



**AGENDA**  
**REGULAR MEETING of the ROSS TOWN COUNCIL**  
**THURSDAY, OCTOBER 13, 2016**

- 1. 5:15 p.m. Commencement.**
- 2. Posting of agenda.**
- 3. Open time for matters pertaining to the closed session item in agenda item 4.**
- 4. Closed Session.**  
**Conference with Legal Counsel—Existing Litigation**  
**Government Code Section 54956.9(d)(1)**  
**In the Matter of the Appeal Regarding PERS Membership Eligibility of Gary Broad,**  
**PERS Case No. 2014-914, OAH Case No. 201520995.**
- 5. 6:00 p.m. Open Session. Council will return to open session and announce actions taken, if any.**
- 6. Minutes.**
- 7. Demands.**
- 8. Open Time for Public Expression. (5 minutes)**  
Limited to three minutes per speaker on items not on agenda.
- 9. Mayor's Report. (5 minutes)**
- 10. Council Committee & Liaison Reports. (5 minutes)**
- 11. Staff & Community Reports. (10 minutes)**
  - a. Town Manager.**

**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.**

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- b. Marin Art & Garden Center.**
- c. Ross Property Owners Association.**
- d. Ross School.**

**12. Consent Agenda. (5 minutes)**

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

- a. Town Council approval of extension of Preliminary Contract for the Winship Avenue Bridge Replacement Project with Quincy Engineering, Inc. (Moe) ☐**
- b. Town Council consideration of adoption of Resolution No. 1968 approving the annual AB 1600 Report for Fiscal Year ending June 30, 2016. (Chinn) ☐**
- c. Town Council acceptance of Community Rating System Recertification and Progress Report on Local Hazard Mitigation Plan. (Scoble) ☐**
- d. Town Council acceptance of the Comment Letter to the Metropolitan Transportation Commission regarding the Plan Bay Area 2040 Plan. (Scoble) ☐**

**End of Consent Agenda.**

**Administrative Agenda**

- 13. Town Council consideration of introduction of Ordinance No. 675 which adopts and amends the 2016 California Administrative Code, the 2016 California Building Code, the 2016 California Residential Code, the 2016 California Electrical Code, the 2016 California Mechanical Code, the 2016 California Plumbing Code, the 2016 California Energy Code, the 2016 California Historical Building Code, the 2016 California Existing Building Code, the 2016 California Green Building Standards Code, the 2016 California Referenced Standards Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 1997 Uniform Housing Code, 2015 International Property Maintenance Code, as codes applicable to all construction within the Town of Ross, with local modifications and other conforming changes to Title 15 of the Municipal Code as highlighted in the Ordinance; and Set Public Hearing for November 10, 2016. (Lucido, 15 minutes) ☐**
- 14. Town Council consideration of introduction of Ordinance No. 676 which adopts the 2016 California Fire Code, portions of the 2015 International Fire Code, and Appendix A of the 2015 International Wildland-Urban Interface Code and amending Chapter 14.04 of the Ross Municipal Code as regulations governing conditions hazardous to life and property from fire or explosion in the Town of Ross; and Set Public Hearing for November 10, 2016. (Mills, 15 minutes) ☐**

**End of Administrative Agenda.**

**Public Hearings on Planning Projects**

15. **187 Lagunitas Road, Amendment to Demolition Permit, Design Review, Hillside Lot Permit, Use Permit and Tree Removal Permit No. 2016-043, and Town Council consideration of adoption of Resolution No. 1969. (Scoble, 10 minutes)** 🗨️

James and Helen Hobbs, 187 Lagunitas Road, A.P. No. 073-211-39, R-1:B-A (Single Family Residence, 1-acre min. lot size), Very Low Density (.1-1 Unit/Acre). The applicant is requesting Town Council approval of an amendment to Demolition Permit, Design Review, a Hillside Lot Permit, a Use Permit, and Tree Removal Permit 2016-018 that was approved by Resolution 1956 to allow the removal of six redwood trees prior to issuance of a building permit related to the approved project.

16. **147 Lagunitas Road, Design Review Permit No. 2016-032, and Town Council consideration of adoption of Resolution No. 1970. (Scoble, 30 minutes)** 🗨️

Jurgen and Wendy Huck, 147 Lagunitas Road, A.P. No. 073-232-44, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units/acre). The applicant is requesting Design Review approval for the demolition of an existing shed and arbor and the new construction of a 335 square foot pool cabana. The cabana would be approximately 12 feet 7 inches tall. The project would also include the demolition, relocation, and new construction of a swimming pool. Other components of the project include landscape and hardscape improvements, including the removal of four trees.

Existing and proposed conditions:

<b>Lot Area</b>	<b>53,389 square feet</b>		
<b>Existing Floor Area/Ratio</b>	<b>6,998 sq. ft.</b>	<b>13.4%</b>	
<b>Proposed Floor Area/Ratio</b>	<b>7,333 sq. ft.</b>	<b>14%</b>	<b>(20% permitted)</b>
<b>Existing Lot Coverage</b>	<b>4,227 sq. ft.</b>	<b>8.1%</b>	
<b>Proposed Lot Coverage</b>	<b>4,562 sq. ft.</b>	<b>9%</b>	<b>(20% permitted)</b>
<b>Existing Impervious Surfaces</b>	<b>16,092 sq. ft.</b>	<b>30.8%</b>	
<b>Proposed Impervious Surfaces</b>	<b>13,459 sq. ft.</b>	<b>25.2%</b>	

17. **10 Ames Avenue, Minor Exception Permit No. 2016-029, and Town Council consideration of adoption of Resolution No. 1971. (Scoble, 20 minutes)** 🗨️

Nina Cohen, 10 Ames Avenue, A.P. No. 073-1810-08, R-1: B-20 (Single Family Residence, 20,000 sq. ft. min. lot size), Low Density (1-3 units per acre). The applicant is requesting a Minor Exception for the construction of a seven foot tall wood fence to be installed ¼ inch from her rear property line where a maximum of a six foot tall fence would be typically permitted. The fence would be a picture frame board on board style fence made primarily of Con Heart Redwood with no stain. The bottom rails/baseboards of the fence would be a brown tone pressure treated fir. The fence would run approximately 100 feet in length and would be set in ¼ of an inch from the rear property line. The project would not include any other improvements to the site and no new lot coverage, floor area, or impervious surfaces would be created as a result of the project.

**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.*