

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, SEPTEMBER 11, 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
 - Public Safety update
 - Public Works -Council member Strauss
 - Committee meeting topics status
 - Finance -Council member Martin
 - Marin Telecommunications Agency
 - Ross Recreation Board update
8. Announcement of recent promotions of Captain Tim Grasser and Firefighter Rick Rosecrans. (Vallee)
9. Report from Ross Property Owners Association.
10. Flood Control Report.
11. Town Council revisitation of anonymous correspondence policy. (Hunter)
12. Town Council designation of Marin Telecommunications Agency committee alternate.
13. Review of preliminary architectural design for the replacement of the Lagunitas Road Bridge. (Strauss)

*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.

- 14. Award of contract and authorization of expenditures for preliminary engineering and design services for Sir Francis Drake Boulevard Pedestrian Pathway Project. (Broad)
- 15. Award of contract and authorization of expenditures for the Shady Lane Safe Pathways to School Project phase one (from 10 Shady Lane to Southwood Avenue). (Broad)
- 16. Town Council consideration of adoption of Resolution No. 1656 opposing State of California budget decisions that would “borrow” local government, redevelopment and transportation funds. (Broad)
- 17. 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)

18. **Planning Application Consent Agenda.**
 The following two items will be considered in a single motion, unless removed from the consent agenda:

a. **104 Laurel Grove, Variance, Design Review and Demolition Permit No. 1693**
 Hank and Beth Holland, 104 Laurel Grove Avenue, A.P. No. 72-211-30, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size). Demolition permit and design review for modifications to an existing residence and accessory structures, including the following: 1.) addition of 1,459 square feet to the first and second story of the residence and 438 square feet to the garage; 2.) addition of new covered porch areas at the rear of the residence; 3.) demolition of the existing pool and pool house and construction of a new pool and 2,002 square foot pool house, with grey board and batten siding, grey trim and a grey standing seam metal roof; 4.) new grey shingle siding, darker grey trim and standing seam metal roofing for the main residence; 5.) retaining walls ranging from .5 to 4.5 feet tall associated with a new paved play area.

Lot area	97,573 square feet*	
Existing Floor Area Ratio	7.9%	
Proposed Floor Area Ratio	9.3%**	(15% permitted)
Existing Lot Coverage	9.3%	
Proposed Lot Coverage	11.0%	(15% permitted)

* Includes area of roadway easement.
 ** Does not include areas of porches that are over 10 feet deep.

b. **45 Willow Avenue, After-the-Fact Variance No. 1702**
 Brandon and Genevieve Broll, 45 Willow Avenue, A.P. No. 073-261-26, R-1:B-7.5 (Single Family Residence, 7,500 square foot minimum lot size). After-the-fact

variance to allow a laundry area consisting of a washer and dryer in an attic storage area, adding a total of 40 square feet of floor area to the existing residence.

Lot area	11,250 square feet	
Existing Floor Area Ratio*	27%	
Proposed Floor Area Ratio	27.4%	(20% permitted)
Existing Lot Coverage*	23%	
Proposed Lot Coverage	23%	(20% permitted)

The existing residence and garage are nonconforming in side yard setbacks.

*Based on floor area and lot coverage numbers in 1987 variance application.

End of Planning Consent agenda.

19. 3 Upper Ames, Variance and Design Review No. 1689

Lionel Conacher and Joan Dea, 3 Upper Ames Avenue, A.P. No. 73-201-02, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size). A significant demolition and remodel of the existing residence, designed by Joseph Esherick, architect, in 1957-1958. Demolition permit to allow modifications to each elevation of the residence, including demolition of walls, the roof and garage. Design review for the following: 1.) addition of 2,481 square feet of floor area on the first and second story of the residence to create a 7,540 square foot residence and 712 square foot garage; 2.) landscape improvements that include construction of a new pool, 860 square foot pool house, pool patio area and sports court; and 3.) steel, lattice design, driveway gates up to 6 feet in height between new stone columns. Variances to allow the following: 1) parking/turnaround areas partially within the west side (25 feet required, 15 feet proposed) and south rear (40 feet required, 8 feet proposed) setback areas; and 2) fence height variance to permit a 7 foot tall side yard fence between 3 and 7 Upper Ames (6 feet permitted); 4) over 100 linear feet of new landscape retaining walls up to 4.5 feet in height. A tree removal permit is also requested to allow removal of 26 trees between 8 and 54 inches in diameter. The Town Council will determine if the existing residence is a historical resource and, if so, if further review is warranted under the California Environmental Quality Act.

Lot area	96,407 square feet	
Existing Floor Area Ratio	6.1%	
Proposed Floor Area Ratio	9.5%	(15% permitted)
Existing Lot Coverage	6.1%	
Proposed Lot Coverage	8.7%	(15% permitted)

20. Appeal of 7 Woodhaven Demolition Permit, Variance, Design Review, Hillside Lot Approval/ No. 1680

Patty and Richard Treadwell have filed an appeal of the July 10, 2008 Town Council approval, sitting as a Planning Commission, of the following application: Steve Bode, 7 Woodhaven Road, A.P. No. 73-021-04, R-1:B-5A (Single Family Residence, 5 Acre Minimum Lot Size). Demolition permit to allow the demolition of an existing residence and detached accessory structures totaling 1,961 square feet of floor area. Variance, design review, hillside lot/ hazard zone 4 use permit and second unit

permit to allow the following: 1.) construction of a 4,861 square foot residence and attached two-car garage with a maximum ridge height of 28 feet; 2.) construction of a 1,140 square foot detached second unit above a two-car garage (700 square feet permitted), with a maximum ridge height of 18.5 to 23 feet (18 feet permitted); 3.) location of the new residence, second unit, driveway and landscape retaining walls within 50 feet of a watercourse contained in a culvert (25 to 50 foot setback recommended); 4.) 469 cubic yards of cut and 340 cubic yards of fill; and 5.) over 100 linear feet of new driveway and landscape retaining walls with a maximum height of 9 feet.

Lot area	76,746 square feet	
Present Floor Area Ratio	2.7%	
Proposed Floor Area Ratio	7.8%	(15% permitted)
Present Lot Coverage	2.7%	
Proposed Lot Coverage	5.8%	(15% permitted)

21. **8 Sir Francis Drake, Variance, Design Review and Hillside Lot No. 1694**
 David and Andrea Millstein, 8 Sir Francis Drake Boulevard, A.P. No. 72-241-23, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size). Design review, variance and hillside lot approval for modifications to an existing residence and landscape improvements to allow the following: 1.) addition of 1,712 square feet to the existing residence to create a two-car garage and guest suite at the lower level, kitchen and family room at the main level, and master bedroom at the upper level (4,209 square feet of total floor area are proposed); 2.) new covered porch on the south elevation; 3.) setback variance to permit a portion of the proposed addition, outdoor terrace, and outdoor barbeque to be located within the north side yard setback (25 feet required, 16 feet proposed); 4.) 70 linear feet of new landscape retaining walls up to 4 feet in height; and 5.) 6 foot tall, open design, wood fence with partially solid wood gate and 6.5 foot stone columns at the front property line; and 6.) 6 foot tall wood sound wall approximately 35 feet from the front property line. The addition materials would match the existing residence.

Lot area	51,401 square feet	
Existing Floor Area Ratio	4.9%	
Proposed Floor Area Ratio	8.2%	(15% permitted*)
Existing Lot Coverage	3.3%	
Proposed Lot Coverage	5.3%	(15% permitted)

The existing residence is nonconforming in setbacks, covered parking and number of stories.

*The slope of this lot is 33%. The hillside lot ordinance would recommend a maximum floor area of 4,034 square feet.

22. **Open time for matters pertaining to the closed session in agenda item 23.**
23. **Council will adjourn to closed session for the following: Labor Relations — Government Code Section 54957.6 related to negotiations between the Town of Ross (Gary Broad, Town Manager as Town Representatives) and the Ross Professional Firefighters Association, Local 1775.**

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24. **OPEN SESSION.** Council will return to open session and announce action taken, if any.
25. **Correspondence.**
26. **Other Business.**
27. **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.

Copies of planning items and select Council reports are available for review on the Town of Ross website at <http://www.townofross.org/town-council/current-meeting-reports/>.