

AGENDA  
REGULAR MEETING of the ROSS TOWN COUNCIL  
THURSDAY, OCTOBER 11, 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 Hunter.
7. Report from Committee Heads.
  - General Government - Council member Durst
    - Marin Telecommunications Agency
    - Street Tree Working Group
  - Public Works - Council member Skall
    - Transportation Authority of Marin
8. Report from Ross Property Owners Association.
9. Town Council consideration of introduction of Ordinance No. 602 amending Chapter 16.18 of the Ross Municipal Code, Restricting Smoking, to include additional regulation of secondhand smoke. (Broad and O'Rourke)
10. Town Council consideration of introduction of Ordinance No. 603 amending Chapters 15.04, 15.12, 15.14, 15.16 and 15.18 of the Ross Municipal Code, and adopting the 2007 California Building Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Fire Code and the California Energy Code. (Jarjoura, Heying and O'Rourke)

*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.

11. Town Council discussion of adopting wildland-urban interface fire protection standards. (Heying & O'Rourke)
12. Town Council consideration of Resolution No. 1633 enacting a temporary closure of Shady Lane to ensure the safety of pedestrians on Halloween. (Heying)
13. Award of contract and authorization of expenditures for Winding Way Overlay Project, Section 10 (from Canyon Road to 126 Winding Way). (Jarjoura)
14. **Ross School Staging, The Ross Common, Civic District Use No. 1670**  
The Ross School (applicant), Town of Ross (owner), The Ross Common, A.P. No. 73-242-04 Civic District (C-D)\* Use of the Ross Common for a temporary campus and construction staging area during the reconstruction of Ross School between May 2008 and February 2010. Approval is requested for: 1.) installation of 19 eleven-foot tall portable buildings, placed on temporary wood foundations on new level gravel pads, to provide classrooms, an administrative office, a resource center, a library and toilets. Eight of the portable buildings straddle the school district and Ross Common lot line, and approximately half of the floor area is to be located on Ross Common; 2.) installation of a contractor staging area at the current baseball diamond; 3.) removal of four diagonal parking stalls along Ross Common and installation of a new crushed rock road to provide access to the staging area; 4.) installation of a six-foot tall chain link fence covered with a green semi-transparent fabric around the school construction site and staging area and a six-foot tall wood fence to screen the HVAC units at the rear of the portable buildings; 5.) relocation of the baseball diamond and soccer field in the southeast corner of the Common and erection of a temporary ten-foot tall chain link backstop; 6.) construction of two new asphalt paths to provide access from the Ross Common to the portable buildings.

*\*Uses permitted in the Civic District are uses of the town for public purposes, including educational uses. Regulations are as designated and approved by Town Council in each particular case.*

15. **30 El Camino Bueno, Amendment to Demolition Permit, Variance, Design Review, Hillside Lot Hazard Zone 3 Permit, and Tree Removal No. 1615**  
Colin Lind and Anne Dickerson-Lind, 30 El Camino Bueno, A.P. No. 72-171-04, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size). Amendment to plans approved by the Town Council on April 17, 2006, extended to April 17, 2008, for a demolition permit, design review, hillside lot hazard zone 3 use permit and tree removal application associated with the demolition of the existing residence and construction of a new 6,708 residence and related improvements. The modifications requested include: 1.) design review for new retaining walls ranging from 2.5 to 9 feet tall that associated with widening the 250-foot long driveway to a minimum width of 14 feet; 2.) new utilities access deck within the front yard setback (25 feet required, 2 feet proposed); 3.) height variance to allow a maximum roof height of 33.5 feet (30 feet allowed, 32.5 feet approved); 4.) minor changes to the location of exterior windows, doors and walls; 5.) change in window material from copper clad to wood; and 6.) addition of solar thermal and PV panels on the roof and elimination of the geo-thermal system. The approved cut and fill would increase from 1,475 cubic yards of cut and 730 cubic yards of fill to 1,570 cubic yards of cut and 850 cubic yards of fill.

Lot area	108,029 sq. ft. (2.48 acres)
Existing Floor Area Ratio	5.8%
Proposed Floor Area Ratio	6.2% (15% permitted*)
Existing Lot Coverage	3.9%
Proposed Lot Coverage	6.5% (15% permitted)

*\*THE SLOPE OF THIS LOT IS 40%. THE HILLSIDE LOT ORDINANCE WOULD RECOMMEND A MAXIMUM FLOOR AREA OF 6,708 SQUARE FEET.*

(Continued at applicant's request.)

16. **18 Redwood Drive, Demolition, Variance and Design Review No. 1665**  
 Lisa and Michael Gorham, 18 Redwood Drive, A.P. No. 73-271-05, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Demolition permit to allow demolition of the existing 1,282 sq. ft. residence. Variance and design review to allow construction of: 1.) new 2,510 sq. ft. residence with a maximum ridge height of 28.75 feet and attached 246 sq. ft. one car garage within the north side yard setback (15 feet required, 8.75 feet proposed), south side yard setback (15 feet required, 7 feet proposed) and watercourse setback (50 feet recommended, 8.5 feet proposed); 2.) deck and bridge over watercourse (25 foot setback recommended, 0 feet proposed) and within north side yard setback (15 feet recommended, 0 feet proposed); 3) 17 by 38 foot pool within watercourse setback (25 feet recommended, 11 feet proposed); and 4.) 10 foot tall wood trellis within front yard setback (25 feet required, 21 feet proposed) and side yard setback (15 feet required, 0 feet proposed).

Lot area	13,792 square feet
Existing Floor Area Ratio	9.3%
Proposed Floor Area Ratio	20.0% (20% permitted)
Existing Lot Coverage	17.2%
Proposed Lot Coverage	18.9% (20% permitted)

*The existing residence is nonconforming in side yard setbacks and covered parking (one required).*

17. **6 Norwood Avenue, Variance No. 1643b**  
 Charles and Jan Hoeveler, 6 Norwood Avenue, A.P. No. 73-091-26, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). Variance to allow the following: 1.) 8.25 foot tall wood trellis within the front yard setback (25 feet required, 22 feet proposed) and side yard setback (15 feet required, 7.5 feet proposed); 2.) 10.25 foot tall storage shed within the front yard setback (25 feet required, 22.5 feet proposed) and side yard setback (15 feet required, 4 feet proposed); 3.) built-in gas barbecue within the west side setback (15 feet required, 1 foot proposed) and rear yard setback (40 feet required, 14.5 feet proposed); and 4.) bluestone patios within the rear yard setback (40 feet required, 4 feet proposed) and side yard setbacks (15 feet required, 4 feet proposed). The existing sheds and trellis in the northeast corner of the lot, and the shed in the southeast corner of the lot, would be demolished. The project also involves replacement of the asphalt driveway paving with a new gravel parking area and landscaping.

Lot area	7,038 square feet
Existing Floor Area Ratio	32.3%
Proposed Floor Area Ratio	32.3% (20% permitted)
Existing Lot Coverage	32.6%
Proposed Lot Coverage	31.3% (20% permitted)

*The existing residence is nonconforming in setbacks and covered parking (one space required).*

18. **33 Sir Francis Drake Boulevard, Use Permit, Variance and Design Review No. 1634**

metroPCS (applicant) and Town of Ross (owner), 33 Sir Francis Drake Boulevard, A.P. No. 73-191-16, C-D (Civic). Town Council approval to allow the following within the Civic District: use permit to allow the installation of a 50-foot tall pole, designed to resemble a pine tree, containing three metroPCS wireless communication antennas at a height of 50 feet. The faux tree pole will accommodate an additional cellular carrier's antennas at a height of up to 50 feet.\* A new Town of Ross community alert siren will be mounted at the top of the tree pole. The tree pole will be located to the west of the Town's corporation yard building and within the Corte Madera Creek watercourse setback (25 feet required, approximately 2 feet proposed.) Associated electronic equipment for the antennas would be raised 3 feet above floodplain levels and placed within an equipment enclosure on the south side of the corporation yard building surrounded by a 9-foot tall wood fence (6 feet permitted.) A variance application has been filed to allow more than two antennas at the site.

\*The Town is currently negotiating with T-Mobile to relocate their existing cellular antennas from atop the rear of the Town's Fire Station to the tree pole.

19. **36 Glenwood Avenue, Demolition, Variance, Design Review and Tree Removal No. 1662**

John and Lisa Pritzker, 36 Glenwood Road, A.P. Nos. 73-131-25 and 73-131-26, R-1:B-A (Single Family Residence, 1 acre minimum lot size). Demolition permit to allow the demolition of a residence, guest house, garage, and shed totaling 16,048 square feet. Variance and design review to allow the following: 1.) construction of a new 14,862 square foot, three-story residence, including a 2,416 square foot mechanical area on the east elevation (2 stories permitted) and an attached 1,217 square foot garage. The master suite on the south end of the residence would have a maximum roof height of 39.6 feet, measured to the floor of the basement (29.2 feet measured to adjacent finished grade) where 30 feet is permitted. A 3,441 square foot second unit and a 1,120 square foot exercise room/office are proposed, resulting in total proposed development of 23,057 square feet is proposed. 2.) construction of landscape improvements including new patios, terraces, sports court and a 24 by 60 foot pool; 3.) two new six-foot tall, solid wood vehicular gates, between stone pillars up to 6.5 feet tall (6 feet permitted); 4.) 1,264 cubic yards of cut, 1,915 cubic yards of fill, and over 100 linear feet of new retaining walls with a maximum height of 9 feet; 5.) watercourse design review to allow a 10-foot landscape bench near Ross Creek (25 feet recommended, 23.5 feet proposed); and 6.) a tree removal application to permit removal of 39 trees from 6 to 70 inches in diameter, detailed in the application materials.

Lot area	221,194 square feet*	
Existing Floor Area Ratio	7.3%	
Proposed Floor Area Ratio	10.4%	(15% permitted)
Existing Lot Coverage	4.9%	
Proposed Lot Coverage	7.9%	(15% permitted)

*\*The application includes merging the existing two legal lots, parcels, A.P. No. 73-131.25 at 3.5 acres and A.P. No. 73-131-26 at 1.53 acres, for a combined lot area of 221,194 square feet ( 5.08 acres)*

**20. 54 Baywood Avenue, Variance, Design Review, Hillside Lot/Hazard Zone 3 Use Permit and Tree Removal No. 1669**

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 square foot minimum lot size). Variance, design review and hillside lot/ hazard zone 3 use permit to allow the construction of a 1,200 square foot two-story residence with a 430 square foot attached garage. A variance is requested to locate the driveway retaining walls and attached garage within the front yard setback (25 feet required, 0 feet proposed for driveway, 15 feet proposed for garage). 535 square feet of decks are proposed. The project involves 105 cubic yards of cut for the lower floor, grade beams, footings and drilled piers, as well as 65 cubic yards of fill. A parallel parking space would be created on the downhill side of Baywood Avenue, within the right-of-way, with retaining walls from 6-8 feet tall. Other improvements within the Baywood Avenue right-of-way are also proposed, including widening the roadway, curbs, and driveway work. A tree removal permit is requested to allow the removal of a 14" bay tree and a 14" oak tree that are located within the footprint of the proposed structure.

Lot area	20,971 square feet	
Present Floor Area Ratio	0%	
Proposed Floor Area Ratio	7.8%	(15% permitted*)
Present Lot Coverage	0%	
Proposed Lot Coverage	8.6%	(15% permitted)

(\*The slope of this lot is indicated at 53%. The hillside lot ordinance would recommend a maximum floor area of 840 square feet.)

**21. 63 Ivy Drive, Variance and Design Review No. 1667**

Steve Daane and Sheryl Garrett, 63 Ivy Drive, Ross, A.P. No. 73-152-17, R-1:B-20 (Single Family Residence, 20,000 sq. ft. Minimum Lot Size). Variance and design review to expand the existing parking area located within the front yard setback (25 feet required, 0 feet proposed) and side yard setback (20 feet required, 6 feet proposed). Project includes construction of a new 3 to 7.5 foot tall retaining wall on the downhill side of Ivy Drive with a 3 foot tall grapestake fence/railing along the edge of the wall.

**22. 18 Canyon Road, Variance and Design Review No. 1655**

Douglas Abrams, 18 Canyon Road, A.P. No. 72-031-27, R-1:B-5A (Single Family Residence, Five Acre Minimum). After-the-fact design review and variance to allow the following: 1.) conversion of 275 square foot carport to living space and 142 square

foot addition within front yard setback (25 feet required, 5 feet proposed) for new bedroom and bathroom; 2.) reconstruction of entry porch within side setbacks (25 feet required, 8 feet proposed); 3.) reconstruction of decks within front yard setback (25 feet required, 5 feet proposed) and side yard setback (25 feet required, 13 feet proposed); 4.) new retaining walls up to 4.5 feet in height over a watercourse contained in a culvert; 5.) dormer addition within west side setback (25 feet required, 20 feet proposed) and within guideline watercourse setback (25 feet recommended, 10 feet proposed); 6.) 6 foot tall wood lattice gate between 6.5 foot tall stone-faced columns on roadway easement to 12 Canyon Road (6 feet permitted); 7.) 60 square foot shed with a maximum ridge height of 11.75 feet on road easement for 12 Canyon Road; 8.) relocation of private roadway and creation of new crushed rock patio area within front yard setback (25 feet required, 13 feet proposed) and side yard setback (25 feet required, 11 feet proposed); and 9.) relocation of existing arbor within roadway easement to west side yard setback (25 feet required, 2 feet proposed).

Lot area (less road easement)	52,703 square feet	
Existing Floor Area Ratio	5.1%	
Proposed Floor Area Ratio	5.4%	(15% permitted)
Existing Lot Coverage	5.5%	
Proposed Lot Coverage	4.6%	(15% permitted)

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

23. Correspondence.
24. Other Business.
25. 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.*