


AGENDA  
REGULAR MEETING of the ROSS TOWN COUNCIL  
THURSDAY, OCTOBER 14, 2010

1. 6:30 P.M. Commencement.
2. Posting of Agenda.
3. Minutes.
4. Demands.
5. Open Time for Public Expression. (5 minutes)  
Limited to three minutes per speaker on items not on agenda.
6. Report from Mayor.
7. Report from Committee Heads. (5 minutes)  
Public Works - Council member Small
  - Public Works Committee Update
8. Report from Ross Property Owners Association.
9. Report from the Ross School. (5 minutes)
10. Flood Control Report.
11. Introduction of new Police Officer Joshua Schulman. (Reis)
12. Introduction of new Apprentice Firefighter Steven Morlock. (Vallee)
13. Consent Agenda. (5 minutes)  
The following two items will be considered in a single motion, unless removed from the consent agenda:
  - a. 10 Ames Avenue, Variance and Design Review No. 1794 (Semonian)   
Bradley and Kristen Matsik, 10 Ames Avenue, A.P. No. 73-181-08, R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size), Low Density (1-3 Units/Acre).


*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.





Variance and design review for a significant remodel of the existing garage/shed structure at the northeast corner of the site. The structure would have a new roof with a maximum ridge height of 14.3 feet. The existing garage/shed structure is located within the required rear yard setback (5 feet existing, 10 feet required) and side yard setback (1 foot existing, 10 feet required).



Lot area	19,800 square feet
Effective lot area (less roadway easement)	17,980 square feet
Existing Floor Area Ratio	22.4%
Proposed Floor Area Ratio	19.2% (15% permitted)
Existing Lot Coverage	27.4%
Proposed Lot Coverage	25.9% (15% permitted)


*The existing residence, carport and garage are nonconforming in setbacks.*

b. 30 Ross Common, Commercial Use Permit No. 1802 (Semonian)   
Marcella Arana, Joseph and Deborah Montero, Property Owners, Mark Swenty, Applicant, 30 Ross Common, A.P. No. 73-272-11, Local Service Commercial District (C-L), Zone A (area of 100 year flood). A Local Service Commercial District Use Permit application for an office associated with a home theater/stereo business. The office would occupy a 200 square foot, street level, space behind the retail store. The office would have one employee (the applicant) and one client per day.

End of Consent agenda.

14. Council and public input on Police Chief Recruitment process to succeed outgoing Chief Jim Reis. (Broad and Reis, 15 minutes) 
15. Report from Ross Recreation Director Pam Riley and Town Council consideration/action to allow addition of a 2<sup>nd</sup> baseball field on the Ross Common for Little League proposed in the pre-Ross School construction ballfield location. (Riley, 15 minutes) 
16. Town Council consideration/action on Circle Drive Residents letter that Park and Circle Drive are publically maintained roadways. (Roth and Jarjoura, 15 minutes) 
17. Consideration/action on the appeal of Richard Hannum, 23 Baywood Ave., A.P. No. 72-071-02 on Construction Completion Penalties. (Jarjoura, 30 minutes) 
18. Discussion of the five Town Council goals for FY 2010-2011 developed at the Town Council retreat and the implementation of these goals. (15 minutes)
  - a. Attic and basement regulations (Russell)
  - b. Right-of-way regulations (Small)
  - c. Approach to future Public Safety Facilities and Organization (Martin)
  - d. Downtown, including commercial district and interface with Ross Common and Lagunitas, signs and parking (Strauss)
  - e. Town and Marin Art & Garden Center Relationship (Hunter)

19. Town Council, sitting as a planning commission, to consider recommending Town Council adoption of the draft Town of Ross Housing Element 2009-2014 to the Town Council. (O'Rourke, 40 minutes) 
20. No Action Items: (Martin, 5 minutes)
  - a. Council correspondence received
  - b. Future Council items
21. 23 Ross Common, Commercial Use Permit No. 1800 (Semonian, 15 minutes) 

Peter Maguire, Property Owner, Sara Whittles, Applicant, 23 Ross Common, A.P. No. 73-273-10, Local Service Commercial District (C-L), Zone A (area of 100 year flood). A Local Service Commercial District use permit application for a ballet studio catering to children 2 to 7 years old. The studio would offer movement and pre-ballet classes in a ballet studio setting using approximately 1,100 square feet of space. The use would have one teacher/director (the applicant), and no other employees. The applicant estimates 2 to 4 classes daily of 6 to 10 students per class, Monday through Saturday morning and afternoon.
22. 79 Bolinas Avenue, Variance No. 1801 (Semonian, 15 minutes) 

Jessica Bendy and Chris Pedrick , 79 Bolinas Avenue, A.P. No. 73-041-19, R-1 (Single Family Residential, 5,000 sq. ft. min. lot size), Medium Density (6-10 Units/Acre). Variances to allow the reconstruction of the southwest corner of the residence and to permit a 12 square foot addition to the area, which is located within the required side yard (5 feet proposed, 15 feet required). A setback variance is also requested to extend the main roofline over the rear portion of the structure, which will increase the height of the roof within the required side yard (5 feet proposed, 15 feet required).

Lot area	8,000 square feet
Existing Floor Area Ratio	21.7%
Proposed Floor Area Ratio	21.8% (20% permitted)
Existing Lot Coverage	26.3%
Proposed Lot Coverage	26.5% (20% permitted)

*The existing residence and garage are nonconforming in setbacks.*

**23. Adjournment.**

*The meeting will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, located at the corner of Sir Francis Drake Boulevard and Lagunitas Road.*

*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.*