

TOWN OF ROSS

ORDINANCE NO. 668

AN ORDINANCE OF THE TOWN OF ROSS AMENDING ROSS MUNICIPAL CODE CHAPTER 15.50, TIME LIMITS FOR COMPLETION OF CONSTRUCTION, TO ADD CERTAIN TIME EXTENSIONS AND TO REDUCE THE MAXIMUM FINE

The Town Council of the Town of Ross does ordain as follows:

SECTION 1: Subdivision (g) shall be added to the end of Section 15.50.050 of the Ross Municipal Code as follows:

“(g) Extensions. The time limits for construction completion set forth above may be extended as follows:

(1) At time of project design review approval or prior to the issuance of a building permit for the project, the town council may extend the established timeline for completion of construction by up to 90 days if the Council finds that there are extraordinary circumstances involved with the construction of the project that require additional time for completion, such as exceptional off-site street or other infrastructure requirements, unusual site topography, or other exceptional construction constraints caused by the construction site or construction requirements. The granting of the extension of time shall not be based on the size of the residence being constructed. In granting a time extension, the Council will consider adverse impacts on the neighborhood and benefits to the neighborhood in deciding whether to extend the time limit.

(2) For any development project requiring CalGreen compliance for construction waste disposal and recycling pursuant to California Code of Regulations, Title 24, Part 11, Sections 4.408 or 5.408 that exceeds 2,500 square feet or more of demolition, the town building official may grant up to 60 days additional time to complete construction depending upon the difficulty and amount of demolition. This Subdivision (g)(2) shall apply to any project that was issued a building permit after September 1, 2015.

SECTION 2: Subdivision (a)(4) of Section 15.50.070 of the Ross Municipal Code shall be revised as follows:

“(4) For the one hundred twenty-first day, and any additional days thereafter that the project remains incomplete, the town shall impose a penalty of one thousand dollars (\$1,000) per day.”

SECTION 3: This Ordinance shall go into effect on thirty (30) days from its adoption, and shall be posted in three public places in Town.

THE FOREGOING ORDINANCE was first read at a regular meeting of the Ross Town Council on the 10th day of December, 2015, and was adopted at a regular meeting of the Ross Town Council on the 14th day of January, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen Hoertkorn, Mayor

ATTEST:

Linda Lopez, Town Clerk