




AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
on the SPECIAL DATE of TUESDAY, JUNE 14, 2016

- 1. 6:30 p.m. Commencement.**
- 2. Posting of agenda.**
- 3. Minutes.**
- 4. Demands.**
- 5. Open Time for Public Expression. (5 minutes)**
Limited to three minutes per speaker on items not on agenda.
- 6. Mayor's Report. (5 minutes)**
- 7. Council Committee & Liaison Reports. (5 minutes)**
- 8. Staff & Community Reports. (10 minutes)**
 - a. Town Manager.**
 - b. Marin Art & Garden Center.**
 - c. Ross Property Owners Association.**
 - d. The Branson School.**
- 9. Consent Agenda. (5 minutes)**

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

 - a. Town Council response to Marin County Grand Jury Report *"Police Firearm Security: Keeping Police Guns out of the Hands of Criminals"* dated April 21, 2016. (Masterson) **

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 appointment of P. Rupert Russell as Council Member beginning July 1, 2016, to serve remaining two-year term vacated by outgoing Council Member Carla Small. (Chinn) 📄**
- c. Town Council approval amending contract of Richards, Watson and Gershon, Attorneys at Law. (Chinn) 📄**
- d. Town Council approval of draft letter to State opposing the Governor's proposal to preempt local discretionary land use approvals regarding affordable housing development. (Scoble) 📄**
- e. Town Council authorize the approval of amended Joint Powers Agreement (JPA) for Hazardous Materials Spills Management. (Chinn) 📄**
- f. Town Council approval of Budget adjustments for Fiscal Year 2015-2016. (Chinn) 📄**
- g. Town Council consideration of adoption of Resolution No. 1957 approving the Ross Valley Paramedic Authority tax levy for fiscal year 2016-17. (Chinn) 📄**

End of Consent Agenda.

10. Public Hearings on Planning Projects – Part I.

Public hearings are required for the following planning applications. Staff anticipates that these items may be acted upon quickly with no oral staff report, Council discussion, or public comment. If discussion or public comment is requested for any item, the Council may consider the item later in the agenda. The Council will act on each item separately.

a. Town Council consideration of adoption of Resolution No. 1948 to approve a Demolition Permit, Design Review, Nonconformity Permit, and Variance No. 2016-011, to allow the demolition of the existing legal nonconforming residence and new construction of a single family residence within the footprint the existing residence at 47 Poplar Avenue, APN 73-273-01 (Scoble, 3 minutes) 📄

b. 87 Shady Lane, Variance No. 2016-019, and Town Council consideration of adoption of Resolution No. 1949 (Scoble, 3 minutes) 📄

Erik and Laurie Young, 87 Shady Lane, A.P. No. 073-091-13, R-1:B-10 (Single Family Residence, 10,000 square foot minimum lot size), Medium Low Density (3-6 units per acre), Zone AE (High Risk Area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage). The applicant is requesting a Variance from lot coverage in order to accommodate a new front entrance and rear stairway resulting from a four foot building height increase to address FEMA related base flood building elevation requirements. The existing residence is located in a FEMA designated floodway. The new entrance and rear stairway would add 178 square feet of new lot coverage. The scope of the project review is limited to the lot coverage Variance as Design Review is not required for the building height increase.

Effective Lot Area	10,335 square feet
Existing Floor Area Ratio	3,054 sq. ft. 29.5% (20% permitted)
Proposed Floor Area Ratio	No Change
Existing Lot Coverage	3,054 sq. ft. 29.5% (20% permitted)
Proposed Lot Coverage	3,232 sq. ft. 31.3%
Existing Impervious Areas	3,480 sq. ft. 33.7%
Proposed Impervious Areas	4,875 sq. ft. 47.2%
Existing Height	17.43 feet tall (30 feet permitted)
Proposed Height	21.43 feet tall

c. 74 Baywood Avenue, Demolition, Design Review, Hillside Lot and Variance No. 2016-024, and Town Council consideration of adoption of Resolution No. 1950 (Scoble, 3 minutes) 🏠

Charles and Renee Sheppard, 74 Baywood Avenue, A.P. No. 072-131-10, R-1:B-5-A (Single Family Residence, 5-Acre minimum lot size), Very Low Density (.1 - 1 units per acre). Demolition Permit, Design Review, Hillside Lot Permit, and Variance from setbacks and retaining wall height to allow for remodel and two-story addition to the existing 2,412 square foot residence. The project includes a 1,696 square foot addition resulting in a 4,108 square foot residence. Other project features include landscape and hardscape improvements, in addition to the construction of a swimming pool and retaining walls associated with the pool.

Effective Lot Area	27,843 square feet
Existing Floor Area and Ratio	2,412 square feet 8.7% (15% permitted)
Proposed Floor Area and Ratio	4,108 square feet 14.8%
Existing Lot Coverage	2,648 square feet 9.5% (15% permitted)
Proposed Lot Coverage	3,529 square feet 12.7%
Existing Impervious Areas	5,281 square feet 18.97%
Proposed Impervious Areas	5,281 square feet 18.97%

d. 648 Goodhill Road, Design Review No. 2016-021, and Town Council consideration of adoption of Resolution No. 1951 (Scoble, 3 minutes) 🏠

Ken and Kerry Keefe, 648 Goodhill Road, A.P. No. 074-291-17, R-1:B-5-A (Single Family Residence, 5-Acre minimum lot size), Very Low Density (.1 - 1 units per acre). Design Review application to construct a 5'-6" high by 16'-0" wide hinged automobile gate with 6'-0" high columns adjacent to the front property line. The proposed gate and columns would be located approximately one foot from the front property line.

Effective Lot Area	136,349 square feet
Existing Floor Area Ratio	1.84% (15% permitted)
Proposed Floor Area Ratio	No Change
Existing Lot Coverage	2.96% (15% permitted)
Proposed Lot Coverage	No Change
Existing Impervious Areas	No Change
Proposed Impervious Areas	No Change

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11. **Public hearing: Town Council consideration of adoption of Resolution No. 1952 adopting the Fiscal Year 2017 Budget and setting the Parcel Tax Assessment for FY 2017; and Town Council consideration of adoption of Resolution No. 1953 making certain findings and determinations in compliance with Section XIII(B) of the GANN Initiative and setting the appropriation limit for FY ending June 30, 2017. (Chinn, 10 minutes) 🗨️**
12. **a. Town Council consideration of adoption of Resolution of Intention No. 1954 giving notice of intention to approve an amendment to the contract between the Board of Administration of the California Public Employees' Retirement System (CalPERS) and the Town of Ross; and Town Council authorizing the Town Clerk to sign the required Certification documents and administer a secret ballot election after the passage of the Resolution of Intention.**
b. Town Council consideration of introduction of Ordinance No. 671 authorizing an amendment to the contract between the Town Council of the Town of Ross and the Board of Administration, California Public Employees' Retirement System. (Chinn, 5 minutes) 🗨️
13. **Town Council consideration of adoption of Resolution No. 1955 calling for a Municipal Election to be held on November 8, 2016; requesting the Marin County Board of Supervisors to consolidate with the General Election conducted on that date, and requesting Election Services of the County Elections Department, and proposing adoption by voters of Ordinance No. 672 authorizing a Public Safety Tax and increase in the Town's appropriation limit. (Chinn, 10 minutes) 🗨️**
14. **Town Council discussion/action of Town-owned property at 6 Redwood Drive. (Chinn, 20 minutes) 🗨️**
15. **Town Council consideration of introduction of Ordinance No. 674, amending Title 18 "Zoning" of the Ross Municipal Code Chapter 18.46, to revise the applicable findings required in order to grant an exception to certain development standards to allow finished basement and attic areas for storage and living space. (Scoble, 10 minutes) 🗨️**

End of Administrative Agenda.

Public Hearings on Planning Projects – Part II

16. **187 Lagunitas Road, Demolition, Design Review, Hillside Lot, Use Permit and Tree Removal Permit No. 2016-018, and Town Council consideration of adoption of Resolution No. 1956 (Scoble, 20 minutes) 🗨️**
James and Helen Hobbs, 187 Lagunitas Road, A.P. No. 73-211-39, R-1:B-A (Single Family Residence, 1-acre min. lot size), Very Low Density (.1-1Unit/Acre). The applicant is requesting a Demolition Permit, Design Review, Hillside Lot Permit, Use Permit, and a Tree Removal Permit to allow for the 100% demolition of the existing residence and

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detached accessory structure and the new construction of a 2,068 square foot single family residence, a 525 square foot detached garage, and a 845 square foot detached accessory structure to be utilized as a guest cottage. The project would include a revised architectural layout and design of the site, in addition to new landscape and hardscape improvements. The Demolition Permit is required for the demolition of the existing structures, Design Review is required for the demolition of the existing buildings and construction of the project, a Hillside Lot Permit is required to allow for development on a parcel that has an average slope of 30% of greater, and a Use Permit is required to allow for the Guest Cottage use. The Tree Removal Permit would allow the removal of 6 redwood trees.

Existing and proposed conditions:

Lot Area	3.01 Acres (131,115 square feet)		
Existing Floor Area/Ratio	2,825 sq. ft.	2%	
Proposed Floor Area/Ratio	3,438 sq. ft.	2.6%	(15% permitted)
Existing Lot Coverage	7,225 sq. ft.	5.5%	
Proposed Lot Coverage	6,899 sq. ft.	5.2%	(15% permitted)
Existing Impervious Surfaces	7,482 sq. ft.	5.7%	
Proposed Impervious Surfaces	4,797 sq. ft.	3.6%	

End of Public Hearings on Planning Projects – Part II.

- 17. Election of Mayor. (Mayor, 2 minutes)**
- 18. Election of Mayor Pro Tempore. (2 minutes)**
- 19. No Action Items: (Mayor, 5 minutes)**
 - a. Council correspondence**
 - b. Future Council items**
- 20. Adjournment.**

The meeting will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, located at the corner of Sir Francis Drake Boulevard and Lagunitas Road. 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.