



AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, JULY 13, 2017

- 1. 5:30 p.m. Commencement.**
- 2. Posting of agenda.**
- 3. Open time for matters pertaining to the closed session items in agenda item 4.**
- 4. Closed Session.**
 - a. Conference with Legal Counsel—Existing Litigation**
Government Code Section 54956.9(d)(1)
In the Matter of the Appeal Regarding Membership Eligibility of Patricia M. Riley, PERS
Case No. 2016-005, OAH Case No. 2016080840.
 - b. Conference with Legal Counsel-Initiation of Litigation**
Government Code Section 54956.9(d)(4)
One Potential Case
- 5. 6:00 p.m. Open Session. Council will return to open session and announce actions taken, if any.**
- 6. Town Council recognition of previous Mayor Katie Hoertkorn.**
- 7. Minutes.**
- 8. Demands.**
- 9. Open Time for Public Expression. (5 minutes)**
Limited to three minutes per speaker on items not on agenda.
- 10. Mayor’s Report. (5 minutes)**
- 11. Council Committee & Liaison Reports. (5 minutes)**

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.

12. Staff & Community Reports. (10 minutes)

a. **Town Manager & July 4th Highlights**

b. **Marin Art & Garden Center.**

c. **Ross Property Owners Association.**

13. 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 2017-18. (Mayor) ☐**

b. **Town Council consideration of adoption of Resolution No. 2013 approving the regular Council meeting dates and annual Special Council meeting dates for 2018. (Chinn) ☐**

c. **Town Council consideration of adoption of Resolution No. 2014 awarding the construction contract for 2017 Storm Drainage and Roadway Project. (Simonitch) ☐**

d. **Town Council approval of funding of temporary covered parking structure behind Public Safety Building for Ross Valley Fire vehicles. (Chinn) ☐**

e. **Town Council authorization of letter opposing Senate Bill 649 Wireless Telecommunication Facilities. (Chinn) ☐**

End of Consent Agenda.

Administrative Agenda

14. Presentation by Marin/Sonoma Mosquito & Vector Control District (MSMVCD) District Manager Phil Smith. (10 minutes)

15. Town Council review and direction of conceptual design plans and rehabilitation of 3 Bear Hut and Natalie Coffin Greene Park. (Chinn/Simonitch, 20 minutes) ☐

16. Town Council review and discussion of existing and future telecommunication facilities located on the Town Hall Property. (Chinn/Scoble, 15 minutes) ☐

End of Administrative Agenda.

Public Hearings on Planning Projects.

17. 177 Lagunitas Road, Design Review and Non Conformity Permit No. 2017-014, and Town Council consideration of adoption of Resolution No. 2015. (Scoble, 30 minutes) ☐

July 13, 2017 Agenda

Zach McReynolds, 177 Lagunitas Road, A.P. No. 073-231-02, R-1:B-6 (Single Family Residence, 6,000 sq. ft. min. lot size), Medium (6-10 Units/Acre), Zone X (Outside of 100 year floodplain). The applicant is requesting Design Review and a Nonconformity Permit to allow the demolition and the new construction of a garage in addition to a substantial landscape and hardscape project. The project is also requesting an Encroachment Permit to allow for a new driveway encroachment from Lagunitas Road to provide vehicular access and parking adjacent to the front of the house. Driveway and parking access to the project site is currently from Woodside Way.

Project Summary

Lot Area	11,008 square feet	
Existing Floor Area/Ratio	3,698 sq. ft.	33.5% (20% permitted)
Proposed Floor Area/Ratio	No Change	
Existing Lot Coverage	2,334 sq. ft.	21.2% (20% permitted)
Proposed Lot Coverage	No Change	
Existing Impervious Surfaces	4,043 sq. ft.	27%
Proposed Impervious Surfaces	2,786 sq. ft.	25

18. 195 Lagunitas Road, Demolition Permit, Design Review, Variance, and Accessory Dwelling Unit No. 2017-024, and Town Council consideration of adoption of Resolution No. 2016. (Bollinger, 30 minutes) 

Sarah Rafanelli and Wyeth Goodenough, 195 Lagunitas Road, A.P. No. 073-222-02, R-1:B-A (Single Family Residence, 1 Acre min. lot size), Very Low Density (.1-1 Units/Acre), Zone X (Outside 1-percent annual chance floodplain). The applicant is requesting Demolition Permit, Design Review, Variance, and Accessory Dwelling Unit approval for the demolition of an existing 2,889 square foot single family residence and new construction of a 4,619-square foot single family residence. Other project features would include landscape and hardscape improvements, such as a modified automobile court and re-orientation and new construction of a swimming pool. The project also proposes to covert and existing studio into a new Accessory Dwelling Unit. The project has been revised to incorporate recommendations made by the Advisory Design Review Group at the May 23, 2017 meeting.

Existing and proposed conditions:

Lot Area	28,362 square feet	
Existing Floor Area/Ratio	3,419 sq. ft.	12% (15% FAR Permitted)
Proposed Floor Area/Ratio	4,649 sq. ft.	16.39%*
Existing Lot Coverage	2,558 sq. ft.	9% (15% FAR Permitted)
Proposed Lot Coverage	4,155 sq. ft.	14.65%
Existing Impervious Surfaces	10,254 sq. ft.	36.15%
Proposed Impervious Surfaces	7,736 sq. ft.	27.28%%

End of Public Hearings on Planning Projects.

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.