

AGENDA  
REGULAR MEETING of the ROSS TOWN COUNCIL  
THURSDAY, FEBRUARY 8, 2007

1. 6:00 P.M. Commencement.
2. Open time for matters pertaining to the closed session in agenda item 3.
3. Closed Session – Conference with Legal Counsel – Pending litigation, pursuant to Government Code Section 54956.9(b)(1): concerning 34 claims filed regarding the incident of December 31, 2005 and January 1, 2006. The claims are available for public inspection at Ross Town Hall.
4. 6:15 P.M. – OPEN SESSION. Council will return to open session and announce action taken, if any.
5. Posting of Agenda.
6. Minutes.
7. Demands.
8. Open Time for Public Expression.  
Limited to three minutes per speaker on items not on agenda.
9. Report from Mayor Rick Strauss.
10. Report from Committee Heads.
  - Public Safety -Council member Hunter
    - Fire Consolidation Update
  - General Government -Council member Hunter
    - General Plan Update
  - Public Works - Council member Durst
    - Marin Telecommunications
    - Street Tree Working Group
    - Report on League of California Cities Conference
  - Finance Committee - Council member Cahill
    - Mid-year budget report
11. Report from Ross Property Owners Association.
12. Flood Control Report.
  - Report on February 1, 2007 Flood Control meeting
  - February 10, 2007 Community Workshop at Drake High School
  - March 8, 2007 Flood Control presentation

*For information as to which item the Council is hearing, please call 415-453-1453, option 6, after 7:00 p.m. on the night of the meeting.*

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13. Presentation of a \$10,000 grant to the Town of Ross for risk management implementation, from Marcus Beverly, ABAG Plan. (Broad)
14. Council consideration of Resolution No. 1619 granting Marin Sanitary Service an 8.1% rate increase for 2007, effective January 1, 2007. (Broad)
15. Landscape Screening Review of Variance No. 1550 (Semonian)  
Stanley and Karen Stern, 66 Bridge Road, A.P. No. 73-302-10, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum) Low Density (1-3 Units per Acre).  
Consideration of landscape issues associated with March 2005 Council approval of demolition permit, design review and variance approval.
16. Town Council adoption of Ordinance No. 599 amending Municipal Code Section 9.20.010, Unnecessary Noise, adding public roadways, sidewalks, paths and public right-of-way regulations. (Heying & Broad)
17. Town Council discussion and comment on the Ross Valley Paramedic Authority (RVPA) Five Year Strategic Plan Final Report September 2006. (Broad & Hart)
18. Planning Application Consent Agenda.  
The following three items will be considered in a single motion, unless removed from the consent agenda:

a. Hillside Lot and Design Review No. 1633

Scott Bassin, 7 Crest Road, A.P. No. 72-011-02, R-1:B-20 (Single Family Residence, 20,000 Square Foot Minimum Lot Size). Hillside lot and design review to allow the following modifications to the residence: 1.) 600 square foot upper level deck and 445 square foot lower level deck at the southwest side of the residence; 2.) French doors on southwest elevation to access the upper level deck; 3) new windows and door to enclose one side of the existing breezeway between the house and garage; 4) new windows on the southwest elevation of the garage.

Lot area	38,664 square feet
Existing Floor Area Ratio	9.1%
Proposed Floor Area Ratio	9.1% (15% permitted*)
Existing Lot Coverage	6.0%
Proposed Lot Coverage	6.0% (15% permitted)

*\* According to the applicant, the property slope is 58%. The Hillside Lot Ordinance guidelines would recommend a maximum floor area ratio of 4.0%.*

b. Variance No. 1635

Paul and Marcia Ginsburg, 50 Shady Lane, A.P. No. 73-161-02, R-1:B-A (Single Family Residence, One-Acre Minimum Lot Size). Variance to permit the residence to be enlarged by 54 square feet for a closet addition.

Lot area	46,034 square feet
Existing Floor Area Ratio	11.7%
Proposed Floor Area Ratio	12.1% (15% permitted)

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Existing Lot Coverage	14.8%	
Proposed Lot Coverage	14.9%	(15% permitted)

*The existing residence is nonconforming in side setbacks.*

**c. Commercial District Use Permit No. 1636**

Diane Parente, Image Development & Management, Inc. (IDMI), (tenant) & Peter Maguire (owner), 23 Ross Common, A.P. No. 73-273-10, C-L (Local Service Commercial). A professional office use in a 150 square foot, second floor, tenant space. Proposed days and hours of operation are Monday through Friday 8:00 am to 6:00 pm, with one on-site employee and estimated client traffic of 3 people per week.

**End of Planning Consent Agenda.**

**19. Amendment to Variance, Design Review and Demolition Permit No. 1431**

The Cedars of Marin, 115 Upper Road, A.P. No. 73-022-09, R-1:B-A (Single Family Residence, One-Acre Minimum Lot Size). An amendment to condition number 2 of the variance, design review and demolition permit approved by the Town Council on May 9, 2002 to allow all three project phases to be completed within three years and six months of the issuance of a building permit for phase 1, rather than three years as provided in the original approval.

**20. Commercial District Use Permit No. 1638**

Lea Ditson/Lea Designs (tenant) & Sonia Badalamente (owner), 27 Ross Common, A.P. No. 73-273-09, C-L (Local Service Commercial). Custom couture clothing design and production in an approximately 490 square foot main level tenant space. Proposed days and hours of operation are Monday through Saturday, 8:30 am to 5:30 pm, with 2 employees and an estimated 5 customers per day. The construction of a glass display case in front of the building, approximately 6 feet high by 4 feet wide, to display a dress is proposed.

**21. Amendment of Variance and Design Review No. 1585**

Clyde and Janet Ostler, 185 Lagunitas Road, A.P. No. 73-211-20, R-1:B-A (Single Family Residence, One-Acre Minimum Lot Size). Amendment to plans approved by the Town Council on March 9, 2006 for a demolition permit, design review and variances associated with the remodel and expansion of an existing residence. The applicants propose an 88 square foot second floor deck on the east side of the residence over the family room.

Lot area	50,428 square feet	
Approved Floor Area Ratio	14.9%	
Proposed Floor Area Ratio	14.9%	(15% permitted)
Approved Lot Coverage	7.5%	
Proposed Lot Coverage	7.5%	(15% permitted)

*The existing residence is nonconforming in setbacks, height and number of stories.*

**22. Correspondence.**

**23. Other Business.**

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**24. 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.*