



AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, JULY 14, 2016

The public is invited to attend a reception at Town Hall prior to the Council meeting from 5:00 p.m. to 6:00 p.m. honoring outgoing Council Member Carla Small.

1. **6:00 p.m. Commencement.**
2. **Posting of agenda.**
3. **Swearing-in ceremony for Elizabeth Brekhus, Beach Kuhl, Katie Hoertkorn, and Rupert Russell as Ross Town Council Members. (Lopez, 10 minutes)**
4. **Town Council consideration of adoption of Resolution No. 1958 commending the outstanding service of Council Member Carla Small. (Mayor, 5 minutes)**
5. **Minutes.**
6. **Demands.**
7. **Open Time for Public Expression. (5 minutes)**
Limited to three minutes per speaker on items not on agenda.
8. **Mayor's Report. (5 minutes)**
9. **Council Committee & Liaison Reports. (5 minutes)**
10. **Staff & Community Reports. (10 minutes)**
 - a. **Town Manager.**
 - b. **Marin Art & Garden Center.**
 - c. **Ross Property Owners Association.**

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.

11. Consent Agenda. (5 minutes)

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

- a. **Town Council selection of members to Town Council Committees and Town Representatives for FY 2016-17. (Mayor) ☐**
- b. **Town Council consideration of adoption 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) ☐**
- c. **Town Council designation of voting delegates and alternates for League of California Cities Annual Conference. (Chinn) ☐**
- d. **Town Council consideration of adoption of Resolution No. 1959 awarding the Construction Contract for the Bolinas Avenue and Sir Francis Drake Boulevard Intersection Improvements – Federal Project No. STPL-5176 (009), Town Project No. 9076-45. (Moe) ☐**
- e. **Town Council consideration of adoption of Resolution No. 1960 awarding the Construction Contract for the Sir Francis Drake Blvd Sidewalk Replacement Project – Town Project No. 9125-45. (Moe) ☐**

End of Consent Agenda.

Administrative Agenda

- 12. **Presentation by The Cedars of Marin. (5 minutes)**
- 13. **Town Council consideration of adoption of Ordinance No. 671 approving amendment to the contract between the Town Council of the Town of Ross and the Board of Administration, California Public Employees’ Retirement System. (Chinn, 2 minutes) ☐**
- 14. **Town Council consideration of the introduction of Ordinance No. 673 amending Title 18 “Zoning” of the Ross Municipal Code Chapter 18.45, to revise the applicable findings required in order for the Town Council to grant a minor exception when neighbors do not provide written consent from neighbors. (Scoble, 10 minutes) ☐**
- 15. **Town Council consideration on whether to regulate short-term residential rentals and provide policy guidance to staff and the Town Attorney on what actions should be taken, if any. (Scoble, 10 minutes) ☐**
- 16. **Town Council preparation of Ballot Argument in Favor of the Public Safety Tax. (Stepanicich, 10 minutes) ☐**

End of Administrative Agenda.

Public Hearings on Planning Projects

17. 24 Redwood Drive, Design Review, Nonconformity Permit, and Tree Removal Permit No. 2016-015, and Town Council consideration of adoption of Resolution No. 1961. (Scoble, 30 minutes) 🗨️

Naaim Karkabi, 24 Redwood Drive, A.P. No. 073-271-07, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units/acre), Zone AE (Inside 1-percent annual chance floodplain). The applicant is requesting a Design Review, a Nonconformity Permit, and a Tree Removal Permit to allow for the remodel and a 851 square foot floor area addition to the existing residence and the new construction of an attached one car garage. The project would consist of a two story addition that would maintain a similar architectural style of the existing residence and would include a dark brown composition shingle roof material, natural stained cedar shingles, and a dark green paint color for the fascia and trim. The project would also be increased in height by approximately 3.66 feet to address the base flood plain elevations related to building code and FEMA regulations. Other site improvements would include landscape and hardscape improvements. Tree Removal Permit would allow the removal of two protected Coast Live Oak trees.

Existing and proposed conditions:

Lot Area	13,600 square feet	
Existing Floor Area/Ratio	1,862 sq. ft.	13.7%
Proposed Floor Area/Ratio	2,711 sq. ft.	19.9% (20% permitted)
Existing Lot Coverage	1,285 sq. ft.	9.5%
Proposed Lot Coverage	1,822.4 sq. ft.	13.4% (20% permitted)
Existing Impervious Surfaces	1,285 sq. ft.	9.5%
Proposed Impervious Surfaces	1,676 sq. ft.	12.3%

End of Public Hearings on Planning Projects.

18. No Action Items: (Mayor, 5 minutes)

- a. Council correspondence**
- b. Future Council items**

19. 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.