

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of November 11, 2015

Anne Petersen called the meeting to order at 7:30 p.m. in the COM Student Union's Deedy Lounge. Other board members present: Dale Hansen, Neil Park, Pam Scott.

Minutes of October 14, 2015: Approved.

Minutes of October 28, 2015 Deferred to next meeting

Wisnbaker Design Review, 99 Rancheria Road (Drake)

(Guests for this project: Scott Wisnbaker, applicant; Steve Wisnbaker, architect for project; also neighbors Michelle and Alan Sullivan, 110 Rancheria Road; Dori and Dan Crawford, 100 Rancheria Road; Michael Harrison, 151 Hillcrest Avenue; Jeneé DiFronzo, 25 Rancheria Road)

Mr. Steve Wisnbaker described the proposal for remodeling and reconfiguring the existing house, including remodeling and reconfiguring the existing 2,821 square foot house by adding approximately 1,650 square feet in three additions, and also building a 12 x 34 foot pool and 1,650 square foot pool house. The reconfiguration would extend the length of the building on the long narrow 28,800 square foot lot, and result in a 15.5% floor ratio (FAR) with 5,011 square feet of total building area. The front entrance would be relocated to the rear of the house.

Some neighbors present expressed concerns about the proposal as follows: pool hose and pool too close to property line and would impact privacy of 151 Hillcrest; bulk and mass for size of lot; adverse impacts of noise and light; lack of screening in front; and inconsistent with Kent Woodlands Land Use Policy Report.

KPAB Recommendation. Application is incomplete due to uncertainty from the submitted plans regarding how the proposed project would affect sightlines and bulk, and also how the Kent Woodlands Land Use Policy is to be used in evaluating the project. Recommends that story poles be set up to mark the downhill side of the pool, front entry, pool house, corners of main house.

Mr. Steve Wisnbaker said he hopes to meet with neighbors to discuss concerns.

Marin Catholic. The school plans a meeting November 12 regarding the field lighting project.

The meeting was adjourned at 9:30 p.m.

Holiday Meeting Schedule. The KPAB is cancelling the November 25 meeting, and will reschedule December meetings to December 2 and 16 – to avoid a holiday week.

Minutes: Ann Thomas