

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of May 11, 2016

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union's Deedy Lounge, with board member Neil Park attending via Skype from British Columbia. Other board members present: Dale Hansen, Neil Park (via Skype), Pam Scott. (Guests: Eli Goldman, applicant; Bill Monti, Hillside Avenue; Phyllis Josi, 6 Bridge Avenue; Ross McKenna)

Minutes of March 23 and April 27, 2016. Unanimously approved as presented.

Goldman Design Review, 199 Hillside Avenue. (Drake)

Board reviewed this proposal for a new residence and detached parking structure on a vacant lot consisting of 4,835 s.f. of total building area and 3,751 s.f. of total floor area, which would result in a floor area ratio of 12 percent on the 32,077 s.f. lot. The residence would be a maximum height of 30 feet above surrounding grade. Plans also include a wooden deck, a front yard stairway, and new landscaping. Review required because the project is located on a vacant lot with an average slope greater than 25% and the proposed building is greater than 3,000 s.f.

Comments included:

- Ms. Josi asked about the trees to be removed. Mr. Goldman noted there were several Bay trees to be removed, and two redwoods not in good health.
- Pam observed that many houses can be seen from the property but it is hard to estimate what the view of the proposed home would be from across the valley.
- Neil noted that plans showed the garage placed off the property; Mr. Goldman said the plans have been adjusted to push the house back so that the garage is entirely on site and that there is an encroachment permit to allow a portion of the parking pad to extend into public ROW.
- Bill Monti and Ms. Josi discussed drainage and rainfall on the hillside, expressing concern that water from the site be managed so that it does not cause problems for downhill parcels. Ms. Josi said she sandbags the hillside after rains to ensure water runs off in a controlled manner. Mr. Goldman said water would be dissipated on the lot.

Recommendation. M/S (Pam/Dale) and unanimously approved to recommended approval of the application as presented.

Election of KPAB officers. M/S(Dale/Pam) and unanimously agreed that Anne Petersen would remain as board chair and Neil Park would be vice chair.

The meeting was adjourned at 8 p.m.

Minutes: Ann Thomas