

AGENDA  
REGULAR MEETING of the ROSS TOWN COUNCIL  
THURSDAY, SEPTEMBER 8, 2011

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. (5 minutes)
7. Report from Town Manager. (5 minutes)
8. Report from Public Works Director/Building Official. (15 minutes)
  - Ross Common Restoration/Ross School Project Update
  - Town Hall Office Remodel Update
  - Laurel Grove Creek Bank Stabilization and Drainage Project
  - Sir Francis Drake/Lagunitas Road Intersection Project
  - Corte Madera Creek Left Bank Erosion Protection Project
9. Report from Committee Heads. (10 minutes)
  - Public Works - Council member Strauss
    - Overview of Public Works projects
  - Community Protection - Council member Hunter
    - Public Safety update
    - Fire Department 101 Year Anniversary Celebration
10. Report from Ross Property Owners Association.
11. Flood Control Report.
12. Report from the Ross School and introduction of new School Superintendent Scott Mahoney. (Board Member Robert Dickinson, 5 minutes)

*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.

13. Consent Agenda. (5 minutes)

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

a. Town Council adoption of Ordinance No. 626 amending Municipal Code Section 10.28.070, Parking Prohibited on Certain Streets, to prohibit parking on the west side of Woodside Way at the intersection with Madrona Avenue. (Masterson) ☐

b. Town Council consideration/adoption of Resolution No. 1750 enacting a temporary closure of Shady Lane annually to improve the safety of pedestrians on Halloween. (Masterson) ☐

End of Consent agenda.

14. Town Council discussion of the acoustical study prepared for the Initial Study for the relocation of a rookie baseball field on the Ross Common to the southwest corner of the Common. (Broad and Rosen Goldberg Der & Lewitz, 60 minutes) ☐

15. Town Council consideration/ adoption of Resolution No. 1751 repealing Resolution No. 1675 and Establishing Fees for Development Applications, Subdivision Applications, Environmental Review, Building and Public Works Applications and Residential Building Record Reports. (Broad, 15 minutes) ☐

16. Town Council consideration/ adoption of Resolution No. 1749 updating and amending Town of Ross conflict of interest code and rescinding Resolution Nos. 1285 and 1613. (Stepanicich, 15 minutes) ☐

17. Town Council consideration/introduction of Ordinance No. 625, amending Municipal Code Chapter 18.42, Second Units, to allow a discretionary review process and to provide certain exceptions to second unit development regulations. (O'Rourke, 10 minutes) ☐

18. Town Council discussion regarding adopting regulations curtailing installation of additional asphalt in the right-of-way and on Town-owned property (Hemati, 15 minutes) ☐

19. No Action Items: (Small, 5 minutes)  
a. Council correspondence received  
b. Future Council items

20. 90 Laurel Grove Avenue, Amendment to Variance and Design Review No. 1778 (Semonian, 10 minutes) ☐

Steve and Kirsten Polsky, 90 Laurel Grove Avenue, A.P. No. 72-201-12, R-1:B-A (Single Family Residential, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). Request for amendment to plans approved by the Town Council on June 10, 2010, for design review and variances associated with converting the existing basement area to

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a family room. The amendment would increase the approved basement area from 635 square feet to 723 square feet (88 square foot increase). Total floor area of 4,114 square feet is proposed.

|                       |                |                 |
|-----------------------|----------------|-----------------|
| Lot area              | 16,546 sq. ft. |                 |
| Existing Floor Area   | 20.5%          |                 |
| Approved Floor Area   | 24.3%          |                 |
| Proposed Floor Area   | 24.8%          | (15% permitted) |
| Existing Lot Coverage | 19.1%          |                 |
| Approved Lot Coverage | 19.2%          |                 |
| Proposed Lot Coverage | 19.2%          | (15% permitted) |

*The existing residence is nonconforming in setbacks (34 foot rear setback existing and proposed, 40 feet required) and covered parking (one covered space existing and proposed, two required).*

21. **15 Woodside Way, Design Review No. 1823 (Semonian, 20 minutes) ☐**  
Susanne and Peter Chase, 15 Woodside Way, A.P. No. 73-252-06, R-1:B-6 (Single Family Residence, 6,000 sq. ft. minimum lot size), Medium Density (6-10 units per acre). Review of landscape plan associated with a design review application, conditionally approved by the Town Council on May 12, 2011, for a new driveway/parking area in the rear yard, within 25 feet of the top bank of a seasonal creek and for a new 6-foot tall wood and wire fence and gate. The Council will consider modifications made to the plans including additional stacked stone along the watercourse and a change in the gate material from wood and wire to a black metal grid. An after-the-fact variance from the 6-foot side yard fence height limit is necessary for approximately 16 feet of fence that is up to 10.75 feet tall.

|                                |                   |                 |
|--------------------------------|-------------------|-----------------|
| Lot area                       | 6,900 square feet |                 |
| Existing/proposed Floor Area   | 19.4%             | (20% permitted) |
| Existing/proposed Lot Coverage | 19.5%             | (20% permitted) |
| Existing Impervious Areas      | 26.8%             |                 |
| Proposed Impervious Areas      | 27.9%             |                 |

*The residence and carport are nonconforming in setbacks. The site has nonconforming parking (two spaces required, one covered parking space provided).*

22. **58 Ivy Drive, Variance and Design Review No. 1842**  
***This item has been continued at the applicant's request.***  
Mischi a Marca and Haidee Thai, 58 Ivy Drive, A.P. No. 73-143-16, R-1:B-10 (Single Family Residence, 10,000 Square Foot Min. Lot Size), Medium Low Density (3-6 Units/Acre). Variance and design review for approximately 25 linear feet of new concrete retaining wall, up to 8 feet tall (6 feet permitted) and stairs with wood and wire railing. The new wall is proposed north of the residence to replace the existing terraced wood retaining walls and stairs, to allow expansion of the yard area.

23. **98 Shady Lane, Variance No. 1824**  
***This item has been continued to October at the applicant's request.***  
Lulita and John Reed, 98 Shady Lane, A.P. No. 73-052-37, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size), Medium Low Density (3 - 6 units per acre). Setback variances to allow construction of the following: 1.) new pool and spa

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within the rear yard setback (40 feet required, 8 feet proposed); 2.) pool equipment and storage area along the south side yard property line (15 foot setback required, 0 feet proposed); 3.) relocation of a fountain within the north side (15 feet required, 1 foot proposed) and rear (40 feet required, 13.5 feet proposed) yard setbacks; and 4.) barbeque station within the south side (15 feet required, 4.5 feet proposed) and rear (40 feet required, 10.5 feet proposed) yard setbacks.

|                                    |                       |
|------------------------------------|-----------------------|
| Lot area                           | 7,511 square feet     |
| Existing/Proposed Floor Area Ratio | 32.6% (20% permitted) |
| Existing Lot Coverage              | 31.0%                 |
| Proposed Lot Coverage              | 31.5% (20% permitted) |
| Existing Impervious Surface        | 47.9%                 |
| Proposed Impervious Surfaces       | 56.0%                 |

- 24. Discussion of potential Town Council goals for FY 2011-2012 and topics for the Town Council retreat on September 28. (Small, 15 minutes)
  
- 25. 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.*