



AGENDA
REGULAR MEETING of the ROSS TOWN COUNCIL
THURSDAY, OCTOBER 8, 2015

- 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. Introduction of Postmaster Roosevelt Sargent III. (Chinn, 2 minutes)**
- 7. Mayor's Report. (5 minutes)**
- 8. Council Committee Reports. (5 minutes)**
- 9. Liaison Reports. (10 minutes)**
 - a. Town Manager.**
 - b. Marin Art & Garden Center.**
 - c. Ross Property Owners Association.**
 - d. Ross School.**
- 10. Consent Agenda. (5 minutes)**
The following item will be considered in a single motion, unless removed from the consent agenda:

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.

October 8, 2015 Agenda

- a. **Town Council consideration of adoption of Ordinance No. 667, an Ordinance of the Town of Ross amending Title 15 “Buildings and Construction” of the Ross Municipal Code, adding Chapter 15.46 “Expedited Review of Small Residential Rooftop Solar Energy System Permits”. (Lucido) ☐**

End of Consent Agenda.

11. Public Hearings on Planning Applications.

Public hearings are required for the following planning application. Staff anticipates that this item 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. **70 Ivy Drive, Design Review and Basement Exception No. 2007, and Town Council consideration of adoption of Resolution No. 1916. (Giudice, 5 minutes) ☐**

James and Brett Collins, 70 Ivy Drive, A.P. No. 73-143-23, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 Units/Acre). Public hearing for the Town Council to consider Design Review and Basement Exception for a proposed enclosure to be used as habitable space of an existing and previously recognized understory space for the property at 70 Ivy.

End of Public Hearings on Planning Applications.

Administrative Agenda

12. **Town Council consideration/action to limit parking on East Road. (Masterson, 10 minutes) ☐**

End of Administrative Agenda.

Public Hearings on Planning Projects

13. **128 Winding Way, After-the-Fact Amendment to Landscape Plans for Hillside Lot Permit, and Variance & Design Review No. 1919, and Town Council consideration of adoption of Resolution No. 1914. (Taagepera, 20 minutes) ☐**

Norman and Mette Hardie, 128 Winding Way, A.P. No. 72-250-03, R-1:B-5A (Single Family Residence, 5 acre min. lot size), Very Low Density (.1-1 units per acre). Town Council consideration of an after-the-fact amendment to the landscape plans submitted for hillside lot permit, design review, demolition permit, and variance application approved by the Town Council on July 11, 2013. This item was continued from the April 9, 2015 Town Council meeting. The amendment would permit already-installed landscape stairs.

14. **15 Brookwood Lane, Variance & Tree Removal Permit No. 2009, and Town Council consideration of adoption of Resolution No. 1915. (Taagepera, 15 minutes) ☐**

Matthew and Niki Webster, 15 Brookwood Lane, A.P. No. 073-311-04, R-1:B-10 (Single Family Residence, 10,000 Square Feet Minimum Lot Size), Medium Low Density (3-6 Units/Acre), Zone AE (High Risk Area with a 1-percent annual chance floodplain). Public

October 8, 2015 Agenda

hearing for the Town Council to consider Variance and Tree Removal approval. The project includes a single-story 146 square foot addition, 99 square feet of which would be located within the rear setback. The addition would link the existing residence and the detached garage and would function as the new every day entry. Variances are required pursuant to Ross Municipal Code Chapter 18.48 to allow 99 square feet of the new habitable space to be located within 32 and 36 feet from the rear property line and for an increase in Floor Area Ratio (FAR).

15. 155 Laurel Grove Avenue, Design Review & Second Unit Permit No. 2008, and Town Council consideration of adoption of Resolution No. 1917. (Giudice, 15 minutes) 🗨️

Javier Soltero and Emily Morris, 155 Laurel Grove, A.P. No. 72-112-09, R-1:B-A (Single Family Residence, one acre minimum lot size), Medium Low Density (3-6 units per acre). Public hearing for the Town Council to consider Design Review, and Second Unit permit for proposal to demolish 79 square feet of the existing building and construction of 1,312 square feet of additions, which include additions to the main level of the existing residence and construction of a new one story second unit structure at the northwest corner of the property.

16. 9 Woodside Way, Variance, Design Review, Demolition & Tree Removal Permit No. 1997, and Town Council consideration of adoption of Resolution No. 1918. (Giudice, 20 minutes) 🗨️

Amalfi Woodside LLC, 9 Woodside Way, A.P. No. 073-232-02, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre). Public hearing for the Town Council to consider Demolition Permit, Design Review, Variance (setback and FAR), and Tree Removal Permit to allow demolition of more than 25% of the floor area of the existing residence, relocation of the log cabin portion of the existing building within the rear yard setback and construction of a single-family residence and associated tree removal and grading, access, landscape improvements at 9 Woodside.

End of Public Hearings on Planning Projects.

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

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

18. 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.