

# Kentfield Planning Advisory Board

*P.O. Box 304, Kentfield, California 94914*

**Meeting 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays, 7:30 PM, College of Marin Deedy Lounge**

## Minutes of July 9, 2014

Anne Petersen called the meeting to order at 7:30 p.m. in Deedy Lounge. Other members present: Dale Hansen, Eva Long, Pam Scott, Mary Sylla. Guest: Joanie Levinsohn

**June 11, 2014 Minutes.** Unanimously approved as submitted.

Friedman Design Review, 201 Laurel Grove Avenue (Greeley)

(Guests: Mark Friedman, property owner; Jared Polsky, architect; Ron Collings, project contractor; Claire and Jim Williams, 208 Laurel Grove Avenue; Ann Golson, 218 Poplar Drive)

Mr. Polsky reviewed their plans for a number of small additions, reorganization of interior space in the house, and addition of outdoor amenities including a new outdoor oven. The resultant residence would have a 17.6% floor area ratio on the 35,745 square foot lot. Design review is required because the residence would exceed 4,000 square feet of habitable space. Mr. Polsky noted the major work would include the following:

- On the first floor, a roof on a rear porch with new solar panels, enclosure of some porch space to enlarge the kitchen, creating a new mud room from some garage space.
- Outside, modifications to the pool house, demolition of a gazebo, installation of a new outdoor pizza oven, patio changes.
- On the second floor, remodeling the master bedroom and bath to create a smaller master suite and a new bedroom with bath.

Neighbors Mr. and Mrs. Williams said they had no concerns about the Friedman project, that Mr. Friedman took measures earlier to keep traffic to and from his property from infringing on them, but they are feeling impacted by existing traffic, noise, and nuisance from other construction projects currently underway on the street and ongoing for the past 3 to 4 years. In addition, they expect yet another home nearby to begin demolition shortly. They said they hoped Mr. Friedman would do whatever possible to ensure his project does not add to the ongoing problems.

There was a discussion among neighbors, applicants, and board members with agreement that a condition of approval could be made that parking for the Friedman project would be kept on site to the extent possible. Mr. Friedman noted there is parking on his property for up to 8 vehicles.

**Recommendation.** M/S (Eva/Dale) and unanimously approved to recommend approval of the proposed project with the following condition: that construction vehicles will be parked on site to the extent possible, and the property will be left open and available for worker parking.

Mr. Friedman said that he would respond to any complaint from neighbors about construction impacts or contractors working on his project so long as he is advised of the situation, but that he could speak for other building projects underway along the street.

Pierce Design Review, 159 Kent Avenue (Scoble)

(Guests: Brandon Pierce, property owner; Colleen Mahoney, architect; Ed Tischbern, landscape architect; Kay and John Merrill, 151 Kent Avenue)

Mr. Pierce and Ms. Mahoney reviewed the proposal to enlarge the property at 159 Kent through a merger with 155 Kent Avenue where owners are leaving. The merger would create a 19,785 square foot lot; with demolition of the structure at 155 Kent, and remodeling at 159 Kent, including a new two-story addition, the total habitable floor area would result in a 28 % floor area ratio. Ms Mahoney and Mr. Tischbern also noted the following:

- The remodeling and expansion would maintain the same ridgeline, with floor levels being staggered to keep the roofline consistent.
- The finished floor level of the habitable area would be compliant with current FEMA standards and would be 4'4" above base flood elevation. In view of the area's past history of flooding, however, she is considering construction features, such as a water-resilient alternative to sheetrock, to improve the home's ability to take occasional flooding without severe damage
- The garage is on grade, several feet lower than the home, and susceptible to flooding. A flood door may be installed as a protective measure.
- The pool would be elevated 18 inches in order to have it not become a collection point for drainage.
- A number of water conserving features are planned for the landscape, including irrigation systems with sensors to prevent overwatering, a retractable cover for the pool, and pervious driveway materials

Neighbors discussed flooding and drainage concerns but did not express any concerns about the proposed remodeling. Board members complimented Mr. Tischbern on his landscape design.

**Recommendation.** M/S (Eva/Mary) and unanimously approved to recommend approval of the Pierce Design Review as submitted.

**USACE Corte Madera Creek Flood Control Project Letter of Support.** Board unanimously approved a letter to go to Congressional representatives Boxer, Feinstein and Huffman to encourage them to work to ensure that the project is on the USACE's FY2015 work plan and included in the FY2016 budget in order to complete the feasibility and environmental phase of the project.

## Reports

Marin General Hospital Expansion Plans. We anticipate plans would be available for review at the next KPAB meeting on July 23, 2014.

Adjourned at 9:00 PM

Minutes: Ann Thomas