

AMENDED AGENDA
SPECIAL MEETING of the ROSS TOWN COUNCIL
THURSDAY, SEPTEMBER 16, 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. (10 minutes)
Public Works - Council member Small
 - Public Works Committee Update
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Consent Agenda. (5 minutes)
The following six items will be considered in a single motion, unless removed from the consent agenda:
 - a. Town Council consideration of adoption of Resolution No. 1721 proclaiming October 24, 2010 as World Polio Day. (Small) ☐
 - b. 36 Glenwood Avenue, Amendment to Variance and Design Review No. 1662 (Semonian) ☐
John and Lisa Pritzker, 36 Glenwood Avenue, A.P. No. 73-131-30, R-1:B-A (Single Family Residence, 1 Acre Minimum Lot Size), Very Low Density (.1-1 units per 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.

☐ Report available online at http://www.townofross.org/pages/town_council/staff_reports.html

Zone A and X (creek is within 100-year floodplain). Amendment to plans approved by the Town Council on March 13, 2008, and amended at later hearings, for redevelopment of the site with a new residence and accessory structures. The applicant requests the Council to rescind a condition of approval that required construction within Ross Creek to remove a potential barrier to fish passage.


Lot area	221,194 square feet
Approved Floor Area Ratio	11.2% (15% permitted)
Approved Lot Coverage	9.1% (15% permitted)

c. **32 Ross Common, Commercial District Use Permit No. 1797 (Semonian)**  Rossetti Trust, Owner, William Markakis, Personalized Training Center, Applicant, 32 Ross Common, A.P. No. 73-272-06, Local Service Commercial District (C-L), Zone A (area of 100 year flood). Local Service Commercial District use permit application for a personal fitness training center previously located at 23 Ross Common under a use permit approved by the Town in 2002. The use occupies a 750 square foot, second floor, space. Two on site parking spaces are available. The center has up to 2 employees and estimated client traffic of 8 customers per day. The proposed maximum hours of operation are 6:00 a.m. to 8:00 p.m.

d. **51 Shady Lane, Variance No. 1795 (Semonian)**  Andy and Alexa Price, 51 Shady Lane, A.P. No. 73-151-18, R-1: B-20 (Single Family Residence, 20,000 SF Minimum Lot Size), Low Density (1-3 units per acre). Variance to allow construction of a new swimming pool and patio area within the required rear (west) yard setback area (20 feet proposed, 40 feet required). An existing cottage would be moved within the rear yard setback area (17 feet existing, 22.5 feet proposed, 40 feet required) and the window and doors would be remodeled. The project involves new landscaping and removal of asphalt in the yard area adjacent to Norwood Avenue to maintain the existing level of impervious surfaces.

Lot area	19,906 sq. ft.
Existing Floor Area	35.8%
Proposed Floor Area	35.8% (15% permitted)
Existing Lot Coverage	16.0%
Proposed Lot Coverage	16.0% (15% permitted)
Existing Impervious Landscape Areas	6.3%
Proposed Impervious Landscape Areas	6.3%

The existing residence is nonconforming in height (33 feet existing, 30 feet permitted) and number of stories (2 permitted, 3 existing).


e. **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). Variance, design review and demolition permit application to allow a significant remodel and 132 square foot addition to the existing residence, partially within the rear yard setback (31 feet proposed, 40 feet required). The exterior changes involve replacement of windows and doors, modifications to roof forms to the

rear of the structure (potentially rebuilding the main roof form), construction of a new front porch, and demolition of the carport.

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.




**These numbers reflect the floor area and lot coverage after deduction of the roadway easement.*

f. 17 Upper Ames Avenue, Variance and Design Review No. 1790 (Semonian) 
Kira Matthews, 17 Upper Ames Avenue, A.P. No. 73-181-14, R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size), Low Density (1-3 Units/Acre). Variance and design review application to allow a remodel and 256 square foot addition to the existing residence. The project includes the following: 1.) potentially replacing the partially enclosed carport with a garage; 2.) constructing a second floor addition partially over the carport/garage; and 3.) a second floor addition on the south elevation.

Lot area	23,323 square feet
Existing Floor Area Ratio	13.7%
Proposed Floor Area Ratio	15.0% (15% permitted)
Existing Lot Coverage	10.2%
Proposed Lot Coverage	10.6% (15% permitted)
Existing Impervious Areas	22.0%
Proposed Impervious Areas	22.0%

The existing carport is nonconforming in setbacks.

End of Consent agenda.

11. Brown Act Review Focusing on Applicability to Committees (Town Attorney Roth, 15 minutes)
12. Discussion with Ross Valley Sanitary District on recent rate increases, staffing levels and other operational questions. (Martin and Ross Valley Sanitary District General Manager Richards, 15 minutes) 
13. a. Town Council discussion/action on Frederick Allen Park improvements. (O'Rourke and Maccario, 15 minutes) 
b. Town Council discussion/action on providing a Class II bikeway on the west side of Sir Francis Drake Boulevard through the Town limit. (Jarjoura, 10 minutes) 

- 14. Town Council consideration of Resolution No. 1723 enacting a temporary closure of Shady Lane to improve the safety of pedestrians on Halloween. (Reis, 10 minutes)
- 15. Town Council consideration/action on Public Safety concerns in closing Ross Common roadway for the annual Town Dinner on September 24, 2010. (Reis, 10 minutes)
- 16. Town Council consideration and response to the Grand Jury report dated June 22, 2010 entitled "School Resource Officers: A Proactive Approach to School Safety." (Reis, 10 minutes)
- 17. No Action Items: (Martin, 5 minutes)
 - a. Council correspondence received
 - b. Future Council items
- 18. 14 Walnut Avenue, Variance and Design Review No. 1671 (Semonian, 15 minutes)

Loretta Gargan & Catherine Wagner, 14 Walnut Avenue, A.P. No. 73-171-55, R-1: B-10 (Single Family Residence, 10,000 SF Minimum Lot Size), Medium Low Density (3-6 units per acre). Design review and variance for a 649 square foot, two-story, addition to the existing 706 square foot residence. The north roof overhang for the addition would encroach into the north side yard setback (13 feet proposed, 15 feet required). Design review and variances are also requested for a new 330 square foot, one car, garage, pool equipment and storage structure within the side yard setback (3 feet proposed, 10 foot setback required) and rear yard setback (5 feet proposed, 10 feet required). The south roof overhang for the garage would encroach into the south side yard setback (2.5 feet proposed, 10 feet required). The project also includes a spa, pool and patio area within the rear yard setback (8 feet proposed, 40 feet required). Total floor area of 1,685 square feet is proposed.

Lot area	7,500 sq. ft.	
Existing Floor Area	9.4%	
Proposed Floor Area	22.4%	(20% permitted)
Existing Lot Coverage	12.2%	
Proposed Lot Coverage	19.8%	(20% permitted)
Existing Impervious Areas	18.5%	
Proposed Impervious Areas	27.8%	


The existing residence is nonconforming in setbacks.

- 19. 23 Ross Common, Commercial District Use Permit No. 1793 (Semonian, 10 minutes)

Peter Maguire, Owner, Eric Harr, Social Media, Inc., 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 social media marketing agency office using approximately 1,100 square feet of space formerly occupied by a personal trainer. The office would have 5 to 6 employees and estimated client traffic of 10-15 customers per day. The applicant expects additional customers for special weekday and weekend seminars. The proposed days and hours

September 16, 2010 Agenda

of operation are Monday through Friday from 10:00 a.m. to 5:00 p.m. and weekend hours have not yet been determined.

20. **201 Lagunitas Road, Variance No. 1766 (Semonian, 15 minutes)**  Kara and Josh Fisher, 201 Lagunitas Road, A.P. No. 73-221-07, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 units per acre). Design review and variances for a new 585 square foot detached second unit/“garden pavilion” located 31 feet from the Lagunitas Road property line.

Lot area	43,654 sq. ft.	
Floor Area Under Construction	15.0%	
Proposed Floor Area	16.3%	(15% permitted)
Lot Coverage Under Construction	15.0%	
Proposed Lot Coverage	16.3%	(15% permitted)

21. **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.