

SPECIAL MEETING of the ROSS TOWN COUNCIL THURSDAY, NOVEMBER 4, 2010

1. 6:30 P.M. Commencement.

Present: Mayor Martin; Mayor Pro Tempore Small; Council Member Hunter, Council Member Russell; Council Member Strauss; and Town Attorney Hadden Roth

2. Posting of Agenda.

Fire Chief Tom Vallee reported that the agenda was posted according to government code.

3. Minutes – October 6, 14 and 26

Mayor Martin asked for a motion.

Council Member Strauss moved and Council Member Hunter seconded, to approve the Minutes of the Special Ross Town Council Retreat on October 6, 2010 as submitted.

Motion carried unanimously. Russell absent.

Council Member Strauss moved and Council Member Hunter seconded, to approve the Minutes of the Special Ross Town Council meeting on October 14, 2010 as submitted.

Motion carried unanimously. Russell absent.

Council Member Strauss moved and Council Member Hunter seconded, to approve the Minutes of the Special Ross Town Council meeting on October 26, 2010 as submitted.

Motion carried unanimously. Russell absent.

Mayor Martin announced that Agenda Items No. 12 and No. 18 have been continued to a later date.

4. Demands.

The demands were met.

5. Open Time for Public Expression - None

6. Report from Mayor.

Mayor Martin reported that Public Works Director Mel Jarjoura has announced his decision to retire in early January. Mr. Jarjoura has been with the Town for 11 years and has served as the Public Works Director/Building Official for over nine years. He has served the community with dedication, distinction and proper civility. During this past year, he administered an unprecedented amount of construction activity and public improvements, including the replacement of the Lagunitas Bridge. The Town is grateful for his service and wishes Mr. Jarjoura well in the future. At the December meeting, the General Government Committee will make a recommendation related to filling the position of Public Works Director.

Though the proposed homeless shelter at St. John's Church has been removed from the agenda tonight, he clarified an issue related to it. The applicant for the shelter, the Rev. Rankin-Williams and the Mayor share the first name, Chris. Unfortunately, this has created confusion in the community since emails are circulating stating, "Chris is asking for you to support the homeless shelter." As other Council members, he has not predetermined his position

concerning the proposed shelter, and will only make a decision after all submittals and public testimony are completed. To prevent further misunderstandings, please try to use surnames when disseminating information.

The Lagunitas Bridge project is scheduled to be completed by November 30. As everyone can attest to, this project was a significant inconvenience to the community and to the Town's emergency and safety personnel. The bridge closure and construction also happened to coincide with the San Francisco Giants' torturous August, which amplified the pain factor for many of residents. In recognition of this and also the historical significance of this occasion, the Town has asked Chief of Protocol Roseanna Lourdeaux to organize a worthy celebration of the bridge opening. Since it will occur on the actual day the barricades are removed and passage is allowed, residents, merchants and Town staff will receive an email announcement of the event the day before it is scheduled to open. It promises to be a memorable event.

7. Report from Committee Heads.

Public Works - Mayor Pro Tempore Small

- Public Works Committee Update

Mayor Pro Tempore Small reported that although a few punch line items still need to be addressed, the Sir Francis Drake Boulevard pedestrian pathway has for the most part been completed. Weather permitting, Ghilotti Brothers will complete the pavement striping next week. The double yellow line was striped with thermo plastic and the white fog line will be done next week. There are additional issues to address regarding available parking, parking on the pathway, needed signage, and tree planting.

The Lagunitas Bridge replacement project is on schedule for completion on November 30. There is one area on the north bank of the bridge that has been treated with compacted soil, covered in jute and hydroseeded. David Anderson from URS and Town Hydrologist Matt Smeltzer are reviewing the conditions to determine if any additional work is needed to stabilize the bank prior to the Army Corps of Engineers project scheduled for 2013 or 2014. A meeting is scheduled for Monday, November 8, 2010 at 8 a.m. URS Consultant Anderson will also review the plans for Sylvan Lane and asphalt sidewalks.

The Frederick Allen Park improvements are moving along. The tennis courts are being resurfaced and so far they have put down the first four layers of slip sheeting. Weather has delayed the process. The well drilling is finished and the pump will soon be installed. They have also looked at the Ross Common pumping system for replacement under the school construction.

The entire Ross Post Office lobby and service area will be painted this fall and they hope to reinstate Post Office painting in the 2011-2012 budget.

Council Member Strauss and Mayor Pro Tempore Small will hold in the near future a 6 p.m. special Public Works meeting for downtown businesses to give input on downtown parking, zones and timing. They would also like to have a Tree Committee representative attend the monthly Public Works meetings, if possible.

Public Works is recommending all sidewalk improvements to specify ADA truncated domes to be charcoal grey-colored when placed in concrete and brick red when placed in asphalt.

Finally, the temporary pathway for Ross Recreation is being handled by the school construction project. Council Member Strauss recommended that the Council establish a standard in order to have consistency. The Council agreed.

Mayor Pro Tempore Small indicated that Public Works is making a recommendation to commit a total of nine parking spaces for 15-minute, postal parking and four spaces for Post Office employees. The three spaces in the front of the building would remain and six spaces would be designated in the back parking lot. A resolution will be on the December Council meeting.

Council Member Russell joined the Town Council meeting at 6:43 p.m.

Diane Rudden, Willow Avenue resident, asked if the parking lot configuration will be the same. Mayor Martin responded in the affirmative. Ms. Rudden desired a space across the street from the Post Office in order to avoid making a U-turn. Council Member Strauss pointed out that U-turns are discouraged. A discussion occurred and one thought was that motorist would come in at the north side of the back parking lot behind the Post Office, which would accommodate those traveling from the west side of Town.

- Ross School

Council Member Strauss reported that at the Ross School meeting the main topic was communication between Ross School and Ross Recreation. The school wants to propose an alternative field location to what was approved at a prior Town Council meeting. He recommended that the school provide drawings, but before coming back before the Council to receive community input since there was such outpouring from Redwood neighbors in regard to the location of the field. The school wants to review the two fields, study the needs and then come back to the community and Council. Also, it would be better to restore the fields the following spring because a major field restoration through the winter may be disastrous due to the programs at Ross Recreation. Mayor Pro Tempore Small stated delaying the restoration to the summer of 2012 was not a significant conversation at the first meeting, but came up because Ross Valley Little League is taking over that program, and soccer is the main money raiser for Ross Recreation. Ross Rec Director Pam Riley asked that the Town not disrupt their soccer program, so summer would be the prime time to do restoration.

Council Member Strauss desired a detailed budget line item because the school has a single line item budgeted for approximately \$450,000 for fields. With a budget line item, the Council can make a judgment of what they are responsible for and what Ross Recreation and the Town might want to do in addition.

Mayor Martin asked about the riprap and if that requires any environmental review. Mayor Pro Tempore Small noted that URS Consultant Anderson is contacting the Department of Fish & Game in regard to working under the same permit. Council Member Strauss did not want to wash out the footings. He also felt it is the responsibility of the Town's consultants to develop the solution. He noted that the Town could act under an emergency situation. He further noted that Town Hydrologist Matt Smeltzer is developing methods. Mayor Pro Tempore Small believed what has been done might be sufficient, but there will be a conference call with Town Hydrologist Matt Smeltzer and URS on Monday.

- Public Safety

Council Member Hunter noted that Public Safety spent yesterday interviewing five candidates, which included Frank Doodha from RPOA, Police Chief Jim Reis, and Ted Wight, a retired captain from San Anselmo. Public Safety will choose two or three candidates from the five interviewed.

8. Report from Ross Property Owners Association.

Diane Rudden, RPOA representative, reported that an error had been made in the latest edition of the RPOA newsletter. Chief of Protocol Roseanna Lourdeaux has not stepped down, but will remain in the position until her term ends in February 2011. RPOA regrets the mistake and will be sending postcards to all RPOA newsletter recipients correcting the error. RPOA further thanked Police Chief Jim Reis for finding their banners.

9. Flood Control Report.

Mayor Martin announced that Flood Zone 9 will meet on Tuesday, November 16 between 7 and 9 p.m. at a location to be determined.

10. Swearing-in of Michael Gutierrez for promotion to Engineer.

Apprentice Firefighter Michael Gutierrez was promoted to Fire Engineer after serving two years in the Ross Fire Department. Fire Chief Tom Vallee added that Gutierrez is one of the hardest working firefighters in the department and had earned his promotion. Fire Department staff and Fire Engineer Gutierrez's family and friends were on hand to celebrate his promotion.

II. Consent Agenda.

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

- a. Town Council consideration/action on Resolution No. 1722 approving an expenditure plan for the utilization of supplemental "Citizen Options for Public Safety" (COPS) law enforcement funds in FY 2010-2011.

Mayor Martin asked for a motion.

Council Member Hunter moved and Council Member Russell seconded, to approve Consent Calendar Item "a" as submitted by staff. Motion carried unanimously.

- b. Town Council approval of regular Council meeting dates for 2011, including special date for the April Council meeting.

Mayor Martin asked for a motion.

Council Member Hunter moved and Council Member Russell seconded, to approve Consent Calendar Item "b" as submitted by staff. Motion carried unanimously.

- c. Town Council consideration/action to approve the Ross Recreation Board of Directors for 2011 and to change the Ross Rec by-laws to allow a range of 9 to 12 members.

Mayor Martin asked for a motion.

Council Member Hunter moved and Council Member Russell seconded, to approve Consent Calendar Item “c” as submitted by staff. Motion carried unanimously.

- d. Town Council consideration of adoption of Resolution No. 1724 delegating authority to Town Manager to make determinations of employee disability retirement to CalPERS.

Mayor Martin asked for a motion.

Council Member Hunter moved and Council Member Russell seconded, to approve Consent Calendar Item “d” as submitted by staff. Motion carried unanimously.

- e. 39 Fernhill Avenue, Use Permit No. 1789

The Branson School, Property Owner, The Ross School, Applicant, 39 Fernhill Avenue, A. P. Nos. 73-072-04, 73-082-01, 73-082-12, 73-141-03 and 73-151-05, R-1:B-A (Single Family Residence, One Acre Minimum Lot Size), Limited Quasi-Public/Private Service, Zones A and C (areas of minimal flooding, creek is in area of 100 year flood). hold a fundraising auction event in the Branson Student Commons building on Saturday May 14, 2011 from 6:00 p.m. to 11:00 p.m. The school anticipates approximately 350 guests. Valet parking is proposed on the soccer field and parking would also be available in the Branson parking lot.

Mayor Martin asked for a motion.

Council Member Hunter moved and Council Member Russell seconded, to approve Consent Calendar Item “e” as submitted by staff. Motion carried unanimously.

Conditions - Ross School use of Branson School:

1. This use permit conditionally permits the Ross School (the “School”) to hold a fundraising auction event for approximately 350 guests at the Branson Student Commons building and adjacent school area on Saturday May 14, 2011 from 6:00 p.m. to 11:00 p.m. as described in their application letter.
2. The school may set up for the event on Friday May 13, 2011, and may clean up after the event on Sunday May 15. The Ross School shall use the Branson campus for drop off or pick up of tents and other event equipment and not public streets. Care should be taken to minimize disturbance and noise impacts to the residential neighbors, particularly on Sunday morning.
3. As provided in Ross Municipal Code Section 9.20.040, musical instruments, or any device, machine, apparatus, or instrument for the intensification or amplification of the human voice or any sound or noise, shall be ceased after 11:00 p.m. on Saturday May 14.
4. The Ross School shall have valet parking for the event on the Branson soccer field. Branson parking lots shall be utilized for event parking so that street parking is minimized to the greatest extent possible. If valet parking is not possible, the school shall find alternative means of providing transportation for event patrons so that neighboring streets are not used for event parking.

5. The applicant and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicant and/or owners of any such claim, action, or proceeding, tendering the defense to the applicant and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

End of Consent agenda.

12. **14 Lagunitas Road, Use Permit No. 1804**
St. John's Episcopal Church, 14 Lagunitas Road, A.P. No. 73-191-26, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Limited Quasi-Public/Private Service. Application for an amendment to the church use permit to allow St. John's to operate as a temporary shelter for up to 35 homeless men as part of the Marin County Rotating Emergency Shelter.

The temporary shelter use would take place on Tuesday nights from 5 p.m. Tuesday to 6 a.m. Wednesday from December 7, 2010 through March 2011 (up to 17 nights). Shelter staff will be on site. Transportation to and from St. John's would be provided to shelter clients with a van or bus to Lagunitas Road. The shelter use would take place in the Parish Hall and Fireside Room. The shelter rules prohibit clients from leaving designated areas during the shelter hours. No changes to the existing structures are proposed.

This item has been continued to a date uncertain.

13. **Town Council consideration of introduction of Ordinance No. 621 amending Chapters 15.04, 15.12, 15.13, 15.14, 15.16 and 15.18 to adopt and amend the 2010 California Building Code, the 2010 California Plumbing Code, the 2010 California Energy Code, the 2010 California Mechanical Code, the 2010 California Electrical Code, and the 2010 California Fire Code, and adding Chapter 15.15 to adopt the 2010 California Green Building Code and Chapter 15.17 to adopt the 2010 California Residential Code.**

Project Planner Christine O'Rourke summarized the staff report and recommended that the Council introduce and waive the first reading of Ordinance No. 621 and schedule its adoption for the December 9, 2010 Town Council meeting.

Council Member Russell asked staff if new construction includes a tear down. Project Planner O'Rourke responded in the affirmative. Staff further noted that the code is effective on January 1, 2011.

Mayor Martin asked staff to discuss energy use in regard to Tier 1 and Tier 2. Project Planner O'Rourke indicated that Tier 1 and Tier 2 are voluntary measures, so they are not mandatory

in the code. Tier 1 requires such measures as 20% permeable paving requirements, cool roofs and a requirement to exceed 2008 Energy Efficiency Standards by 15%. Tier 2 increases these requirements to 30% permeable paving requirements and a 30% improvement over 2008 Energy Efficiency Standards. Staff further noted that the Council always has the ability to make amendments after the Code goes into effect on January 1st.

Council Member Strauss suggested that when one is receiving planning approval for a project that staff designate that they must look at the 2010 building codes. Public Works Director Mel Jarjoura explained that when the building permit is issued, whatever code is adopted at that time is used.

Mayor Martin opened the public hearing on this item, and seeing no one wishing to speak, the Mayor closed the public portion and brought the matter back to the Council for discussion and action.

The Council agreed to introduce an ordinance to adopt eight new State building codes, which go into effect on January 1, 2011. One of these codes, the California Green Building Code, is the first statewide green building code in the country. The code, known as CALGreen, applies both to residential construction three stories or less and non-residential buildings. CALGreen requirements include reducing indoor water consumption by 20%, reducing outdoor water use for landscaping, diverting 50% of construction debris from landfills, and installing low pollutant-emitting materials. The plumbing provisions of CALGreen will not become effective until July 1, 2011, to ensure that enough of the required product (fixtures, showerheads and toilets) will be available to meet market demand.

The Council also agreed with staff's recommendation to postpone adding more restrictive green building requirements until the community and the building industry become used to the new code. Options for strengthening the green building code include adding requirements for additions and alterations and mandating additional reductions in energy use.

It is widely expected that CALGreen will increase its requirements for the 2013 building code revision cycle and will require remodels and additions to meet green building code regulations at that time. In addition, the State is expected to ratchet up requirements over time so that all new buildings must be zero net energy by 2020.

Mayor Martin asked for a motion.

Council Member Russell moved and Council Member Hunter seconded, to waive the first reading and introduce Ordinance No. 621. Motion carried unanimously.

14. Town Council consideration/adoption of Resolution No. 1725 approving a general plan amendment to adopt the Town of Ross Housing Element 2009-2014.

Project Planner Christine O'Rourke summarized the staff report and recommended that the Council adopt Resolution No. 1725, approving a general plan amendment to adopt the Town of Ross Housing Element 2009-2014.

Council Member Russell spent the last few days discussing the proposed homeless shelter, which raised the issue that they need to meet or exceed requirements for a shelter within the Town. He believed they must plan not only to put this in place, but also plan as to how they will comply with it. Project Planner O'Rourke stated for the purpose of the housing element, the Town is in compliance with State law. The Town has designated a district where homeless shelters are permitted without a conditional use permit. It has been demonstrated to HCD's (*State Department of Housing & Community Development*) satisfaction that the Town has the capacity for the Town's share of the unsheltered homeless population of three homeless persons. The Town last year adopted an ordinance that made an emergency shelter a permitted use in the civic district, so no more zoning amendments are needed. Staff further noted that the State Department is satisfied that the Town's housing element is in compliance.

Council Member Russell asked staff if the Town has met the three spaces. Senior Planner Elise Semonian noted that the staff report is suggesting that one way to provide such spaces is to have a trailer on a Town owned site for a temporary shelter for three persons. Also, an alternative could be working with other jurisdictions.

Council Member Russell recommended that the Town plan for how to fulfill the housing demand. Mayor Pro Tempore Small stated given what has occurred in the last 10 days, she believed there is a community opportunity to reach out to other jurisdictions and work on more viable solutions.

Council Member Russell suggested that the Town define "*homeless*." There are several within the Town, including himself that provide shelter to those that would otherwise not have a home, so they must review as a practical matter. He further added that the Town must face up to the obligation in the housing element.

Mayor Martin opened the public hearing on this item.

Bill Conrow, Berry Lane resident, discussed the requirements for the State and recalled an attorney at the last meeting indicating that the Town can meet their requirements for low-income housing by purchasing those units outside of Ross. He then pointed out that guesthouses and au pair type houses provide low-income housing as well. Project Planner O'Rourke pointed out that second units and guesthouses can be used to satisfy State requirements.

Mr. Conrow wanted to make sure that other options are being considered. Project Planner O'Rourke explained that the Council had three meetings on the housing element. The first meeting was a strategy meeting, then a draft was reviewed, and then a final draft was sent to HCD. During that period, the State reviewed the element and made revisions. Staff went back and forth with the State several times and last month the draft was brought to the Council and more discussion occurred on the revisions. Second units and guesthouses are included in the element. The sites identified for lower income housing are the same sites in the previous element: The Marin Art & Garden Center (MAGC) for employees, The Branson School for employees and the Town owned property at 37 Sir Francis Drake. There is not an ability to buy or invest in a low-income housing unit in another community; it must be planned for within the Town of Ross. She further noted that the homeless share for Ross is for three persons.

Laura Conrow, Berry Lane resident, clarified with staff that what is certified on page 52 are properties identified as low, moderate and very low-income. Project Planner O'Rourke responded in the affirmative. Those are the properties in its entirety in regard to the housing element. Mrs. Conrow asked staff if the Town identified the minimum, as required by the State. Project Planner O'Rourke explained that these sites would exceed the regional housing needs allocation. The Town has to plan for eight single-family houses, and staff identified enough lots to accommodate significantly more than eight. Staff further noted that all sites together exceed the requirement.

Mrs. Conrow believed the Town should just identify the minimum rather than volunteering more than is necessary. Project Planner O'Rourke responded that HCD must be satisfied that the development potential is realistic. Mayor Martin noted that it provides some flexibility on determining where those locations might be. Council Member Hunter clarified that there is no requirement to actually build on any of the sites, the Town just needs to identify that the sites exist.

There being no further public testimony on this item, the Mayor closed the public portion and brought the matter back to the Council for discussion and action.

The Council agreed to adopt the Town of Ross Housing Element 2009-2014, which will now be submitted to the State Department of Housing and Community Development for certification. The housing element plans for the development of the Town's fair share of the regional housing need. Ross was assigned a housing need allocation of 27 new housing units over a seven-year period. The Town has relied on a mix of second units, guesthouses, mixed use units in the commercial area, and employee housing at the Marin Art & Garden Center and The Branson School to fulfill its requirement for moderate and lower income housing. Eight new single-family homes are expected to be built during the planning period. The Town must ensure the underlying zoning and development standards will facilitate development of a variety of housing types affordable to various income levels.

Mayor Martin asked for a motion.

Council Member Strauss moved and Council Member Russell seconded, to adopt Resolution No. 1725, approving a General Plan amendment to adopt the Town of Ross Housing Element 2009-2014. Motion carried unanimously.

15. Town Council consideration/adoption of the draft Town of Ross Climate Action plan.

Project Planner Christine O'Rourke explained that last year, the Town inventoried its 2005 greenhouse gas emissions and found that the majority of community emissions (48%) comes from energy use in residential buildings. The plan contains several measures that could reduce community emissions by up to 8% through energy efficiency retrofits, green building practices, and installation of more solar energy systems. Transportation accounts for another 42% of community emissions, and the plan addresses these emissions through programs to increase biking, walking, transit use and ridesharing. The development of on-site workforce housing would also contribute to greenhouse gas reductions by decreasing emissions from commuting.

The Climate Action Plan details a number of measures the Town can take to reduce government operations emissions, from completing recommended lighting retrofits in Town buildings and purchasing Energy Star-rated computer equipment, to replacing streetlights with LED lamps and police patrol cars with more efficient vehicles. Emissions from the vehicle fleet are the Town's greatest source of greenhouse gasses (38%), and recommended programs, including replacing a Town vehicle with an electric car, could reduce government operations emissions by up to 13%. Waste contributes almost 4% of community and government emissions through the release of methane gas during the decomposition of organic material in landfills. The plan contains programs to reduce waste emissions by home and curbside composting of food and green waste and by encouraging waste and wastewater service providers to create electricity from methane gas.

Project Planner O'Rourke further recommended that the Council consider and adopt the draft Town of Ross Climate Action Plan.

Council Member Hunter discussed the overall recommendations in regard to Item No. 6 on page 22 of the Climate Action Plan and suggested that they consider offering an energy inspection or energy audit. Project Planner O'Rourke explained that a real energy audit can cost a few hundred dollars and individuals must be trained and certified. Council Member Hunter suggested that they consider making these recommendation based on a pre-sale inspection in order to provide some level of expertise. Project Planner O'Rourke believed it is a great idea.

Mayor Pro Tempore Small thought the smart meter is suppose to inform homeowners about energy inefficient appliances, which will be available to a homeowner through their own personal smart meter. Mayor Martin noted that the IQ of a smart meter has yet to been determined. Mayor Martin then asked staff if there are any potential grants available for the Town to address lighting and change the streetlights to LED (*light emitting-diode*) lamps. Project Planner O'Rourke noted that block grant programs are being used in other cities for induction lights, which have similar energy savings. Since Ross does not own the streetlights, the Town must work with PG&E. Staff is not aware of any grants available for street lighting, but staff is monitoring. In terms of lighting efficiency, there are PG&E rebates available. Also, there are some low interest loans available for HVAC as well as bond money for solar energy systems.

Mayor Martin did not realize that PG&E owns the fixtures, and clarified with staff that PG&E is responsible for retrofitting and making the streetlights more efficient. Project Planner O'Rourke responded in the affirmative. PG&E's long-term plan is to change out the lights to LED lamps. Staff further noted that Ross is the only community in Marin County that does not own the streetlights.

Mayor Martin discussed composting being an effective way to reduce GHG emissions. Several homeowners do their own composting and in this past year Ross has experienced more rats than usual due to compost. New composting equipment is available that seals composting material from elements and it is a deterrent for rats. In the future, he suggested that homeowners consider purchasing that type of equipment to control rodents and have a better way of composting. Project Planner O'Rourke agreed to work with Marin Sanitary Service who is pilot testing curbside composting.

Council Member Hunter noted that San Francisco provides curbside composting. Mayor Martin agreed and noted that their program includes restaurants as well. Project Planner O'Rourke pointed out that Tiburon and Belvedere started curbside composting.

Council Member Strauss asked staff to educate the community in this regard and recommended adding information to *The Morning After*. Project Planner O'Rourke agreed to post it on the website as well.

Mayor Martin opened the public hearing on this item.

Ken Fineman, Walters Road resident, wondered if PG&E is a lease vs. buy situation. He asked if the Town pays the same rate for energy and felt that the Town should analyze whether it makes sense to purchase the streetlights. Project Planner O'Rourke responded that there are two different rate schedules and the Town Manager would have the knowledge to explain the reason for the decision. Staff further agreed to investigate. Mr. Fineman believed the Town pays a higher rate, and it would make sense to purchase the lights sooner rather than later. Mayor Martin agreed from an aesthetic and safety issue, it is worth looking into. Project Planner O'Rourke suggested changing the lights over to CFLs (*compact fluorescent lamps*), but PG&E did not have a rate schedule for CFLs. Staff further agreed to review with the Town Manager.

Diane Rudden, Willow Avenue resident, believed worms are wonderful for composting.

There being no further public testimony on this item, the Mayor closed the public portion and brought the matter back to the Council for discussion and action.

The Council agreed to approve the Town's first Climate Action Plan, a strategy document that lays out options for reducing greenhouse gas emissions from the community and government operations. The plan quantifies a number of ways the Town could achieve its goal to reduce greenhouse gas emissions by 15% below 2005 levels by the year 2020.

The Council also asked staff to promote the new Climate Action Plan and help to educate residents on ways they can reduce their carbon footprints. The plan is currently available on the Town's website and will soon find a new home on a webpage devoted to sustainability issues. Staff will also begin work on "*low-hanging*" programs and monitor funding opportunities to implement the more costly recommended actions.

The Town also plans to re-inventory greenhouse gas emissions in two years to measure its progress on achieving its reduction goal.

Mayor Martin asked for a motion.

Council Member Strauss moved and Council Member Hunter seconded, to adopt the draft Town of Ross Climate Action Plan including the offering of energy audits along with review every two years. Motion carried unanimously.

16. No Action Items:
 - a. Council correspondence received

- Larkspur Council Member Larry Chu is developing an ad hoc committee to make recommendations on pensions and post employment policies. Council Member Hunter agreed to serve on the ad hoc committee.
- Non-profit called “*Kids First*,” organizes programs for Marin County children with activities that are safe, chaired by Dana King.
- Ross School switched the scheduled coordinating Town Council meeting tomorrow to December.

b. Future Council items:

- Homeless Shelter was removed to reach a consensus

17. Discussion of the five Town Council goals for FY 2010-2011 developed at the Town Council retreat and the implementation of these goals.

a. Attic and basement regulations

Council Member Russell had nothing to report.

b. Right-of-way regulations

Mayor Pro Tempore Small stated because of the circumstance of the last couple of weeks, she did not have an opportunity to research the Town’s resolutions going back to the 1920s. In regard to right-of-way, Public Works will address in a group fashion. They will address right-of-way maintenance first. Two major items to discuss is safety and drainage and then the other factors. Council Member Strauss suggested having a workshop to discuss the ordinance. Mayor Pro Tempore Small noted that they could schedule a special Public Works meeting, if needed.

c. Approach to future Public Safety Facilities and Organization

Mayor Martin will report to the Council next month.

d. Downtown, including commercial district and interface with Ross Common and Lagunitas, signs and parking

Council Member Strauss will meet with downtown merchants and stakeholders to see what can improve downtown. In regard to the southern parking lot at the Post Office, Public Works believes it is best to wait until after the first of the year to start engineering drawings. Also, Ross Common and Ross School should come back before the Council with a proposal for field locations.

e. Town and Marin Art & Garden Center Relationship

Council Member Hunter had a strategy session with a few stakeholders and toured the buildings and grounds in order to get a sense. He will attend the Board of Directors meeting next week. He further explained that they are still in the fact gathering phase to understand what they need, like and their wish list.

18. 20 Upper Road West, Variance, Design Review and Hillside Lot No. 1805

Clifford and Adriana Booth, 20 Upper Road West, A.P. No. 73-321-02, R-1:B-5A (Single Family Residence, 5 acre minimum lot size), Very Low Density (.1 - 1 units per acre). Design review and hillside lot application for a 1,957 square foot addition to the residence. The applicants propose a two-story addition to the south end of the

residence and new living space beneath the garage. The resulting residence would be 7,199 square feet in size. A setback variance would be required for portions of the roof eave to extend into the south and west setback areas (25 feet required, approximately 21.5 feet proposed).

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| Effective Lot Area | 51,530 square feet |
| Existing Floor Area Ratio | 10.2% |
| Proposed Floor Area Ratio | 14.0% (15% permitted) |
| Existing Lot Coverage | 9.5% |
| Proposed Lot Coverage | 11.4% (15% permitted) |
| Existing Impervious Areas | 20.5% |
| Proposed Impervious Areas | 22.0% |

This item has been continued to a date uncertain.

19. Adjournment.

By order of Mayor Martin, the meeting adjourned at 8:12 p.m.

Christopher Martin, Mayor

ATTEST:

Thomas Vallee, Fire Chief