

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of August 24, 2016

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union and at 10891 Sunshine Coast Hwy, Powell River, BC, Canada. Other board members also present: Bitsa Freeman, Dale Hansen, Eva Long, John Mann, Neil Park (via Skype), Pam Scott.

Minutes of July 27, 2016. M/S (Pam/Bitsa) and unanimously approved as presented.

Schulter Design Review, 275 Vista Grande, Greenbrae (Alton)

(Guests for this project: Martin Schulter, property owner; Eric Layton, architect; David Sternberg, Greenbrae Property Owners Board member; Cindy Winter, Greenbrae)

Mr. Layton reviewed the request for Design Review approval to convert an existing 449 square foot garage into floor area, and construct a new 576 square foot garage and 826 square feet of floor area on this 18,732 square foot lot. The resulting floor area ratio would be 22 percent. He noted the following:

- The main impetus for the project is to create more easily used and safer parking and more integrated living area. The project should create an improved backing out arrangement.
- He originally thought the project would require only a building permit but the recalculation of habitable space due to remodeling raised the residence to 4,227 square feet of floor area, kicking in Design Review.
- There is no plan to remove trees or other vegetation though this could be subject to Fire Department review. Additional landscaping could be provided to the left of the new garage.

Anne reported receiving a phone call and letter from four neighbors concerned about the late delivery of the notice for this KPAB meeting, who were not aware that the project was being planned, and were unable to attend this meeting.

Recommendation. M/S (Eva/Bitsa) and unanimously approved to recommend that this application is **incomplete** pending story poles being put up. Board members did not see any other issues with this project.

Reports/Other Business. 1) COM VP Greg Nelson was unable to attend this meeting as was agendized; Anne will contact him for another meeting time. 2) KPAB members agreed the board should acknowledge the County's improvements to the multi-use path between COM and Ross. Anne will find out to whom the letter should be addressed. 3) COE and County DPW staff held a community meeting August 22 in Ross for an interim update on the Corps' Corte Madera Creek flood control work, being coordinated with the Ross Valley Flood Management and Watershed Project. 4) The County received information in response to the incomplete notice on Marin Catholic's field lighting project, but the project will require an Initial Study before it is ready to be reviewed.

The meeting was adjourned at 8:30 p.m.

Minutes: Ann Thomas