	13.2%	
Proposed Floor Area Ratio	14.8%	(15% permitted)
Existing Lot Coverage	10.7%	
Proposed Lot Coverage	11.2%	(15% permitted)

The existing residence is nonconforming in setbacks, maximum height, and number of stories

21. **Correspondence.**

22. **Other Business.**

23. **Adjournment.**

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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.