

AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, FEBRUARY 14, 2008

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.
 - General Government - Council member Durst
 - Street Tree Working Group
 - Finance Committee - Council member Cahill
 - Mid-year budget report
 - Community Protection- Council member Skall
 - Transportation Authority of Marin
8. Introduction and swearing in of new Apprentice Firefighter Matthew White.
9. Report from Ross Property Owners Association.
10. Flood Control Report.
11. Council Consent Agenda.
The following four items will be considered in a single motion, unless removed from the consent agenda:
 - a. Town Council consideration of introduction of Resolution No. 1641 requesting the Board of Supervisors of the Marin County Flood Control and Water Conservation District implement the Ross Valley Flood Protection and Watershed Program. (Broad)

*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.

- b. Town Council consideration of introduction of Resolution No. 1642 opposing proposed legislation imposing a toll on Doyle Drive in San Francisco. (Broad)
- c. Town Council consideration of introduction of Resolution No. 1643 proclaiming April 2008 to be Fair Housing Month. (Broad)
- d. Town Council adoption of Ordinance No. 604 proposing 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)

End of Council Consent Agenda.

- 12. Update from Chief of Protocol Molly Gamble, on September 2008 Town Centennial celebration.
- 13. Town Council update on Lagunitas Road Bridge design and consideration of additional hydraulic modeling related to the bridge replacement. (Jarjoura)
- 14. Follow-up discussion of the five Town Council goals for 2007-2008 and the implementation of these goals.
- 15. Town Council appointment of five members to the Advisory Design Review Group and selection of alternates and a chairperson. (Durst)
- 16. Town Council consideration of parking barriers on Laurel Grove at Canyon Road and of introduction of Ordinance No. 606 to amend Municipal Code Chapter 10.28, Stopping, Standing, Loading and Parking. (Broad)
- 17. Town Council discussion only of Municipal Code Section 12. 20.040, Liability for Injuries Where Report or Repair Not Made, which allows recourse against persons failing to repair or report a defective sidewalk. (Broad)
- 18. Town Council consideration of traffic calming measures on Bolinas Avenue, including additional centerline striping at its intersections with Shady Lane, Richmond and Kensington roadways. (Broad and Jarjoura)
- 19. Town Council consideration of introduction of Ordinance No. 607 regarding 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 introduction of Ordinance No. 608 to delete outdated Municipal Code Chapters 8.08 livestock on highways; Chapter 8.12 dogs running deer; Nuisance Sections 9.04.020, 9.04.040, 9.04.060, 9.04.180, 9.04.190, 9.04.200 and 9.04.220; Chapter 10.44, bicycles and Sections 6.16.010 and 14.08.050, tainting air by burning. (O'Rourke and Broad)

- 21. **Town Council consideration of introduction of Ordinance No. 609 amending Chapter 8.04, Animal Control Law. (O'Rourke)**
- 22. **27 Ross Common, Variance and Commercial Use Permit No. 1677**
 Vito and Sonia Badalamenti, 27 Ross Common, A.P. Nos. 73-273-09, C-L (Local Service Commercial). Use permit to allow the enclosure of an existing 3rd story deck (2 stories and a mezzanine permitted). The proposal would increase the floor area of an existing office space by approximately 100 square feet (there is no maximum floor area in the C-L district). Variance to allow the roof ridge over the newly-enclosed space to be 36.6 feet above grade (1.5 feet lower than the existing roof ridge) where 30 feet is permitted.
- 23. **1 Woodside Way, Variance, Design Review and Demolition Permit No. 1674**
 Joe and Monica Kwait, 1 Woodside Way, A.P. No. 73-232-05, R-1:B-10 (Single Family Residence, 10,000 Square Foot Minimum Lot Size). *The applicants have modified the application since the hearing on January 10, 2008.*

Demolition permit, variance and design review for a remodel and addition to the 3,905 square foot residence that includes: 1.) replacement of most windows with new wood windows; 2.) replacement of stucco with smooth-troweled, integral color, stucco; 3.) three new roof dormers within the 30-foot height limit; 4.) conversion of 200 square feet of the front porch to create a new dining room; 5.) replacement of the existing garage with a new, 482 square foot, two-car, garage within the rear yard setback (40 feet required, 3 feet proposed), 6.) an outdoor fireplace within the rear yard setback (40 feet required, 36 feet proposed); 7.) a new 225 square foot patio within the east side setback (15 feet required, 3 feet proposed); 8.) over 100 linear feet of landscape retaining walls up to 3 feet in height; and 9.) over 50 cubic yards of grading associated with expansion of the basement area and landscaping.

| | | |
|---------------------------|--------------------|-----------------|
| Lot area | 13,712 square feet | |
| Existing Floor Area Ratio | 28.5% | |
| Proposed Floor Area Ratio | 29.9% | (20% permitted) |
| Existing Lot Coverage | 20.5% | |
| Proposed Lot Coverage | 25.0% | (20% permitted) |

- 24. **36 Glenwood, Variance, Design Review, Tree Removal and Demolition Permit No. 1662**
 John and Lisa Pritzker, 36 Glenwood Road, A.P. Nos. 73-131-25 and 73-131-26, R-1:B-A (Single Family Residence, 1 acre minimum lot size). Demolition permit to allow the demolition of a residence, guest house, garage and shed totaling 16,048 square feet of floor area. Variance and design review to allow the following: 1.) Construction of an 18,598 square foot, three-story residence (two stories allowed; top story has a reduced footprint) with a maximum ridge height of 30 feet (30 feet permitted). The main residence consists of 15,661 square feet of living area, a 1,092 square foot garage and 1,846 square feet of mechanical area. The basement is considered a "story" because 38% of the perimeter would be exposed relative to existing grade. 78% of the basement perimeter, consisting of 8,358 square feet of floor area, would be below finished grade. 2.) A 3,535 square foot, 2-story, guest house with a maximum ridge height of 24.8 feet and a 1,120 square foot, 2-story, exercise room/office with a

maximum ridge height of 22.4 feet. 3.) Landscape improvements including new patios, terraces, a sports court and 60 foot by 24 foot swimming pool. 4.) Two new 6 foot tall, solid wood, vehicular gates, between stone pillars up to 6.5 feet tall (6 feet permitted). 5.) Site grading for 1,264 cubic yards of cut and 1,915 cubic yards of fill. 6.) Over 100 linear feet of new retaining walls with a maximum height of 9 feet. 7.) Watercourse design review to allow the pool house and other improvements within 25 feet of a drainage channel contained in a culvert (25 feet recommended, 3 feet proposed). 8.) Watercourse design review to allow a landscape bench near Ross Creek (25 feet recommended, 24 feet proposed). 9.) A tree removal application to permit removal of 42 trees from 6 to 70 inches in diameter, detailed in the application materials. 23,689 square feet of total development is proposed. A voluntary lot merger has been filed to combine the two developable lots into a single building site.

| | |
|---------------------------|-----------------------|
| Lot area | 221,194 square feet |
| Existing Floor Area Ratio | 7.3% |
| Proposed Floor Area Ratio | 10.7% (15% permitted) |
| Existing Lot Coverage | 4.9% |
| Proposed Lot Coverage | 9.3% (15% permitted) |

25. Correspondence.
26. Other Business.
27. Open time for matters pertaining to the closed session in agenda item 28.
28. Council will adjourn to closed session for the following: Labor Relations — Government Code Section 54957.6 related to negotiations between the Town of Ross (Gary Broad, Town Manager as Town Representatives) and the Ross Police Officers Association (RPOA).
29. OPEN SESSION. Council will return to open session and announce action taken, if any.
30. 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.