

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of April 8, 2015

Mary Sylla called the meeting to order at 7:30 p.m. in the COM Student Union Deedy Lounge. Other board members present: Dale Hansen, Eva Long, Pam Scott. Guests by project.

Minutes of March 25, 2015. Unanimously approved as submitted.

McCall Design Review, 237 Hillside Avenue (H. Scoble)

(Guests: Mike McAll, applicant; Jennifer McCall, Los Angeles; Lynne McCall, San Diego; Corinne McCall, Petaluma; Leonard and Jill Katz, 121 Hillside Avenue; Georgia Landers and Lori Stern, 48 Redwood Drive; Stuart Dvorin, 158 Hillside; Gloria Ann Massey, 160 Hillside)

Mr. McCall gave a PowerPoint presentation about the history of the property and his family's home that burned, and proposed redevelopment, including a details of site preparation and changes to the plans made since the earlier submittal. The proposed project, which has been modified slightly since the earlier submittal, is for a new 4,724 s.f. house, including attached 552 s.f. garage, on a 23,122 s.f. vacant lot with a slope of 53%. The three-story structure, in which the three stories would be tiered down the hillside, would attain a maximum height of 30 feet, with a 17.68% floor area ratio. He noted:

- Two cars could park on the elevated deck and the garage would be built behind the deck.
- There would be no driveway and the emergency vehicle access and turnaround would be on the street.
- As a soils engineer he did the soils report and found the site has no sign of erosion or sliding.
- He would do extensive engineering.
- The proposed structure would largely be built on the same envelope as the previous house.

Mr. Katz, whose home is directly below 237 Hillside, noted his concern about drainage dispersion. Mr. McCall described his plan to direct water in one direction rather than dispersing it over the hillside and said it would not add to the flow. Mr. Dvorin asked if there were any consideration given to the ability of the roadway to handle construction traffic. He said portions of the road are not only very narrow but are undercut and erosive. It was noted that construction vehicles would come down Hillside to Kent and would not use an alternative route through Ross.

Recommendation. M/S (Pam/Dale) and unanimously approved to recommend that finding can be made to support approval of the proposed project with these conditions:

- Hillside Avenue to be repaired sufficient for use of construction vehicles and traffic, and repaired following construction to good condition
- A construction traffic plan should be made and implemented that would provide for workers' vehicles to park off site and vehicle trips planned to avoid blocking the road for neighbors coming and going. In addition, the construction manager should be available to neighbors, such as via cell phone, so vehicles or equipment could be moved as necessary for a neighbor's ingress or egress.

Goldman Design Review, 199 Hillside Avenue (J. Drake)

(Guests: Eli Goldman, applicant; Stuart Dvorin, 158 Hillside; Gloria Ann Massey, 160 Hillside; Mr. and Mrs. Katz, 121 Hillside)

Mr. Goldman described his plans, to incorporate a number of "green" features. He plans to use grading done by the previous owner, but pull the house further into the property's center.

The residence would consist of 4,213 square-feet of total building area and 3,673 square-feet of total floor area, resulting in a floor area ratio of 11 % on the 32,077 square-foot lot and reaching a maximum height of 30 feet above surrounding grade. The project would have two floors of living area on top of a garage level, and also include landscaping, retaining walls up to 8 feet high, stairs, and a new deck on the rear portion of the residence. Fourteen trees, including 9 classified as protected, would be removed. His plan is to construct a house in two phases with a master bedroom wing deferred until a later time.

Mr. Dvorin and Ms. Massey stated concern regarding where the driveway intersects with Hillside Avenue near their homes. They noted: 1) a difficult curve in the road at that point, and 2) lights from cars exiting the driveway would go directly into their homes, affecting privacy.

Given that two construction projects could occur on Hillside at the same time, Mr. Katz suggested that coordination should be required for the associated vehicular traffic.

Recommendation. Board members believe that Finding B could not be made due to the problem with headlights from cars raised by neighbors at 158 and 160 Hillside Avenue, though otherwise board members could support the project. It was M/S (Pam/Dale) and unanimously approved to recommend that this project is incomplete at this time due to the inability to meet Finding B and that the roadway/driveway intersection area should be studied to see if a modification of the driveway layout, or other measures, could be implemented to reduce the difficulty of driving on this curved stretch of road, and also divert car headlights from entering neighbors' homes.

Friedman Design Review, 201 Laurel Grove Avenue (S. Greeley)

(Guests: Mark Friedman, applicant; Jared Polsky, architect)

This was a revised submittal to address incompleteness items identified in the July 2014 application, for which the KPAB had recommended approval.

Recommendation. M/S (Pam/Dale) and unanimously approved to recommend approval of the Friedman Design Review.

Other Business. Pam had attended a Kentfield community meeting at Bacich School earlier this evening and reported on plans that were announced for fairly extensive construction at both Bacich and Kent to add new classrooms, relocate playing fields, close the Bacich campus entry from McAllister and redesign a new one off Sir Francis Drake Blvd. The district is planning expansion of both schools to have second stories, and a total of 75 classrooms districtwide. She also noted a concern about the new lighted sign at Kent School, located at the end of the College Avenue driveway. She suggested that the KPAB should seek to have a seat on the planning committee for the new construction. Board members agreed that this would be helpful and further discussion was deferred at this time.

Adjourned at 9:15 PM

Minutes: Ann Thomas