



AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, SEPTEMBER 8, 2016

- 1. 6:00 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. Ross School.**
 - e. Ross Historical Society/Moya Library.**

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.

9. Consent Agenda. (5 minutes)

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

- a. **Town Council consideration of adoption of Resolution No. 1964 updating and amending Town of Ross conflict of interest code and rescinding Resolution No. 1869. (Chinn) ☐**
- b. **Town Council acceptance of FY16 Q4 Financial Summary Report. (Chinn) ☐**
- c. **Town Council consideration of adoption of Resolution No. 1965 on appeal of construction penalties for 27 Upper Road. (Lucido) ☐**
- d. **Town Council consideration of adoption of Resolution No. 1966 approving Town Manager Employment Agreement. (Stepanicich) ☐**
- e. **Town Council consideration of approval of excused absences for Mayor Hoertkorn (Govt. Code Section 36513). (Stepanicich) ☐**

End of Consent Agenda.

Administrative Agenda

- 10. **Presentation by Resilient Neighborhoods organization. (5 minutes)**
- 11. **Town Council consideration of approval of lease for temporary Portable Building for Building, Planning, and Public Works staff. (Chinn, 15 minutes) ☐**

End of Administrative Agenda.

Public Hearings on Planning Projects

- 12. **1 Southwood Avenue, Nonconformity Permit No. 2016-031, and Town Council consideration of adoption of Resolution No. 1963. (Scoble, 10 minutes) ☐**
Leslie and Jeff Bergholt, 1 Southwood Avenue, A.P. No. 073-152-10, R-1:B-20 (Single Family Residence, 20,000 sq. ft. min. lot size), Medium Low Density (3 - 6 units per acre). Nonconformity Permit to allow for a garage remodel and related improvements at an existing single family residence. The project includes a different roofline, new garage door and side doors, and arbor on west side elevation.

Effective Lot Area	12,502 square feet
Existing Floor Area Ratio	26.1% (15% permitted)
Proposed Floor Area Ratio	26.1% No Change
Existing Lot Coverage	19.3% (15% permitted)
Proposed Lot Coverage	19.3% No Change
Existing Impervious Areas	22.4%
Proposed Impervious Areas	22.4% No Change

13. 20 Glenwood Avenue, Demolition Permit, Design Review, Nonconformity Permit, Use Permit and Tree Permit No. 2016-034, and Town Council consideration of adoption of Resolution No. 1967. (Scoble, 20 minutes) 🗨️

Hildene VT, LLC, 20 Glenwood Avenue, A.P. No. 073-131-17, R1-BA (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1-1/Acre). The applicant is requesting a Demolition Permit, Design Review, a Nonconformity Permit, a Use Permit, and a Tree Permit to allow for the remodel of an existing single family residence that would include the demolition of a previous addition, the interior remodel of the residence, and structural alterations to the existing legal nonconforming roof height. The modifications to the residence would not increase the existing roof height of the residence. The project would also include the demolition of two existing sheds, and the existing guest cottage, in addition to the new construction of a 2,230 square foot two story guest house/cabana. The guest house would include two bedrooms, two bathrooms, a kitchen, a gym, and a pool cabana. Other site improvements would include the demolition and new construction of the swimming pool and pool deck, as well as landscape and hardscape improvements. The Tree Removal Permit would allow the removal of two Redwood (34 inch and 26 inch) trees.

Existing and proposed conditions:

Lot Area	87,848 sq. ft.	
Existing Floor Area/Ratio	12,616 sq. ft.	14.4% (15% permitted)
Proposed Floor Area/Ratio	12,417 sq. ft.	14.1%
Existing Lot Coverage	7,678 sq. ft.	8.7% (15% permitted)
Proposed Lot Coverage	6,515 sq. ft.	7.3%
Existing Impervious Surfaces	25,194 sq.ft.	28.6%
Proposed Impervious Surfaces	27,895 sq.ft.	27.2%

End of Public Hearings on Planning Projects – Part II.

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

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

15. 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.