



**AGENDA**  
**REGULAR MEETING of the ROSS TOWN COUNCIL**  
**THURSDAY, MARCH 9, 2017**

- 1. 5:30 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 Membership Eligibility of Patricia M. Riley, PERS**  
**Case No. 2016-005, OAH Case No. 2016080840.**
- 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.**
  - b. Marin Art & Garden Center.**

**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.**

c. **Ross Property Owners Association.**

d. **Ross School.**

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

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

a. **Town Council consideration of adoption of Resolution No. 1988 authorizing the Town Manager to submit applications for Zero Waste Marin Grants and execute all necessary documents. (Scoble) ☐**

b. **Town Council approval of Quincy Engineering Contract Amendment #2 in the amount of \$79,273.10, for additional scope of work items related to the Winship Avenue Bridge Replacement Project. (Simonitch) ☐**

c. **Town Council consideration of adoption of Resolution No. 1991 approving the amended Town's Salary Schedule. (Chinn) ☐**

**End of Consent Agenda.**

**Administrative Agenda**

**13. Presentation by Transportation Authority of Marin (TAM) on the existing Measure A one-half (½) cent Transportation Sales Tax. (15 minutes)**

**14. Town Council consideration of adoption of Resolution No. 1990, approving policies and procedures regarding the purpose, applicability, composition, process, duties of the Advisory Design Review (ADR) Group and amending the Town's existing ADR review process that is established through Town Council Resolution No. 1694. (Scoble, 15 minutes) ☐**

**End of Administrative Agenda.**

**Public Hearings on Planning Projects**

**15. 43 Sir Francis Drake Boulevard, Design Review Permit, Accessory Dwelling Unit, and Variance No. 2016-045, and Town Council consideration of adoption of Resolution No. 1985. (Scoble, 20 minutes) ☐**

James and Kathy Meyer, 43 Sir Francis Drake Boulevard, A.P. No. 073-161-16, 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 Design Review to allow for the remodel and 865 square foot floor area addition to an existing single family residence. The project would entail a 649 square foot second floor addition to accommodate a master suite and a 216 square foot first floor addition to accommodate a kitchen and dining area addition. The project would also include the construction of a new accessory dwelling unit and an exception to allow a 500

square foot floor area exception per Section 18.42.065(a) of the Ross Municipal Code. A variance from Section 18.42.065(a) of the Ross Municipal Code is also being requested so that the new accessory dwelling unit can be constructed within the footprint of the existing residence and that 500 square feet of existing floor area can be transferred to the main residence. Other site improvements would include the hardscape improvements to remove existing impervious surfaces with permeable materials.

Existing and proposed conditions:

<b>Lot Area</b>	<b>25,632 square feet</b>	
<b>Existing Floor Area/Ratio</b>	<b>3,474 sq. ft.</b>	<b>13.5% (15% permitted)</b>
<b>Proposed Floor Area/Ratio</b>	<b>4,339 sq. ft.</b>	<b>16.9%*</b>
<b>Existing Lot Coverage</b>	<b>3,586 sq. ft.</b>	<b>14% (15% permitted)</b>
<b>Proposed Lot Coverage</b>	<b>3,835.6 sq. ft.</b>	<b>15%</b>
<b>Existing Impervious Surfaces</b>	<b>7,281 sq. ft.</b>	<b>28.41%</b>
<b>Proposed Impervious Surfaces</b>	<b>5,917 sq. ft.</b>	<b>23.08% (Net Decrease)</b>

*The applicant is requesting a 500 square foot floor area exception for the new construction of an accessory dwelling unit per Section 18.42.065(a) of the Ross Municipal Code. Without the new accessory dwelling unit, the FAR for the project would be 14.5%*

**16. 45 Bolinas Avenue, Demolition Permit, Design Review, a Nonconformity Permit, and a Variance No. 2016-049, and Town Council consideration of adoption of Resolution No. 1989. (Scoble, 20 minutes) 🗨️**

Matt and Collin Shewey, 45 Bolinas Avenue, A.P. No. 073-051-08, R-1 (Single Family Residence, 5,000 sq. ft. min. lot size), Medium Density (6-10 Units/Acre), Zone AE (1-percent annual chance floodplain). The applicant is requesting a Demolition Permit, Design Review, a Nonconformity Permit, and a Variance to allow the remodel to an existing single family residence, the remodel of the existing guest house, and the new construction of a 388 square foot one car garage. The project would also include raising the main residence’s building height by approximately two feet to meet base flood plain regulations. Other project features would include new landscape and hardscape features, including new decks, a new patio and swimming pool. A Demolition Permit and Design Review is being requested to allow the removal of exterior walls and wall coverings associated with the remodel of the residence and guest house, in addition to grading more than 50 cubic yards of soil for the proposed swimming pool. A Variance is being requested to allow for additional lot coverage and setbacks relative to the proposed garage and pool. A Nonconformity Permit would allow for the structural alterations to the existing legal nonconforming residence and guest house.

**Project Summary:**

<b>Lot Area</b>	<b>12,800 square feet</b>	
<b>Existing Floor Area/Ratio</b>	<b>3,737 sq. ft.</b>	<b>28% (20% permitted)</b>
<b>Proposed Floor Area/Ratio</b>	<b>No Change</b>	
<b>Existing Lot Coverage</b>	<b>4,145 sq. ft.</b>	<b>32%</b>
<b>Proposed Lot Coverage</b>	<b>4,388 sq. ft.</b>	<b>34% (20% permitted)</b>
<b>Existing Impervious Surfaces</b>	<b>5,234 sq. ft.</b>	<b>40%</b>

**Proposed Impervious Surfaces      4,998 sq. ft.    39%**

**End of Public Hearings on Planning Projects.**

- 17.    Town Council review/discussion/revision of Council Procedures Manual for the Town of Ross. (Chinn, 15 minutes) 🖨**
  
- 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.*