

AGENDA  
REGULAR MEETING of the ROSS TOWN COUNCIL  
THURSDAY, DECEMBER 13, 2007

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 Hunter.
7. Report from Committee Heads.
8. Report from Ross Property Owners Association.
9. Flood Control Report.
10. Town Council approval of the Ross Recreation Board of Directors. (Broad)
11. Town Council consideration of reappointment of Wendy McPhee to the Marin/Sonoma Mosquito and Vector Control District for a two-year term through December 31, 2009. (Broad)
12. Town Council approval to allow the Kentfield Fire Protection District to temporarily locate their fire service at the Ross Fire Station at 33 Sir Francis Drake Boulevard, zoned Civic District, including the addition of a modular trailer and temporary fire truck shelter, for an approximately one year period. (Broad and Heying)
13. Town Council update on the Shady Lane Safe Pathway to School Project. (Broad and Jarjoura)

*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. Town Council consideration of adoption of Ordinance No. 602 amending Chapter 16.18 of the Ross Municipal Code, Restricting Smoking, to include additional regulation of secondhand smoke. (Broad and O'Rourke)
15. Follow-up discussion of the five Town Council goals for 2007-2008 and the implementation of these goals.
16. Town Council consideration of adoption of Resolution No. 1639 establishing an advisory design review process. (Durst and Broad)
17. Town Council approval of regular Council meeting dates for 2008, including rescheduling the October 2008 Meeting. (Broad)
18. Town Council consideration of Resolution No. 1638 establishing fees for certain Police Department document preparation and processing. (Heying)
19. Town Council discussion regarding adopting a social host ordinance, imposing penalties for parties or gatherings in which underage individuals possess, consume or are served alcohol. (O'Rourke, Heying and Broad)
20. Town Council consideration of request from Homeward Bound of Marin for a contribution of \$1 per resident from the Town to support The Next Key Center, a job training and affordable housing facility of 32 units for homeless adults and families in Hamilton Field, Novato. (Broad)
21. Town Council, sitting as a Planning Commission, to consider text amendments to the Ross Municipal Code including deletion of Chapter 15.22 (Antennas) and various modifications to Title 18 (Zoning) to eliminate obsolete regulations, clarify existing policies and regulations, and to implement recommendations of the Housing Element. (Semonian and Broad)
22. 81 Sir Francis Drake Boulevard, Variance and Design Review No. 1673  
Harold and Carol Sherley, 81 Sir Francis Drake Boulevard, A.P. No. 73-052-32, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum). Demolition permit to allow demolition of the existing 2,370 square foot residence. Variance and design review to allow construction of a new 2,288 square foot residence and 260 square foot, attached, one-car garage with a maximum ridge height of 28.75 feet. Variances are requested to locate the residence within the north side yard setback (15 feet required, 3 feet proposed) and south side yard setback (15 feet required, 8.5 feet proposed) and a patio within the rear yard setback (40 feet required, 21 feet proposed). Design review is also requested for a 5.5 foot tall solid wood gate and stucco wall and 6 foot tall columns at the front property line. The residence includes a 250 square foot deck, elevated 5 feet above grade, and a second floor balcony on the rear elevation and within the side yard setbacks (15 feet required, 8 feet proposed).

Lot area	6,821 square feet
Existing Floor Area Ratio	34.7%
Proposed Floor Area Ratio	37.4% (20% permitted)

Existing Lot Coverage	30.5%	
Proposed Lot Coverage	29.5%	(20% permitted)

*The existing residence is nonconforming in floor area, lot coverage, side yard setbacks and covered parking (one required).*

23. **Upper Toyon, Variance, Hillside Lot Hazard Zone 3 Permit, Lot Line Adjustment, Parcel Map, and Conditional Exception to the Subdivision Regulations No. 1672**

Harvey W. Glasser, owner of Assessor's Parcels 12-081-07, 12-121-03, 12-121-21 and 72-031-29 (all vacant) and 72-031-45 (121 Winding Way); Douglas Abrams, owner of Assessor's Parcel 72-031-27 (18 Canyon Road); and Mike Guelfi, owner of Assessor's Parcels 72-051-15 and 72-051-17 and 72-051-21 (341 Upper Toyon Drive). The lots are zoned R-1:B-5A (Single Family Residential, Five Acre Minimum Lot Size). A hillside lot hazard zone 3 permit and parcel map to allow the merger and re-subdivision of four vacant lots into three lots, one of which would be restricted from development. Variance and conditional exceptions to zoning and subdivision regulations are requested to allow access to the resulting lots from a private road (public street frontage is required) and to be less than 5 acres in size. After the lot line adjustment described below, Parcel 1 would have a net lot area of approximately 4.0 acres, Parcel 2 would have a net lot area of 4.0 acres, and Parcel 3 (the undevelopable parcel) would have a net lot area of approximately 1.5 acres). The existing lots are nonconforming in size and do not have public street frontage.

Lot line adjustment to allow the transfer of 6,384 square feet from 121 Winding Way to 341 Upper Toyon Road and 7,428 square feet from vacant Assessor's Parcel 012-121-21 (a portion of Lot 1 on the parcel map application) to 341 Upper Toyon Road. The net area of 121 Winding Way would decrease from 4.2 acres to 4.0 acres. The net area of the vacant lot will decrease from 1.5 acres to 1.3 acres. The net area of 341 Upper Toyon Road would increase from 2.1 acres to 2.4 acres. A variance and conditional exception to the zoning and subdivision regulations is requested to allow 121 Winding and the vacant lot to further decrease below the 5 acre minimum lot size.

Lot line adjustment to allow the transfer of 35,563 square feet from vacant Assessor's Parcel 072-031-29 (a portion of Lot 2 on the parcel map application) to 18 Canyon Road. The net area of the vacant lot would increase, and the net area of 18 Canyon Road would not change, since the area transferred is encumbered with a roadway and utility easement.

No construction development plans have been submitted for any of the lots.

24. **Correspondence.**

25. **Other Business.**

26. **Adjournment.**

## December 13, 2007 Agenda

*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.*