

AMENDED AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
on the SPECIAL DATE OF THURSDAY, OCTOBER 16, 2008

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.
7. Report from Committee Heads.
 - Community Protection - Council member Hunter
 - Fire Department contract
 - Public Works -Council member Strauss
 - Committee meetings summary
 - General Government -Council member Skall
 - Transportation Authority of Marin update
 - Finance Committee update -Mayor Cahill for Council Member Martin
 - Flood Prevention Committee update
 - Joint Powers Oversight Committee update
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Town Council consideration of adoption of Resolution No. 1657 commending Chief of Protocol Molly Gamble and Centennial Committee Chairs for their efforts on the Town's 100-year Centennial celebration.
11. Town Council discussion of a lot line adjustment between the Town of Ross and the Ross School District to transfer approximately equal land areas between the Ross Common and the Ross School properties.

*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. 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)

13. Consent Agenda.

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

a. Town Council modification to the Encroachment Permit from the Town of Ross to the Ross School District to extend the use of the Ross Common by the school for a temporary campus and construction staging area from February 28, 2010 until July 31, 2010.

b. 92 Shady Lane, Extension of Time for Variance, Design Review, and Demolition No. 1603

Steve and Valerie McKinney, 92 Shady Lane, A.P. No. 073-052-26, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). An application for approval of a final, one-year time extension to September 14, 2009 for a variance and design review application approved on September 14, 2006 for the following project: a variance and design review application to allow the existing residence to be remodeled, raised approximately 3 feet, and an addition of 400 square feet of living space.

Lot area	11,686 square feet
Existing Floor Area Ratio	33.5%
Proposed Floor Area Ratio	34.2% (20% permitted)
Existing Lot Coverage	20.7%
Proposed Lot Coverage	26.0% (20% permitted)

The property is currently nonconforming in side and rear setbacks.

c. 18 Redwood Drive, Extension of Time for Variance, Design Review, and Demolition 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). An application for approval of a one-year time extension to October 11, 2009 for a demolition permit, variance and design review application approved on October 11, 2007 for the following project: 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).

d. 7 Woodside Way, Extension of Time for Variance and Design Review No. 1613

Stephanie and Lee Notowich, 7 Woodside Way, A.P. No. 73-232-03, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). An application for approval of a final, one-year time extension to November 9, 2009 for a variance and design review application approved on November 9, 2006 for the following project: variance and design review to allow: 1.) remodel and addition to existing residence resulting in 8 square feet of new floor area within the rear setback area (40 feet required, 34.5 feet proposed) and 56 square feet of second floor deck area within the rear setback (40 feet required, 37 feet proposed); 2.) demolition of an existing carport and construction of a new 450 square foot two-car garage; 3.) demolition of a 402 square foot deck and replacement with a 387 square foot terrace, barbecue and outdoor fireplace within the rear setback area (40 feet required, 19 feet proposed); and 4.) new dormer, 76 square foot terrace, and covered entry for the cabaña, located at the rear property line (40-foot setback required, 0 feet proposed).

Lot area	22,294 square feet
Existing Floor Area Ratio	19.3%
Proposed Floor Area Ratio	19.9% (20% permitted)
Existing Lot Coverage	14.0%
Proposed Lot Coverage	15.7% (20% permitted)

The existing residence and cabaña are nonconforming in setbacks.

e. 10 Morrison Road, Design Review No. 1706

Margaret Haas, 10 Morrison Rd, A.P. No. 72-051-02, R-1:B-5A (Single Family Residence, 5 Acre Minimum Lot Size). Design review to allow a 45' long, 4'6" high retaining wall along Morrison Road and, above that, a 14 foot wide, 13 foot high shotcrete retaining wall finished with field stone to match the lower retaining wall.

End of consent agenda.

14. 58 Ivy Road, After-the-Fact Variance and Design Review No. 1711

Susannah Sarlo-Millstein, 58 Ivy Rd, A.P. No. 73-143-16, R-1:B-10 (Single Family Residence, 10,000 square foot minimum lot size). After-the-fact variance and design review approval to allow the following: 1) variance to allow a 9 foot by 15 foot detached accessory structure and surrounding deck to be located within the front

yard set back (18 feet proposed, 25 feet required); and 2) design review to allow the remodel of the exterior of the structure.

Lot area	11,000 square feet
Present Floor Area Ratio	20.6%
Proposed Floor Area Ratio	21.8% (20% permitted)
Present Lot Coverage	13.9%
Proposed Lot Coverage	16.6% (20% permitted)

15. 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, hillside lot/hazard zone 3 use permit and tree removal to allow construction of a 2-story, 1,198 square foot residence and 260 square foot 2-car garage with a car lift. The residence proposes rooftop, upper level and lower level decks. 51 cubic yards of cut and 77 cubic yards of fill are proposed. A variance is requested to build a garage bridge within the front yard setback (25 feet required, 0 feet proposed) and to locate one off-street parking space within the right-of-way and within the front yard setback (25 feet required, 0 feet proposed.) Tree removal is requested to allow the removal of a 14" bay and a 14" oak tree.

Lot area	20,971 square feet
Present Floor Area Ratio	0%
Proposed Floor Area Ratio	7.0% (15% permitted*)
Present Lot Coverage	0%
Proposed Lot Coverage	11.0% (15% permitted)

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

This item has been continued to the November 13, 2008 Council meeting.

16. Correspondence.

17. Other Business.

18. 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.